

**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Joanna Cortez, Assistant Planner
DATE: June 15, 2016
SUBJECT: **COASTAL DEVELOPMENT PERMIT NO. 16-009 (OCSD DEMOLITION AND IMPROVEMENTS)**
LOCATION: 22212 Brookhurst Street, 92646 (northeast corner of Brookhurst St. and Pacific Coast Hwy. - Orange County Sanitation District)

**Applicant/
Property**

Owner: Daisy Covarrubias, Orange County Sanitation District, 10844 Ellis Ave., Fountain Valley, CA 92708

Request: To permit the demolition of obsolete facilities, rehabilitation of existing facilities, and construction of a 6,480 sq. ft. office trailer and 1,224 sq. ft. oil dock.

Environmental Status: This request is covered by Categorical Exemption, Section 15301(b), 15301(d), Class 1, California Environmental Quality Act.

Coastal Status: Appealable

Zone: IL-CZ (Industrial Limited - Coastal Zone Overlay)

General Plan: P (Public)

Existing Use: Sanitation Facility

RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the 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 15301(b) and 15301(d), Class 1, of the CEQA Guidelines, because the project involves replacement of existing facilities involving no expansion of the use or capacity beyond that existing at the time of the lead agency's determination.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 16-009:

1. Coastal Development Permit No. 16-009 for the demolition of a portion of the Orange County Sanitation District Plant No. 2 consisting of obsolete facilities, rehabilitation of existing facilities, construction of a 6,480 sq. ft. office trailer, construction of a 1,224 sq. ft. oil dock, and repaving of 7.6 acres within the facility conforms with the General Plan, including the Local Coastal Program. Completion of the project will implement the Coastal Element goal of providing water, sewer, and drainage systems that are able to support the permitted land uses and upgrading existing systems.
2. The demolition of a portion of the Orange County Sanitation District Plant No. 2 consisting of obsolete facilities, rehabilitation of existing facilities, construction of a 6,480 sq. ft. office trailer, construction of a 1,224 sq. ft. oil dock, and repaving of 7.6 acres within the facility is consistent with the requirements of the CZ Overlay District, the IL (Industrial Limited) base zoning district, as well as other applicable provisions of the Zoning and Subdivision Ordinance and Municipal Code. The project complies with applicable development standards including maximum building height and minimum building setbacks.
3. At the time of occupancy, the demolition of a portion of the Orange County Sanitation District Plant No. 2 consisting of obsolete facilities, rehabilitation of existing facilities, construction of a 6,480 sq. ft. office trailer, construction of a 1,224 sq. ft. oil dock, and repaving of 7.6 acres within the facility can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. All necessary infrastructure, such as roadways and utilities currently exist to serve the site. The demolition of a portion of the Orange County Sanitation District Plant No. 2 consisting of obsolete facilities, rehabilitation of existing facilities, construction of a 6,480 sq. ft. office trailer, construction of a 1,224 sq. ft. oil dock, and repaving of 7.6 acres within the facility will improve the wastewater treatment infrastructure to serve the needs of the community.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The entire project is proposed within the confines of the existing Orange County Sanitation Facility. No public access or recreational opportunities will be affected by the new construction.

SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 16-009:

1. The site plan and floor plans dated April 13, 2016 and the elevation received and dated May 31, 2016 shall be the conceptually approved design.
2. During demolition, grading, site development, and/or construction, the following shall be completed:
 - a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
 - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
 - c. Truck idling shall be prohibited for periods longer than 10 minutes.

- d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
 - e. Discontinue operation during second stage smog alerts.
 - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/grading activity.
3. Coastal Development Permit No. 16-009 shall become null and void unless exercised within two years of the date of final Coastal Development Permit approval by the City or by the Coastal Commission if the Coastal Development Permit is appealed, or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
4. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.
5. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.