

**ADMINISTRATIVE USE PERMIT
FINDINGS
Application No.2202-38 (AUP22-026)
5860 Paramount Blvd.
October 20, 2022**

Pursuant to Section 21.25.407 of the Zoning Ordinance, an Administrative Use Permit shall not be approved unless the following findings, in addition to any findings applicable under Chapter 21.25, are made. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings.

A. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;

This approval is for an Administrative Use Permit for the and floor area office space exceeding 25% of the gross floor area within a new 126,685 square foot building at 5860 Paramount Boulevard in the General Industrial (IG) Zoning District.

The site is located within the General Industrial (IG) Zoning District in the Neo-Industrial/65ft (NI/65ft) PlaceType in the General Plan Land Use Element (2019). The Neo-Industrial PlaceType has been applied to sites and areas in the City that are limited to manufacturing or office and can also serve creative type uses. This PlaceType allows for a mix of uses with an emphasis on supporting the information age which is experiencing a revolution in design and manufacturing. The allocation of a greater amount of building floor area to office space aligns with the purpose of the PlaceType.

The site is the former location of a *United Rentals* business that rented commercial, industrial, and construction equipment to the public. That entire facility is slated to be demolished and replaced with a new 41-foot high, state of the art, 126,685 square foot building, the new *corporate headquarters of Ta-Chen International*. The overall area of the building includes a mezzanine level and 43,400 square feet of office area. Parking areas are provided along the north, east and south sides of the building. Four truck dock doors and truck maneuvering area also located along the south elevation of the building; the site is accessed from two drive approaches along Paramount Boulevard.

The new corporate headquarters building includes 43,400 square feet of office area; that is approximately 34 percent of the overall floor area, which is greater than the maximum 25 percent stipulated in the code and requires a separate calculation for parking and approval of an administrative use permit. The remaining portion of the building will be utilized for manufacturing and storage purposes.

As shown on plans submitted to the Department of Development Services – Planning Bureau dated April 25, 2022, the use operations would be entirely within the new building and provides 174 new, on-site parking stalls and 4 truck dock

doors. Conditions of approval have been incorporated to ensure that all loading activities are on private property. With the incorporation of conditions, the proposed project would be consistent with and carry out the intent of the General Plan and Zoning Regulations.

B. THE APPROVAL WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY, GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE;

The proposed new improvements will not be detrimental to the surrounding community as the project site is located in a heavily industrialized area with land use types such as general auto repair, recycling, and manufacturing businesses. The project site meets the code requirements for parking spaces and is adequate for the proposed amount of office space floor area for the corporate headquarters. Therefore, with conditions of approval incorporated, the proposed use would function within the zoning requirements for the site and would not represent a use that is detrimental to the surrounding community including public health, safety, general welfare, environmental quality or quality of life.

C. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR THE USE ENUMERATED IN CHAPTER 21.52; AND

There are no special conditions contained in Chapter 21.52 that apply to this type of Administrative Use Permit.

D. THE RELATED DEVELOPMENT APPROVAL, IF APPLICABLE, IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400.

Section 21.45.400 identifies specific types of projects that require compliance with green building standards. In this particular case, because this non-residential project contains greater than 50,000 square feet of floor area, it shall be required to meet the intent of LEED at the certified level. This condition is incorporated with the conditions of approval included as part of the Site Plan Review.