



APPLICATION FOR CONDITIONAL USE PERMIT

City of La Habra Planning Department

110 East La Habra Blvd., P.O. Box 337, La Habra Ca 90633-0337

Phone: (562) 383-4100 Fax: (562) 383-4476

www.lahabracity.com

Office Use Only

CUP 21-02

APPLICANT

Property Owner(s) (use mailing address)

Name Costco Wholesale c/o Kim Katz

Address 999 Lake Drive, Issaquah, WA 98027

Phone: Home () _____

Work (425) 427-7540

Fax () _____

E-mail kkatz@costco.com

Representative (acting on behalf of the property owner(s))

Name Barghausen Consulting Engineers, Inc. c/o Julie Anderson

Address 18215 72nd Ave S, Kent, WA 98032

Phone () _____

Work: (425) 251-6222

Fax: () _____

E-mail janderson@barghausen.com

CONTACT

Send all **short-term** correspondence to: Property Owner () Representative (X)

Send all **long-term** correspondence to: Property Owner (X) Representative ()

INFORMATION

Location of Property 103 N Beach Blvd, La Habra, CA 90631

Legal Description of Property Tract No. _____ Lot No. _____ or Attached ()

Assessors Parcel Number 018-260-07

Present Use Fuel Facility Present Zoning SP-1 La Habra Blvd Specific Plan

REQUEST

Please state what is intended to be done with the property which does not comply with the provisions of the Zoning code:

Please see the attached Project Narrative.

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF ORANGE
CITY OF LA HABRA

I, (We) Kim Katz for Costco Wholesale Corporation, being duly sworn, depose and say that I am (we are) the owner (s)* of the property involved in this petition and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief and that I (we) have the intention to proceed with the application and understand that the application shall become null and void within six (6) months from the date this application is deemed incomplete as required by L.H.M.C. Section 18.08.130. In addition, I (we) have the intention to proceed with the actual construction work in accordance with these plans within one (1) year from the date of granting of the Conditional Use Permit and understand that this Conditional Use Permit if granted, becomes null and void if I (we) do not proceed with the actual construction work in accordance with these plans within one (1) year from the granting of this Conditional Use Permit.

SIGNED [Signature]

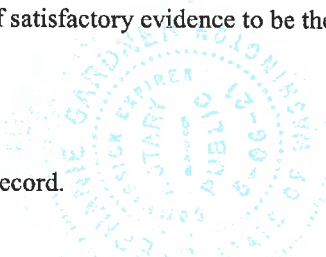
SIGNED _____

Subscribed and sworn to before me on this April 6 day of _____ 20 21

by Kim Katz proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

[Signature]
Signature

*Power of attorney must accompany affidavit if signed by other than the actual owner of record.



REQUIRED FINDINGS

The City Planning Commission is required to make a "Finding of Fact" based upon the following questions and answers and such other evidence as may be established at a public hearing. Granting of the request is dependent upon proof that all four conditions have been met.

- A. That the granting of such Conditional Use Permit will not be detrimental to the public welfare and will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties and will not impair the character of the zone in which it is to be located.
- B. The subject site is physically suitable for the type of land use being proposed.
- C. The use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this title.
- D. The granting of this Conditional Use Permit is consistent with the Comprehensive General Plan.

OPERATIONAL CHARACTERISTICS

Please list all relevant characteristics of your proposal/business including, but not limited to the following: days and hours of operation, number of employees and a complete description of services provided.

Please see the attached Project Narrative.

NOTICE

Approval of your plans and specifications are subject to all conditions and requirements which may be imposed by the City of La Habra Planning Commission and/or City Council. This application shall become null and void within six months from the date of the project being deemed initially incomplete. An extension of six months may be approved by the Director of Community and Economic Development upon the submittal of a Continuance request fee, as per the fee schedule to cover the costs of extending the application.

The approval of your plot plans and specifications SHALL NOT be held to permit or approve any omission or deviation from, or any violation of the provisions of any city codes or ordinances or state laws except for the above specifically requested conditional use under a section of the City of La Habra Zoning Code.

FOR OFFICE USE ONLY:

Application and Fee Received By DAVID LOPEZ Date 5-4-21



APPLICATION FOR DESIGN REVIEW

City of La Habra Planning Department
110 East La Habra Blvd., P.O. Box 337, La Habra Ca 90633-0337
Phone: (562) 383-4100 Fax: (562) 383-4476

Office Use Only

21-04

APPLICANT

Property Owner (s) mailing address

Name Costco Wholesale c/o Kim Katz

Address 999 Lake Drive, Issaquah, WA 98027

Phone: Home () _____

Work (425) 427-7540

Fax () _____

E-mail kkatz@costco.com

Person to be contacted other than the property owner

Name Barghausen Consulting Engineers, Inc. c/o Julie Anderson

Address 18215 72nd Ave S, Kent, WA 98032

Phone (425) 251-6222

Fax: () _____

E-mail janderson@barghausen.com

Affiliation Consultant

INFORMATION

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Legal Description of Property _____ Tract No. _____ Lot No. _____ or Attached () _____

Assessors Parcel Number 018-260-07

Present Use Fuel Facility Present Zoning SP-1 La Habra Blvd Specific Plan

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF ORANGE
CITY OF LA HABRA

I, (We) Kim Katz for Costco Wholesale Corporation, being duly sworn, depose and say that I am (we are) the owner (s)* of the property involved in this petition and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief and that I (we) have the intention to proceed with the application and understand that the application shall become null and void within six (6) months from the date this application is deemed incomplete as required by L.H.M.C. Section 18.08.130. In addition, I (we) have the intention to proceed with the actual construction work in accordance with these plans within one (1) year from the date of granting of this request and understand that this request if granted, becomes null and void if I (we) do not proceed with the actual construction work in accordance with these plans within one (1) year from the granting of this request.

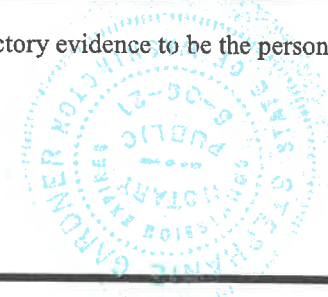
SIGNED [Signature]

SIGNED _____

Subscribed and sworn to before me on this 6 day of April 20 21

by Kim Katz proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

[Signature]
Signature



*Power of attorney must accompany affidavit if signed by other than the actual owner of record.

FOR OFFICE USE ONLY

Application and Fee Received By DAVID LOPEZ Date 5-4-21

The City Planning Commission is required to make a "Finding of Fact" based upon the following questions and answers and such other evidence as may be established at a public hearing. Granting of the request is dependent upon proof that all five conditions have been met.

1. The proposed plan is consistent with the City's general plan.
2. The proposed plan is consistent with the City's zoning ordinance.
3. The proposed plan is in the best interests of the public health, safety and welfare of the community.
4. The nature of the proposed land uses and the design is appropriate for the proposed location and is compatible to the surrounding land uses and improvements.
5. The project complies with all requirements of the California Environmental Quality Act.

NOTICE

This application shall be accompanied by 18 printed sets and 1 digital set of design plans which include a fully dimensioned plot plan and description of the property involved showing the location of all existing and proposed buildings along with floor and elevation plans of all the proposed building and structures. The plans shall be drawn to a standard architectural or engineering scale [i.e. (1/4" = 1') (1/8" = 1') (1" = 20')] and shall indicate clearly with full dimensions the following information.

1. Location and design of all off street parking and circulation areas.
2. Location of the points of ingress and egress for pedestrians and vehicles.
3. Location and nature of reflective devices (lighting).
4. Location of landscape areas.
5. Location and design of all trash storage areas and related screen walls.
6. Location of all public utilities installations including poles, transformers, vaults and meters.
7. Location of all external mechanical equipment.
8. Location, height and material of all walls and fences.
9. Calculations showing the percentage of land coverage, the parking requirements and the landscape area provided.
10. Relationship of property to public streets and alleys and any required street dedications and improvements.
11. Surface drainage patterns and structures.
12. Exterior finish materials and colors.
13. Roofing materials and pitches.
14. Material Board.
15. Color elevations. 1 printed set and 1 digital set of all building elevations fully rendered in color.
16. Color photographs. 1 printed set and 1 digital set of the subject property showing the existing conditions along with any photo simulations (if applicable) of the proposed improvements.
17. Sign Plan. 1 printed set and 1 digital set of plans showing the design colors and location of all signs.
18. Landscape plan. 1 printed set and 1 digital set of a conceptual landscape plan which shows all the proposed landscape areas and materials.
19. A complete description and operational characteristics of the proposed project.
20. An environmental assessment of the proposed project in such form as approved by the director of community development along with any other environmental analysis that may be required under the provisions of the California Environmental Quality Act (CEQA).
21. A verified list of the names and address of each property owner within 300 feet of the exterior boundaries of the property involved, utilizing at a minimum the last known name and address of such owners as shown upon the last assessment roll of the city or county.

The approval of your set of plans specification SHALL NOT be held to permit or approve any omission or deviation from, or any violation of the provisions of any city codes, ordinances or state laws.



BARGHAUSEN

Project Narrative

Conditional Use Permit and Design Review

Costco Wholesale

Fueling Facility Expansion

103 North Beach Boulevard
La Habra, California 90631

APN: 018-260-070
Costco No. 777

Prepared for
Costco Wholesale
999 Lake Drive
Issaquah, Washington 98027

May 4, 2021
Revised July 16, 2021
Revised March 2, 2022
Our Job No. 10426

BARGHAUSEN CONSULTING ENGINEERS, INC.

18215 72ND AVENUE SOUTH KENT, WA 98032 P) 425.251.6222 F) 425.251.8782
BRANCH OFFICES: CHEHALIS, WA KLAMATH FALLS, OR LONG BEACH, CA RICHLAND, WA ROSEVILLE, CA
barghausen.com

Project Location

The project site for the fueling facility expansion includes the vehicle queuing area for the existing fueling facility and the surrounding parking area. The overall project disturbance area is approximately *21,158 square feet*. The Costco Wholesale (Costco) property is zoned La Habra Boulevard Specific Plan (SP-1), in which the fueling facility is an allowed use subject to a Conditional Use Permit. The existing fueling facility was previously approved under Conditional Use Permit CUP-04-07.

Project Description

Overview

Costco is seeking a Conditional Use Permit and Design Review approval to allow for an expansion of the existing fueling facility. The project will include an approximately *6,843-square-foot* fueling canopy expansion (*10,939 square feet* total), the installation of *seven (7)* new multi-product dispensers, *a five- (5) foot shift of the existing entry row of dispensers*, *a new controller enclosure*, and associated site improvements, such as parking and landscaping. The expansion will result in shorter queue wait times and provide a more efficient fuel purchasing experience for Costco members.

Grading

Site grading will be limited to the installation of canopy footings, product piping, and stormwater improvements associated with the under-canopy area and the removal/replacement of landscape islands associated with the parking improvements.

Parking and Circulation

The project will remove *21* parking stalls for an overall total of *704* parking stalls for the Costco site. City parking standards require a minimum of four (4) parking stalls for every 1,000 square feet of gross floor area for retail uses and two (2) parking stalls for each gas station use. The existing warehouse measures *149,787 square feet* in size, and therefore, a minimum of *602* stalls is required for the Costco development. Off-street parking for the overall Costco development will continue to exceed the City's minimum requirements after the fueling facility is expanded.

The fueling facility will continue to facilitate a single-direction circulation with a full-length bypass lane between each dispenser island. To facilitate circulation into and out of the center fueling position, the design has incorporated an additional *seven (7)* feet of maneuvering space between the center and front dispensers *and a 5-foot shift of the existing entry row of dispensers*.

Transportation

The expansion is not anticipated to generate a significant number of new trips and it will provide a more efficient fuel-purchasing experience for Costco members. Please see the attached Trip Generation and Queuing Summary Memo prepared by Kittelson and Associates, Inc. for additional information.

Architectural Design

The canopy expansion is designed to match the existing structure and will include a tan, metal-wrapped canopy fascia with a cornice, a clay-tile roof, and partial smooth metal-wrapped, partial Concrete Masonry Unit (CMU) wrapped canopy columns.

Lighting and Signage

The under-canopy lighting will be updated to LED lighting fixtures for the existing canopy and expansion. Sign lighting will also be LED. The existing canopy signs are approximately 26 square feet in size and will be replaced with new 20-square-foot "Costco Wholesale" signs located and centered on the south and east façades of the canopy.

Landscaping

The project will *remove* approximately 249 square feet of landscape area, for an overall total of approximately nine (9) percent of landscaping for the Costco site. City landscape standards require a minimum of seven (7) percent of the Costco development to be landscaped. The site will continue to exceed the City's minimum landscape requirement after the fueling facility is expanded.

Construction

Construction of the expansion will be completed in a single phase and commence after approval of the applicable permits. Depending on construction sequencing, the existing fueling facility may remain open during construction.

Purpose of Request:

Conditional Use Permit

Pursuant to La Habra Municipal Code Section 18.66.070(C), a Conditional Use Permit shall be approved if the following findings are met:

- 1) *The granting of such conditional use permit will not be detrimental to the public welfare and will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties and will not impair the character of the zone in which it is to be located;*

Response: The project will not unreasonably interfere with the use, possession, and enjoyment of the surrounding properties, and will not impair the character of the zone in which it is located, as it will not change the existing use of the site as a fueling facility. Also, the project will comply with all local, state, and federal permitting requirements required to protect the public welfare.

- 2) *The subject site is physically suitable for the type of land use being proposed;*

Response: The project will not change the existing use of the site as a fueling facility. The subject site is physically suitable to accommodate the expansion, as it is not anticipated to generate a significant number of new trips to the site. The fueling facility will continue to be adequately serviced with existing utility facilities and drive aisles.

- 3) *The use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this title;*

Response: The expansion of the fueling facility does not change the current use of the site. The project site is zoned La Habra Boulevard Specific Plan (SP-1), in which fuel facilities are a conditionally permitted use. The expansion will comply with all applicable provisions, including the development standards of the SP-1 zone, as indicated in the table below:

<u>Development Standard</u>	<u>Requirement</u>	<u>Response</u>
Maximum Building Height	50 feet	The maximum height of the canopy is approximately 17 feet from finished grade with a 14-foot 6-inch clearance.
Front Setback	10 feet minimum	The project will not encroach into the setback area.
Side Residential Setback	10 feet minimum	The project will not encroach into the setback area.
Side Street Setback	10 feet minimum	The project will not encroach into the setback area.
Rear Yard Setback	20 feet minimum	The project will not encroach into the setback area.
Front Landscape Setback	15 feet minimum	The project will not encroach into the setback area.
Off-Street Parking	1 space/400 sq. ft. gross floor area (149,787/400=600 stalls) 2 spaces for each service station (600 + 2 = 602 stalls required)	The project will remove 21 stalls for an overall total of 704 parking stalls for the Costco site. The Costco development will continue to meet City minimum parking standards.
Landscaping	7 percent	The project will <i>remove</i> approximately 249 square feet of landscaping for an overall total of approximately nine (9) percent of landscape area for the Costco site. The Costco development will continue to meet City minimum landscape standards.
Signs	1 wall sign along each sidewalk frontage. Maximum area of 2 square feet per lineal foot of store frontage (East façade = 120 lineal feet of frontage, 240 maximum sign area allowed; South façade = 60 lineal feet of frontage, 120 maximum sign area allowed)	The project will include one (1) 20-square-foot "Costco Wholesale" sign on the south and east facades.

<u>Development Standard</u>	<u>Requirement</u>	<u>Response</u>
Exterior Lighting	All exterior lighting shall be confined to the subject property.	Under-canopy lighting will be installed with flat lens LED lighting fixtures and lighting will not project outside of the project site.
Design Criteria	Smooth, semi-smooth, or light sand exterior plaster or brick masonry. Three accent materials or treatments, including brick, ceramic tile, columns with plaster banding, stone, and wood.	The design will match the existing structure and will include a smooth, metal-wrapped canopy fascia with a cornice, a clay-tile roof, and partial smooth metal-wrapped, partial CMU-wrapped canopy columns.

4) *The granting of this conditional use permit is consistent with the comprehensive general plan.*

Response: The expansion of the fueling facility will not change the existing use of the site and is consistent with the requirements of the General Plan. The City's General Plan designates the site as Community Shopping Center 2, under which a principal anchor and specialty retail/merchandise commercial uses are encouraged. The expansion will execute the following goal of the General Plan:

- LU 2.2 - Provide for, and encourage, the development of a broad range of uses in La Habra's commercial centers and corridors that reduce the need to travel to adjoining communities, and which subsequently capture a greater share of local spending.

Design Review Permit

Pursuant to La Habra Municipal Code Section 18.68.050, Design Review shall be approved if the following findings are made:

1) *The proposed plan is consistent with the city's general plan;*

Response: The project will not change the existing use of the site as a fueling facility and is consistent with the requirements of the General Plan. The City's General Plan designates the site as Community Shopping Center 2, under which a principal anchor and specialty retail/merchandise commercial uses are encouraged.

2) *The proposed plan is consistent with the city's zoning ordinance;*

Response: The expansion of the fueling facility does not change the current use of the site and the fueling facility is consistent with the requirements of the zoning district. The project site is zoned La Habra Boulevard Specific Plan (SP-1) and fuel facilities are a permitted use subject to a Conditional Use Permit. The expansion will comply with all zoning district development standards, as indicated in the Development Standards Table above.

- 3) *The proposed plan is in the best interests of the public health, safety, and welfare of the community;*

Response: The project will not change the existing use of the site as a fueling facility and will comply with all local, state, and federal permitting requirements required to protect the public health, safety, and general welfare of the community. The expansion will result in shorter queue wait times and provide a more efficient fuel purchasing experience for Costco members.

- 4) *The nature of the proposed land uses and the design is appropriate for the proposed location is compatible to the surrounding land uses and improvements;*

Response: The expansion will not change the existing use of the site and the nature and design of the expansion will remain consistent with the existing fueling facility. The fueling facility will continue to be compatible with the surrounding land uses and improvements, which consist of a variety of retail, commercial, and office uses.

- 5) *The project complies with all requirements of the California Environmental Quality Act.*

Response: The project will comply with all local, state, and federal permitting requirements, including the California Environmental Quality Act.

Conclusion

The responses above and application materials demonstrate that the expansion meets the approval criteria for a Conditional Use Permit and Design Review approval. The City's approval of this application is respectfully requested.