



City of Huntington Beach

File #: 20-1595

MEETING DATE: 6/9/2020

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission
FROM: Ursula Luna-Reynosa, Director of Community Development
BY: Nicolle Aube, AICP, Associate Planner

SUBJECT:
CONDITIONAL USE PERMIT NO. 19-029 (ROCCO ALTERNATIVE ALLEY ACCESS)

REQUEST:
To construct a 467 s.f. two car garage with vehicular access from the local street (B Lane) instead of the abutting alley.

LOCATION:
17041 B Lane, 92647 (west side of B Lane, between Blaylock Drive and Warner Avenue)

APPLICANT:
Steven Philips, 26 Windsong, Irvine, CA 92614

PROPERTY OWNER:
Nick Rocco, 13032 Birchwood Street, Garden Grove, CA 92843

BUSINESS OWNER:
None

STATEMENT OF ISSUE:

1. Is the project proposal consistent with the City of Huntington Beach's adopted land use regulations (i.e. General Plan, Zoning Map and Zoning Code including any specific plans and overlay districts where applicable)?
2. Does the project proposal satisfy all the findings required for approving a Conditional Use Permit?
3. Has the appropriate level of environmental analysis been determined?

RECOMMENDATION:

That the Planning Commission take the following actions:

- A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3.
- B) Approve Conditional Use Permit No. 19-029 with suggested findings and conditions of approval (Attachment No. 1).

ALTERNATIVE ACTION(S):

- A) Do not make the suggested findings, which will result in a mandatory denial per Section 241.10 (c) of the Zoning Code.
- B) Continue Conditional Use Permit No. 19-029 and direct staff accordingly.

PROJECT PROPOSAL:**Background:**

The property is currently improved with an approximately 950 s.f. single family dwelling, a two car garage and two covered carports with alley access, and an approximately 872 s.f. accessory dwelling unit. The applicant proposes to demolish the existing single family dwelling and construct a new two-story, 1,368 sf single family dwelling and a 467 s.f. two car garage with vehicular access from B Lane instead of the alley. The existing garage and carports with alley access will remain on the property. A total of eight on-site parking spaces will support the reconstructed single family dwelling and existing accessory dwelling unit.

ISSUES AND ANALYSIS:**Subject Property And Surrounding General Plan Designations, Zoning And Land Uses:**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	RM (Residential Medium Density)	RM (Residential Medium Density)	Single Family Residential
North of Subject Property:	RM (Residential Medium Density); CG (Commercial General)	RM (Residential Medium Density); CG (Commercial General)	Single Family Residential and Commercial
East of Subject Property:	RM (Residential Medium Density)	RM (Residential Medium Density)	Multi-family Residential
South of Subject Property:	RM (Residential Medium Density); RL (Residential Low Density)	RM (Residential Medium Density); RL (Residential Low Density)	Multi-family Residential and Single Family Residential
West of Subject Property:	RM (Residential Medium Density); M-sp (Mixed Use - Specific Plan Overlay)	RM (Residential Medium Density); SP14 (BECSP)	Multi-family Residential and Commercial

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is currently RM (Residential Medium Density). In addition, the project is consistent with the following goals and policies of the General Plan:

Land Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1A: Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

Policy LU-1C: Support infill development, consolidation of parcels, and adaptive reuse of existing buildings.

Policy LU-1D: Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

Goal LU-4: A range of housing types is available to meet the diverse economic, physical, and social needs of future and existing residents, while neighborhood character and residences are well maintained and protected.

Goal LU-4A: Encourage a mix of residential types to accommodate people with diverse housing needs.

Circulation Element

Goal CIRC-1a: The circulation system supports existing, approved, and planned land uses while maintaining a desired level of service and capacity on streets and at critical intersections.

The proposed two-car garage with vehicular access from the local street instead of the alley is consistent with the existing multi-family residential neighborhood. Five properties on B Lane currently take vehicular access from the street, including the adjacent property to the north. The garage will be constructed in a manner that is consistent with the zoning district regulations and compatible with the immediate area in terms of design. The property will exceed applicable parking requirements for onsite parking. The property currently provides four parking spaces with vehicular alley access and can only accommodate additional onsite parking if access is taken from the street. The circulation pattern on B Lane will not be obstructed due to the proposed vehicular access from the street instead of the alley.

Zoning Compliance:

The proposed development project complies with the provisions in Titles 20-25 of the HBZSO including setbacks, building height, and minimum landscape requirements. The property has maximized alley access by providing four vehicular parking spaces adjacent to the alley. Additional onsite parking may only be accommodated if vehicular access is taken from B Lane. The ZSO permits vehicular access to be taken from the local street instead of the alley with approval of a conditional use permit.

Urban Design Guidelines Conformance:

The proposed garage is designed to convey a high level of quality and a character that incorporate quality materials and design such as shiplap siding and wood accents that are consistent with the City of Huntington Beach Urban Design Guidelines.

Environmental Status:

The proposed project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines, because the proposed project involves the construction of a 467 s.f. two car garage within a residential urbanized area.

Coastal Status:

Not applicable.

Design Review Board:

Not applicable.

Subdivision Committee:

Not applicable.

Other Departments Concerns and Requirements:

The Departments of Community Development, Public Works, and Fire have reviewed the project and identified a list of code requirements (Attachment No. 5) applicable to the project. The Public Works Department has concluded that the flow of traffic on B Lane can support the request to take vehicular access from the street instead of the alley. The existing circulation system will not be diminished as part of the request.

Public Notification:

Legal notice was published in the Huntington Beach Wave on May 29, 2020, and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Division's Notification Matrix), applicant, and interested parties. As of June 2, 2020, no communication supporting or opposing the request has been received.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:	MANDATORY PROCESSING DATE(S):
April 23, 2020	June 23, 2020

SUMMARY:

Staff recommends that the Planning Commission approve the proposed project based on the following:

- Complies with the General Plan;
- Consistent with the requirements of the base zoning district, as well as other applicable provisions of the Municipal Code; and
- Will not disrupt existing traffic circulation system on B Lane due to the low level of vehicular traffic flow.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval for Conditional Use Permit No. 19-029
2. Vicinity Map
3. Project Narrative received March 24, 2020
4. Site plan, floor plans, and elevations received March 24, 2020
5. Code Requirements Letter