

MINUTES
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, OCTOBER 25, 2006 - 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBER: Rami Talleh, Ron Santos, Ramona Kohlmann (recording secretary)

MINUTES: September 27, 2006
October 4, 2006
APPROVED AS SUBMITTED

ORAL COMMUNICATION: **NONE**

ITEM 1: COASTAL DEVELOPMENT PERMIT NO. 2006-016 (BELL RESIDENCE)

APPLICANT: Jay Earl, 16541 Mariana Circle, Huntington Beach, CA 92649
PROPERTY OWNER: Caroline and Tom Bell, 17072 Baruna Lane, Huntington Beach, CA 92649
REQUEST: To permit the demolition of an existing single-family home and construction of a two-story, 4,654 sq. ft. single-family home and 486 sq. ft. attached garage with an overall building height of 28 ft.-6 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: 3952 Sirius Drive (south side of Sirius Drive, west of Bolero Lane)
PROJECT PLANNER: Rami Talleh

Rami Talleh, Staff Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing uses of the requested project. Staff presented an overview of the proposed project and the suggested findings and conditions of approval as presented in the executive summary emphasizing the suggested modifications to the plans.

Staff recommended approval of the request based upon the suggested findings and subject to the suggested conditions as presented in the executive summary. No other written or verbal comments were received in response to the public notification.

Mary Beth Broeren, Zoning Administrator, reviewed the project plans and general discussion ensued with staff regarding the pocket doors to the library, the bonus room and the main doors to the garage.

Staff suggested modification to Finding # 2 of the Executive Summary as follows:

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, minimum yard setbacks, minimum on-site parking, and maximum lot coverage.~~

Deleted: is conditioned to maintain the existing non-conforming site coverage and

Deleted: other

Deleted: and

Deleted: parking.

THE PUBLIC HEARING WAS OPENED.

Jay Earl, architect for the project, stated their agreement to staff's suggested changes to project plans as referenced in the Suggested Conditions of Approval, No.1, a & b.

THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.

COASTAL DEVELOPMENT PERMIT NO. 2006-016 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING MODIFIED FINDINGS AND CONDITIONS OF APPROVAL. THE ZONING ADMINISTRATOR STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR CAN BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) WORKING DAYS.

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.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2006-016:

1. Coastal Development Permit No. 2006-016 for the demolition of an existing single-family home and construction of a two-story, 4,654 sq. ft. single-family home and 486 sq. ft. attached garage with an overall building height of 28 ft.-6 inches as modified by conditions of approval, conforms with the General Plan, including the Local Coastal Program land use designation of Residential Low-Density. The project is consistent with Coastal Element Land Use Policy C 1.1.1 to encourage development within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed construction will occur 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, minimum yard setbacks, minimum on-site parking, and maximum lot coverage.
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 addition will be constructed on a previously developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer and roads.
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.

CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2006-016:

1. The site plan, floor plans, and elevations received and dated September 12, 2006 shall be the conceptually approved design with the following modifications:
 - a. The doors to the library on the first floor shall be removed.
 - b. The man doors providing access to the garage from the house and side yard shall not swing into the required 18 feet wide by 19 feet deep required parking spaces.

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

THE MEETING WAS ADJOURNED AT 1:40PM BY THE ZONING ADMINISTRATOR TO THE NEXT REGULARLY SCHEDULED MEETING OF THE ZONING ADMINISTRATOR ON WEDNESDAY, NOVEMBER 1, 2006 AT 1:30 PM.

Mary Beth Broeren
Zoning Administrator

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