

ATTACHMENT NO. 1

FINDINGS FOR DENIAL

CONDITIONAL USE PERMIT NO. 20-013

SUGGESTED FINDINGS FOR DENIAL - CONDITIONAL USE PERMIT NO. 20-013:

The Zoning Administrator finds and determines that is unable to make all the required findings, contained in Section 241.10 (A) of the HBZSO, for reasons more particularly described below:

1. Conditional Use Permit No. 20-013 to establish outdoor operations utilizing a portion of the parking lot (14 parking spaces) of an existing 44,060 sq. ft. industrial site to install three canopies (approximately 20 ft. x 30 ft. each) for receiving and staging of mailing materials during election seasons will be detrimental to the general welfare of persons working or residing in the vicinity and detrimental to the value of the property and improvements in the neighborhood because the proposed use is an incompatible outdoor industrial operation located immediately adjacent to residential uses. The existing warehouse cannot accommodate the deliveries and shipments of materials indoors during the political mailing season and places canopies in the parking lot to stage the overflow of inventory during this time. The use is proposed to operate as a typical industrial use with mechanical equipment, daily deliveries and departures, stocking, storing, moving product, and increased business activity occurring in the parking lot. Outdoor industrial facilities and outdoor business activities are not appropriate adjacent to sensitive uses such as residential neighborhoods as it is difficult to control adverse impacts typically associated with outdoor uses; the incompatibility between the two uses would negatively impact the quality of life of the more sensitive use.

Furthermore, pursuant to Section 230.74 of the Huntington Beach Zoning and Subdivision Ordinance, "Outdoor Facilities", if adverse impacts on surrounding properties cannot be prevented, the Zoning Administrator shall deny the Conditional Use Permit application. Because the residential properties are immediately adjacent to the parking lot, the adverse impacts associated with the proposed use, such as noise and visual impacts, cannot be prevented and the existing six ft. high block wall between the properties is an insufficient buffer. Therefore, the proposed outdoor operations are not appropriate for this location, will be incompatible with the adjacent residential neighborhood, and detrimental to the general welfare of persons working or residing in the vicinity.