



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

**WEDNESDAY, JUNE 21, 2006, 1:30 P.M.**

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Ricky Ramos, Ron Santos, Ramona Kohlmann

MINUTES: April 19, 2006  
May 31, 2006  
June 7, 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:** **NEGATIVE DECLARATION NO. 2006-003 (SURFVIEW APARTMENTS DEMOLITION)**
- APPLICANT: Robert Reed  
REQUEST: To analyze the potential environmental impacts associated with a proposal to demolish a ± 5,400 square foot nine-unit apartment complex that is listed as a local landmark in the General Plan.
- LOCATION: 111 – 115 7<sup>th</sup> Street (west side of 7<sup>th</sup> Street between Pacific Coast Highway and Walnut Avenue)
- PROJECT PLANNER: Ricky Ramos  
STAFF RECOMMENDS: Approval based upon suggested findings

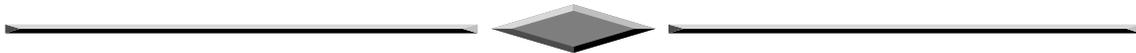
***Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds 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:** Ricky Ramos, Associate Planner  
**DATE:** June 21, 2006

**SUBJECT: NEGATIVE DECLARATION NO. 2006-003 (SURFVIEW APARTMENTS DEMOLITION)**

**LOCATION:** 111 – 115 7<sup>th</sup> Street (west side of 7<sup>th</sup> Street between Pacific Coast Highway and Walnut Avenue)



**Applicant:** Robert Reed, 7573 Slater Ave, Suite J, Huntington Beach, CA 92647

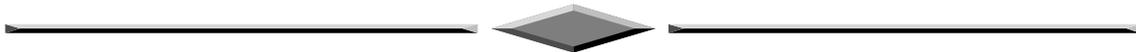
**Property Owner:** Melvin Heckman, 303 Alabama Street, Huntington Beach, CA 92648

**Request:** To analyze the potential environmental impacts associated with a proposal to demolish a ± 5,400 square foot nine-unit apartment complex that is listed as a local landmark in the General Plan.

**Zone:**  
SP5-CZ  
(Specific Plan No. 5 - Coastal Zone Overlay)

**General Plan:**  
RH-30-d-sp  
(Residential High Density)

**Existing Use:**  
Nine Unit Apartment Complex



**RECOMMENDATION:** Staff recommends approval of the proposed project based upon the following findings:

**SUGGESTED FINDINGS FOR APPROVAL – NEGATIVE DECLARATION NO. 2006-003:**

1. Negative Declaration No. 2006-003 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of twenty (20) days. Comments received during the comment period were considered by the Zoning Administrator prior to action on the Negative Declaration.
2. There is no substantial evidence in light of the whole record before the Zoning Administrator that the project will have a significant effect on the environment. The Historic Record Survey completed for the property indicates that the structure is not in original condition and

that the property is not considered eligible for listing on the State or National Register. The survey further states that the structure lacks the architectural integrity necessary for recognition, and no persons of historic significance were found in connection with the structure. The structure may qualify as a "Contributor to a District" which acknowledges that a grouping of less significant buildings placed together as a cohesive streetscape can provide a sense of heritage and community that one building alone may not provide. However, there is no recognized Historic District in the area, nor are there plans to enact one at this time. Based on the findings identified in the environmental assessment and Historic Record Survey the proposed demolition will result in a less than significant impact.

**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, Zoning Administrator, 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.