

# Planning Commission Agenda Item

**January 7, 2013** 

TO: Chair Steiner and

**Members of the Planning Commission** 

THRU: Leslie Aranda Roseberry

**Planning Manager** 

FROM: Robert Garcia

**Associate Planner** 

# **SUBJECT**

**PUBLIC HEARING:** Conditional Use Permit No. 2880-12 – TELACU Construction Management, located at 604 North Eckhoff Street.

## **SUMMARY**

The applicant is proposing an administrative office in excess of the 25% allowed in an industrial zone. The office area would be 3,428 SF, which is 53% of the tenant building space.

# RECOMMENDED ACTION

Adopt Planning Commission Resolution No. 03-13 entitled:

A RESOLUTION OF THE PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 2880-12 FOR ADMINISTRATIVE OFFICE IN EXCESS OF THE 25% ALLOWED IN AN INDUSTRIAL ZONE AT THE PROPERTY LOCATED AT 604 NORTH ECKHOFF STREET

# **AUTHORIZATION/GUIDELINES**

Orange Municipal Code (OMC) Section 17.10.030 authorizes the Planning Commission to review and take action on Conditional Use Permits. The final determination by the Planning Commission on these applications may be appealed to the City Council pursuant to the time periods and requirements established in the OMC for appeals.

# **PUBLIC NOTICE**

On December 20, 2012, the City sent a Public Hearing Notice to a total of 154 property owners/tenants within a 300-foot radius of the project site, and persons specifically requesting notice. The project site was also posted in two locations with the notification on that same date.

# **ENVIRONMENTAL REVIEW**

**Categorical Exemption:** The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 – Existing Facility) because the project is for the interior improvement of an existing structure. There is no public review required for a Categorical Exemption.

# PROJECT BACKGROUND

Applicant:	John Clem - TELACU Construction Management	
Property Owner:	TELACU Construction Management	
Property Location:	604 North Eckhoff Street	
Existing General Plan	LI (Light Industrial)	
Land Use Element designation:		
Existing Zoning	M-1 (Industrial Manufacturing)	
Classification:		
Old Towne:	No	
Specific Plan/PC:	No	
Site Size:	6,434 SF tenant building space of a 28,800 SF building	
	on a 6.42 acre lot consisting of 8 buildings for a total of	
	141,620 SF.	
Circulation:	The parcel is located on Echkoff Street, which is	
	designated as a Secondary Street with an ultimate right-	
	of-way of 80 feet.	
Existing conditions:	A single story 141,620 SF industrial condominium	
	development consisting of 8 buildings on a 6.42 acre lot	
	with 365 parking stalls.	
Surrounding land uses	The site is surrounded by M-1 zoned properties on the	
and Zoning:	north, south, east and west sides of the parcel.	
Previous Applications/Entitlements:	<u> </u>	
	However, previous entitlements have been granted at the	
	industrial complex, which include a commercial	
	recreational use, ABC license and a church use.	

# PROJECT DESCRIPTION

TELACU Construction Management (TCM) purchased the property with the intent to consolidate its offices and warehouse into one building. TCM plans to develop the space in three phases resulting in 3,428 SF of office space. The Orange facility will be used for the

management employees of the company, and to store miscellaneous furniture, office supplies and files. The company will employ no more than 5 people in the office area. The company has 3 company own cars which are driven home by the employees. The business would operate from 7:00 a.m. to 5:30 p.m. Monday thru Friday. There are no proposed changes to the exterior of the building or landscaping. There are currently 363 parking spaces on-site.

OMC Section 17.20.030 permits the administrative offices of an industrial use to be a maximum 25% of the gross floor area. The 3,428 SF office conversion would occupy 53% of the building's gross SF. Therefore, the applicant is asking for a Conditional Use Permit (CUP) to increase above what the OMC allows.

## **Development Standards**

	Required	Proposed	Code Section
Building Height	No building changes	N/A	N/A
Distance between structures	N/A	N/A	N/A
Floor Area Ratio (FAR)	N/A	N/A	N/A
Landscaping (non-residential)	N/A	N/A	N/A
Loading area (non-residential)	N/A	N/A	N/A
Parking (non-residential)	330	363 (existing)	17.34.060
Setback, Front	N/A	N/A	N/A
Setback, Rear	N/A	N/A	N/A
Setback, Side	N/A	N/A	N/A
Setback, Side	N/A	N/A	N/A

# APPLICATION(S) REQUESTED/ REQUIRED FINDINGS

<u>Conditional Use Permit:</u> The applicant is requesting a Conditional Use Permit for administrative office in excess of the 25% allowed in an industrial zone.

## Required Findings:

- 1. A Conditional Use Permit shall be granted upon sound principles of land use and in response to services required by the community.
- 2. A Conditional Use Permit shall not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.
- 3. A Conditional Use Permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is located.
- 4. A Conditional Use Permit, if granted, shall be made subject to those conditions necessary to preserve the general welfare, not the individual welfare of any particular applicant.

# ANALYSIS/STATEMENT OF THE ISSUES

## Issue 1: Office Use

TCM will occupy 6,434 SF of a 28,800 SF building in an industrial condominium complex and is requesting to expand the administrative office area to 3,428 SF of their 6,434 SF building

space. The applicant proposes to complete the office space remodel in 3 phases (Table 1). The proposed office expansion would exceed the maximum 25% office allowed. The proposed interior expansion would result in 53% of the tenant's gross floor area being utilized as office space. Approval of such a request would not result in transforming an industrial complex into a professional office environment due to the nature of the businesses.

## **Phasing Build Out**

PHASE	OFFICE SF	PERCENTAGE
1	755 SF	12%
2	1,868 SF	29%
3	3,428 SF	53%

Based on the uses located at the site the current parking requirement is 309 parking spaces for the entire industrial condominium complex. The industrial condominium complex currently has 363 parking spaces. The proposed use with the additional office SF and company owned vehicles requires 21 parking spaces for its uses, the total required number of parking spaces would 330 spaces. This would leave the site overparked by 33 spaces.

Although additional office space is requested, the nature of the subject business is still within the context of industrial uses, and functions as such. The expansion of additional office space assists in accommodating the existing employees to perform their jobs effectively and efficiently and will allow for future growth. Staff does not anticipate that approval of the applicant's request will result in negatively impacting the surrounding industrial uses, because there is more than the Code required parking for the uses.

# ADVISORY BOARD RECOMMENDATION

No reviewed required by Advisory Boards.

# ATTACHMENTS/EXHIBITS

## Attachments to Report:

- 1. Planning Commission Resolution No. 03-13
- 2. Vicinity Map

## Exhibits provided to the Planning Commission:

A. Site Plan and Conceptual Floor Plan (date stamped received January 7, 2013)

CC: Telacu Construction Management C/o Tracy Beadleston 414 W. 4<sup>th</sup> Street, Suite L Santa Ana, CA 92701