

MINUTES
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, OCTOBER 7, 2020 - 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBER: Hayden Beckman, Joanna Cortez, Jane James, Tess Nguyen,
Isela Siordia

ORAL COMMUNICATION: **NONE**

ITEM 1: CONDITIONAL USE PERMIT NO. 20-013 (MAILING PROS INC.):

APPLICANT: Pedro Flores, 5261 Business Drive, Huntington Beach CA 92649
PROPERTY OWNER: McGarrigle Family Partners, P.O. Box 7942, Huntington Beach
CA 92615
REQUEST: To establish outdoor operations utilizing a portion of the parking
lot (14 parking spaces) of an existing 44,060 sq. ft. industrial site
to set up three canopies (approximately 20 ft. x 30 ft. each) to
receive and stage mailing materials during election seasons.
ENVIRONMENTAL
STATUS: Not applicable
LOCATION: 5261 Business Drive, 92649 (north side of Business Drive, west of
Chemical Lane)
CITY CONTACT: Tess Nguyen

Tess Nguyen, Associate Planner, displayed project plans and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings and conditions for denial as presented in the executive summary. Ms. Nguyen noted that staff did receive one comment regarding the proposed permit.

Ricky Ramos, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Pedro Flores, applicant, stated that his business has complied with zoning and administrative requirements that were provided. Mr. Flores mentioned that there has not been any reoccurrence of issues involving law enforcement, and he has made every effort to reduce noise and visual impacts. He stated he is working to be a good neighbor.

Mr. Ramos had a question for the applicant regarding requested hours of outdoor operation being 7:00 a.m. to 10:00 p.m., Monday through Friday, and the functions of the outdoor operation. A back and forth discussion took place, and the applicant confirmed operating hours including Saturday hours, which may be needed on occasion.

Kimberly, an employee at Mail Pros, spoke in favor of the proposed permit. Kimberly stated the denial will be detrimental to the employees leading to unemployment.

Tyler Root, an employee of Mailing Pros, spoke in favor of the proposed permit.

Chris West, prior owner of Mailing Pros, spoke in favor of the proposed permit.

Mary Wagner, resident, spoke in opposition of the proposed permit citing concerns with noise and potential view obstruction.

Stephanie Beckham, resident, spoke in opposition of the proposed permit citing concerns with noise occurring after business hours and the parking lot being used to park a motorhome for living quarters. Ms. Beckham is requesting proposed permit be denied.

Peter Kevorkian, resident, spoke in opposition of the proposed permit citing concerns with noise.

THERE WAS NO ONE ELSE PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.

Mr. Ramos stated that he would deny the request as recommended by staff.

CONDITIONAL USE PERMIT NO. 20-013 WAS DENIED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS FOR DENIAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) CALENDAR DAYS.

The Zoning Administrator finds and determines that he 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.

ITEM 2: CONDITIONAL USE PERMIT NO. 20-012 / COASTAL DEVELOPMENT PERMIT NO. 20-013 (714 PACIFIC COAST HIGHWAY MIXED USE):

APPLICANT/:	Thanh Dong, Phat Huong Haanh Holdings, LLC, 18961 Flagstaff
PROPERTY OWNER	Lane, Huntington Beach, CA 92646
REQUEST:	To permit the construction of a new three-story 12,713 sq. ft. mixed use building at an overall height of 35 feet, which includes a 766 sq. ft. ground floor retail coffee shop; three two-bedroom residential units on the second and third floor; a 149 sq. ft. rooftop deck; an enclosed parking garage for seven parking spaces (four grade level, three subterranean); and two open commercial parking spaces for a total of nine on-site parking spaces.
ENVIRONMENTAL STATUS:	This request is covered by Categorical Exemption Section 15332, Class 32, California Environmental Quality Act. Appealable
LOCATION:	714 Pacific Coast Highway, 92648 (North side of PCH, between 7th and 8th St.)
CITY CONTACT:	Hayden Beckman

Hayden Beckman, Senior Planner, reported that the applicant is requesting a continuance to the November 4, 2020, meeting.

THE PUBLIC HEARING WAS OPENED.

Darian Raddek, project architect, stated that due to a minor modification, he is requesting a continuance.

Sam Hanna, resident, was present and requested to speak with project planner, following the meeting, to gain a better understanding of the project.

THERE WAS NO ONE PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.

Mr. Ramos stated that he would approve the continuation as recommended by staff.

CONDITIONAL USE PERMIT NO. 20-012/COASTAL DEVELOPMENT PERMIT NO. 20-013 WERE CONTINUED TO THE NOVEMBER 4, 2020, MEETING BY THE ZONING ADMINISTRATOR. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY NOT BE APPEALED TO THE PLANNING COMMISSION

THE MEETING WAS ADJOURNED AT 2:27 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, OCTOBER 21, 2020, AT 1:30 P. M.



Ricky Ramos
Zoning Administrator

RR:is