

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

TO: Zoning Administrator
FROM: Ethan Edwards, Associate Planner
DATE: November 7, 2012

SUBJECT: CONDITIONAL USE PERMIT NO. 12-22 (GET AIR SPORTS)

LOCATION: 5142 Argosy Avenue, 92649 (south side of Argosy Avenue at the terminus of Triton Lane)

Applicant: Peter Bradshaw, 210 17th Street, Huntington Beach, CA 92648

Property Owner: Jack Chalabian, 1522 W. 134th, Gardena, CA 90249

Request: To permit a commercial recreation and entertainment use (trampoline jumping) for general public use within an existing industrial building.

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

Zone: IL (Industrial Limited)

General Plan: I-F2-d (Industrial – 0.50 FAR – design overlay)

Existing Use: Industrial

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 of the CEQA Guidelines, because the project consists of a minor alteration of an existing industrial building involving no expansion in the overall floor area of the structure.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 12-22:

1. Conditional Use Permit No. 12-22 for the establishment of an 22,708 sq. ft. commercial recreation and entertainment use consisting of large trampolines for dodge ball games and general bouncing/jumping exercises, children's play court areas, and birthday party rooms

will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The recreation use is not anticipated to generate any significant noise, traffic, or other impacts detrimental to surrounding properties and inconsistent with the subject property's industrial zoning. The main entrance of the use will face Argosy Avenue, away from adjacent residential uses. The site provides adequate parking based on a parking study prepared by RK Engineering received August 10, 2012.

2. The conditional use permit will be compatible with surrounding uses because the commercial recreation and entertainment use will be conducted wholly within the interior of an existing unit. The facility operates daily with the highest demand for parking occurring at times when most surrounding businesses are closed. Other existing indoor recreational uses have been primarily established within industrial areas and maintain similar characteristics to permitted industrial uses.
3. The proposed conditional use permit will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The HBZSO authorizes commercial recreation and entertainment uses including trampolines for recreation in the IL (Industrial Limited) zone, subject to approval of a conditional use permit. In addition, the conditional use permit will comply with the applicable development standards in the district in which it will be located, including minimum onsite parking, minimum setbacks, and maximum floor area ratio.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Industrial on the subject property. In addition, it is consistent with the following goals and objective of the General Plan:

A. Land Use Element

Goal – LU 12: Achieve the development of industrial uses that provide job opportunities for existing and future residents, as well as the surrounding subregion, and generate revenue for the City.

B. Recreation and Community Services Element

Goal – RCS 1: Enrich the quality of life for all citizens of Huntington Beach by providing constructive and creative leisure opportunities.

Objective – RCS 1.1: Encourage recreational opportunities unique to Huntington Beach which will enhance visitation and economic development.

The proposed use provides creative recreational activities for children and families. The indoor recreational use will add to the diversity of entertainment uses offered in the City. The industrial building provides sufficient space to be occupied by the proposed commercial recreation use. Other existing indoor recreational uses are primarily located in industrial areas and maintain similar characteristics of permitted industrial uses.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 12-22:

1. The site plan, floor plans, and elevations received and dated August 10, 2012 shall be the conceptually approved design.

2. Prior to issuance of a Certificate of Occupancy, the following shall be completed:
 - a. Surveillance cameras shall be installed throughout the interior (including restroom entrances) and exterior of the building (**PD**).
 - b. A revised covenant restricting the mix of uses (manufacturing, warehouse, and commercial recreation) based on the parking rate calculation and hours of operation for each use to comply with the parking requirement shall be approved by the Planning Division as to form and content, and recorded with the Office of the County Recorder. A copy of the recorded covenant shall be submitted and filed with the Planning Division.
3. The use shall comply with the following:
 - a. No outdoor activities shall be permitted.
 - b. The unit's rear doors shall be closed at all times and used for emergency purposes only.
 - c. The weekly hours of operation shall be limited to between 2:00 P.M. and 11:00 P.M Monday through Thursday; 2:00 P.M. and 12:00 A.M. Friday through Saturday and closed on Sunday.
4. Conditional Use Permit No. 12-22 shall become null and void unless exercised within two (2) years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Division a minimum 30 days prior to the expiration date.
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.