

**AGENDA**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 – Lower Level - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, MAY 17, 2006, 1:30 P.M.**

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Paul Da Veiga, Rami Talleh, Ron Santos, Ramona Kohlmann

MINUTES: April 12 and 26, 2006  
May 3, 2006

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

**SCHEDULED ITEMS:**

**1. PETITION DOCUMENT: [CONDITIONAL USE PERMIT NO. 2006-004 \(BARON & BARON INDUSTRIAL BUILDING\)](#)**

APPLICANT: K. L. Charles Architect, Inc.  
REQUEST: To permit the construction of a 23,708 sq. ft. industrial office/warehouse building on a vacant 47,916 sq. ft. lot.  
LOCATION: 15462 Electronic Lane (northeast corner of Electronic Street and Mc Fadden Avenue)  
PROJECT PLANNER: Paul Da Veiga  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**2. PETITION DOCUMENT: [TEMPORARY USE PERMIT NO. 2006-001 \(BELLA TERRA MALL GRAND OPENING EVENT\)](#)**

APPLICANT: Patricia Rogers  
REQUEST: To permit a one-day outdoor event on September 9, 2006, consisting of live entertainment, food tasting, beer and wine tasting, merchandise booths, and various skateboard demonstrations within the Bella Terra Mall parking lot.  
LOCATION: 7777 Edinger Avenue (north side of Edinger Avenue, west of Beach Boulevard)  
PROJECT PLANNER: Rami Talleh  
STAFF RECOMMENDS: Continuance to a date uncertain at the applicant's request with re-notification

**AGENDA  
(Continued)**

- 3. PETITION DOCUMENT:** **COASTAL DEVELOPMENT PERMIT NO. 2006-006 /  
CONDITIONAL USE PERMIT 2006-013 (WASLEY  
RESIDENCE)**
- APPLICANT: Phil Edmondson  
REQUEST: **CDP:** To permit the construction of a three-story, 5,592 sq. ft. single-family residence. **CUP:** To permit a dwelling with a 495 sq. ft. third floor, two third-story decks, and an overall building height of 33 ft. 4 inches. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.
- LOCATION: 16272 Wayfarer Lane (east side of Wayfarer Lane, north of Humboldt Drive)
- PROJECT PLANNER: Rami Talleh  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 4. PETITION DOCUMENT:** **CONDITIONAL USE PERMIT NO. 2006-009 (GOLD'S GYM  
EXPANSION)**
- APPLICANT: Michael C. Adams Associates  
REQUEST: To permit a 3,580 sq. ft. expansion of an existing health club into an adjacent commercial suite.
- LOCATION: 8875 Adams Avenue (northwest corner of Adams Avenue and Magnolia Street)
- PROJECT PLANNER: Ron Santos  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

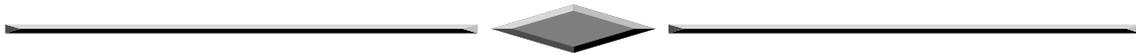
***Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.***

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

**TO:** Zoning Administrator  
**FROM:** Paul Da Veiga, Associate Planner  
**DATE:** May 17, 2006

**SUBJECT: CONDITIONAL USE PERMIT NO. 2006-004 (BARON & BARON INDUSTRIAL BUILDING)**

**LOCATION:** 15462 Electronic Lane (northeast corner of Electronic Street and Mc Fadden Avenue)



**Applicant:** K. L. Charles Architects, Inc., 12631 E. Imperial Highway Ste E-111, Santa Fe Springs, CA 90670-4758

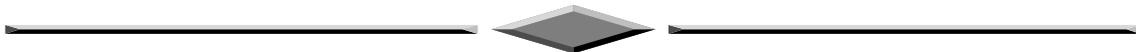
**Property Owner:** Peter Baron, 15321 Transistor Lane, Huntington Beach, CA 92649

**Request:** To permit the construction of a 23,708 sq. ft. industrial office/warehouse building on a vacant 47,916 sq. ft. lot

**Environmental Status:** This request is covered by Categorical Exemption, Section 15332, Class 32, California Environmental Quality Act.

**Zone:**  
IL (Limited Industrial)  
**Existing Use:**  
Vacant

**General Plan:**  
I-F2-d (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 15332 of the CEQA Guidelines, because the project occurs on a site that is less than five acres in size, in an already urbanized area of the city. The site can be adequately served by all required utilities and public services.

**SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2006-004:**

1. Conditional Use Permit No. 2006-04 to permit construction of a 23,708 sq. ft. industrial office/warehouse building on a vacant 47,916 sq. ft. lot 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 proposed site planning and building design will achieve a high level of quality. The project incorporates well-designed architecture with quality materials, offset rooflines, and a prominent building entrance. A 20 ft. wide landscape planter is provided along Mc Fadden Avenue. The loading area is located within the interior of the site and will be screened from view along Mc Fadden Avenue. Adequate off-street parking will be provided. The project will improve the subject site with a modern industrial development.
2. The conditional use permit will be compatible with surrounding uses because the site planning and design follows the pattern of building placement established by surrounding industrial properties. In addition the project is designed with high quality materials and adequate landscaped setbacks.
3. The proposed Conditional Use Permit No. 2006-004 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 project meets or exceeds all minimum development standards including setbacks, building height, floor area ratio, parking, and landscaping percentage.
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 I-F2-d-sp (Industrial – 0.5 maximum floor area ratio – design overlay – specific plan) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

Policy LU 12.1.4: Require that new and recycled industrial projects be designed and developed to achieve a high level of quality, distinctive character, and be compatible with existing uses.

Policy LU 12.1.5: Require that new and recycled industrial structures and sites be designed to convey visual interest and character and to be compatible with adjacent uses.

Policy 1.1.9: Require that heavy truck and vehicle access be controlled to minimize potential impacts on adjacent residential neighborhoods and commercial districts.

The proposed project is designed in conformance with the City's Urban Design Guidelines, including features such as a screened loading area, decorative site entry paving, and building façade and roof articulation.

**SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2006-004:**

The site plan, floor plans, and elevations received and dated February 1, 2006 shall be the conceptually approved design with the following modifications:

- a. The plans shall be modified to provide a 7.5-foot dedication along the westerly property line.
- b. The height of the screen wall at the loading dock shall be increased to match the height of the roll-up door. The colors and materials of the screen wall shall match the design, colors, and materials of the building.
- c. The rooftop element providing access to roof equipment shall be reduced in height so as to not be visible from surrounding streets or adjacent properties.
- d. Vertical offsets shall be incorporated along the southerly and easterly facades as identified by staff on the elevation plans dated March 16, 2006.
- e. Decorative paving shall be provided at the entrance to the site and shall span the width of the driveway with a minimum dimension of 25 feet in depth.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

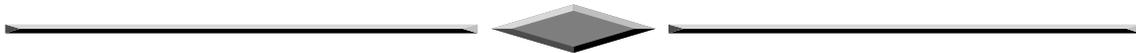
The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, 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.

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

**TO:** Zoning Administrator  
**FROM:** Rami Talleh, Associate Planner  
**DATE:** May 17, 2006

**SUBJECT: TEMPORARY USE PERMIT NO. 2006-001 (BELLA TERRA MALL GRAND OPENING EVENT)**

**LOCATION:** 7777 Edinger Avenue (north side of Edinger Avenue, west of Beach Boulevard)



**Applicant:** Patricia Rogers, 7777 Edinger Avenue Ste 133, Huntington Beach, CA 92647

**Property Owner:** DJM Capital Partners Inc., Bella Terra Associates, LLC, 109 S. La Cumbre Lane, Santa Barbara, CA 93105

**Request:** To permit a one-day outdoor event on September 9, 2006, consisting of live entertainment, food tasting, beer and wine tasting, merchandise booths, and various skateboard demonstrations within the Bella Terra Mall parking lot.

**Environmental Status:** This request is covered by Categorical Exemption, Section 15311, Class 11, California Environmental Quality Act.

**Zone:**  
CG (General Commercial)

**General Plan:**  
CR-F2-sp-mu-f9 (Regional Commercial –Specific Plan – Mixed Use – 25 units per acre)

**Existing Use:**  
Bella Terra Mall



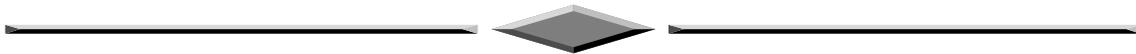
**RECOMMENDATION:** Staff recommends continuance to a date uncertain at the applicant's request with re-notification.

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

**TO:** Zoning Administrator  
**FROM:** Rami Talleh, Associate Planner  
**DATE:** May 17, 2006

**SUBJECT:** **COASTAL DEVELOPMENT PERMIT NO. 2006-006 / CONDITIONAL USE PERMIT 2006-013 (WASLEY RESIDENCE)**

**LOCATION:** 16272 Wayfarer Lane (east side of Wayfarer Lane, north of Humboldt Drive)



**Applicant:** Phil Edmondson, 2600 Newport Beach Boulevard #114, Newport Beach, CA 92663

**Property Owner:** Jesse and Patricia Wasley, 16272 Wayfarer Lane, Huntington Beach, CA 92649

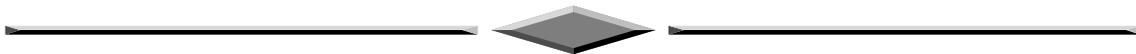
**Request:** **CDP:** To permit the construction of a three-story, 5,592 sq. ft. single-family residence. **CUP:** To permit a dwelling with a 495 sq. ft. third floor, two third-story decks, and an overall building height of 33 ft. 4 inches. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.

**Environmental Status:** This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

**Zone:**  
RL-CZ (Low Density Residential –  
Coastal Zone Overlay)

**General Plan:**  
RL-7 (Residential Low Density – 7  
seven units per acre)

**Existing Use:**  
Single-Family Home



**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 15303 of the CEQA Guidelines, because the project consists of the construction of a single family home.

**SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2006-006:**

1. Coastal Development Permit No. 2006-006 for the construction of a three-story, 5,592 sq. ft. single-family residence, as modified by conditions of approval, conforms with the General Plan, including the Local Coastal Program Land Use designation of Residential Low-Density. The proposed project is consistent with Coastal Element Land Use Policy C 1.1.1 to encourage new development to locate within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed dwelling will be located on a previously developed site, contiguous to existing residential development.
2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The project complies with all applicable development regulations, including maximum building height and minimum yard setbacks. The project is conditioned to comply with the maximum site coverage and minimum landscaping requirements.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The proposed project will be constructed in an urbanized area with direct access from an existing public street and with all necessary services and infrastructure available including water, sewer and electricity.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access or impact public views to coastal resources. In addition, the project is subject to payment of required park fees, to be used for acquiring and maintaining public parkland for recreational use.

**SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2006-013:**

1. Conditional Use Permit No. 2006-013 for the construction of a dwelling with a 495 sq. ft. third floor, two third-story decks, and an overall building height of 33 ft. 4 inches 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 third story addition is concealed within the second story roof volume and setback 5 ft. from the first and second story façade to minimize building mass and bulk. In addition, the third story windows are oriented away from the adjacent residences to preserve their privacy. The third story decks are oriented toward the public right-of-ways only and screened from abutting residences. Access to the third story deck is provided from within the dwelling.
2. The conditional use permit to construct a three story single family home will be compatible with surrounding uses because the proposed three story home is designed to appear as a two-story home with dormer windows. Furthermore, the third story addition is similar in design, materials, and massing as other dwellings existing in the surrounding neighborhood.

In addition, several other single-family homes with similar designs have been constructed within the neighborhood. Furthermore, the third story decks are setback five feet from the building exterior and are located below the highest point of the second story roof.

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, including parking requirements, maximum building height, minimum yard setbacks, and third-story design criteria. The project is conditioned to comply with the maximum lot coverage and minimum front yard landscaping.
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 RL (Residential Low Density) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:
  - LU 9.2.1: Require that all new residential development within existing neighborhoods be compatible with existing structures, including the:
  - LU 9.2.1b: Use of building heights, grade elevations, orientation, and bulk that are compatible with surrounding development;
  - LU 9.2.1c: Maintenance of privacy on abutting residences.

The proposed dwelling will comply with maximum building height permitted in the RL zone with a conditional use permit. The proposed third-story and third-story decks will be setback from the first and second-story façade as required by the HBZSO, thus minimizing the building massing, and is designed in compliance with the City's third-story design standards. No third-story windows or deck areas are oriented toward adjoining properties.

**SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT  
NO. 2006-006 / CONDITIONAL USE PERMIT NO. 2006-013:**

1. The site plan, floor plans, and elevations received and dated March 28, 2006, shall be the conceptually approved design with the following modifications:
  - a. The lot coverage shall be reduced to a maximum of 50%. Final design of the building layout shall be reviewed and approved by the Planning Department.
  - b. The site plan (Sheet No. 3) shall be modified to identify all second story windows on the subject site.
  - c. Note No. 2 on the site plan (Sheet No. 3) shall be modified to indicate that all work on the cantilevered deck shall require separate building permits.
  - d. The windows in Bedroom No. 3, the Master Bedroom, walk-in-closet, and master bath on the second floor shall be offset from second story windows on the adjacent single-family homes. Final design of the windows shall be reviewed and approved by the Planning Department.
  - e. The first floor plan (Sheet No. 5) shall be modified to show the minimum required interior dimensions of the three-car garage (27' wide by 19' deep).

- f. Provide additional landscaping within the front yard to comply with the minimum required amount of 282 sq. ft. of landscaping within the front yard setback.
  - g. The third floor plan and roof plan (Sheet Nos. 7 and 8) shall be modified to indicate the correct scale (1/4"=1'-0").
  - h. The title sheet (Sheet No. 1) shall be modified to provide the correct Assessors Parcel Number (178-034-73) and correct height limit (35).
2. Prior to submittal for building permits, the following shall be completed:
- a. One set of project plans, revised pursuant to Condition of Approval No. 1, shall be submitted for review, approval and inclusion in the entitlement file, to the Planning Department
  - b. Zoning entitlement conditions of approval identified herein and code requirements, shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

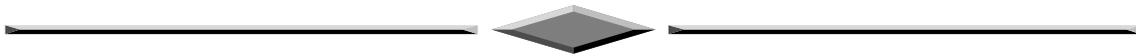
The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, 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.

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

**TO:** Zoning Administrator  
**FROM:** Ron Santos, Associate Planner  
**DATE:** May 17, 2006

**SUBJECT:** **CONDITIONAL USE PERMIT NO. 2006-009 (GOLD'S GYM EXPANSION)**

**LOCATION:** 8875 Adams Avenue (northwest corner of Adams Avenue and Magnolia Street)



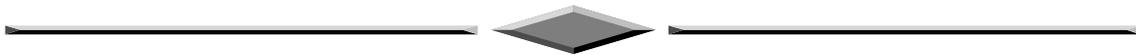
**Applicant:** Michael C. Adams Associates, 1190 Beach Boulevard, Huntington Beach, CA 92648

**Property Owner:** Jodyne Roseman, PO Box 382, Huntington Beach, CA 92648-0382

**Request:** To permit a 3,580 sq. ft. expansion of an existing health club into an adjacent commercial suite.

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

<b>Zone:</b> CG (Commercial General)	<b>General Plan:</b> CG-F1 (Commercial General – 0.35 max. FAR)
<b>Existing Use:</b> Commercial	



**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 conditional use permit provides for expansion of an existing use into and existing adjacent commercial suite with no new construction or intensification over the prior use of the space.

**SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2006-009:**

1. Conditional Use Permit No. 2006-009 to permit a 3,580 sq. ft. expansion of an existing health club into an adjacent commercial suite 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 proposed expansion will not increase the parking requirements at the site nor alter the relationship of the existing structure to the adjacent residential properties. A condition of approval requiring that all doors at the rear of the facility, facing residential property, be kept closed during business hours will ensure no detrimental noise impacts to adjacent property.
2. The conditional use permit will be compatible with surrounding uses because it provides for the expansion of an existing business into an adjacent commercial suite, in an existing commercial shopping center zoned for commercial use, with no intensification over the prior use, new construction or other alteration of the relationship between the subject property and surrounding land uses. Potential noise impacts to surrounding residential land uses will be minimized by a condition of approval requiring that all doors at the rear of the facility be closed during business hours.
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. The proposed use is permitted in the CG (Commercial General) zoning district (with approval of a conditional use permit) and does not require additional on-site parking.
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 CG-F1 (Commercial General – 0.35 maximum floor area ratio) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

LU 7.1.1: Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

ED 2.4.1: Encourage and assist existing and potential commercial owners to modernize and expand their commercial properties.

The requested conditional use permit accommodates the existing gym owner's desire to expand the existing facility in order to serve the recreational needs of the community.

**SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2006-009:**

1. The site plan and floor plan received and dated April 25, 2006 shall be the conceptually approved design.
2. The use shall comply with the following:
  - a. Any proposed reconfiguration of the floor plan or increase in floor area used for group instruction shall be subject to review and approval by the Planning Department and compliance with applicable HBZSO parking requirements and land use requirements.
  - b. The gym's rear doors shall be kept closed during business hours.

**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.