

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

WEDNESDAY, JULY 12, 2006, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Rami Talleh, Ron Santos, Ramona Kohlmann

MINUTES: June 21, 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: [COASTAL DEVELOPMENT PERMIT NO. 2006-010 \(BARRAD RESIDENCE\)](#)

APPLICANT: Tamera Rooke, CR Carney Architecture
REQUEST: To permit the construction of a 1,246 sq. ft. second-story addition and a 48 sq. ft. garage addition to an existing single-family home with an overall building height of 28 ft. 1 inch.
LOCATION: 16932 Coral Cay Lane (east side of Coral Cay Lane, east of Pacific Coast Highway)
PROJECT PLANNER: Rami Talleh
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

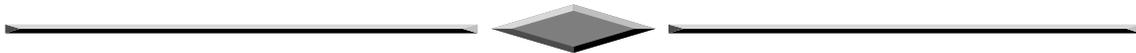
Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds 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: Rami Talleh, Associate Planner
DATE: July 12, 2006

SUBJECT: COASTAL DEVELOPMENT PERMIT NO. 2006-010 (BARRAD RESIDENCE)

LOCATION: 16932 Coral Cay Lane (east side of Coral Cay Lane, east of Pacific Coast Highway)



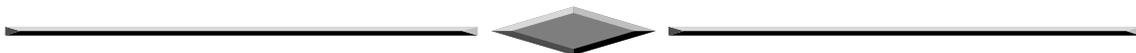
Applicant: Tamera Rooke, CR Carney Architecture, 12841 Newport Avenue, Tustin, CA 92780

Property Owner: Bernie and Sheila Barrad, 16932 Coral Cay Lane, Huntington Beach, CA 92649

Request: To permit the construction of a 1,246 sq. ft. second-story addition and a 48 sq. ft. garage addition to an existing single-family home with an overall building height of 28 ft. 1 inch.

Environmental Status: This request is covered by Categorical Exemption, Section 15301, Class 1, 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 15301 of the CEQA Guidelines, because the project consists of an addition less than 50% of the existing single-family home.

**SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT
NO. 2006-010:**

1. Coastal Development Permit No. 2006-010 for the construction of a 1,246 sq. ft. second-story addition and a 48 sq. ft. garage addition to an existing single-family home with an overall building height of 28 ft. 1 inch, as proposed, 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 is conditioned to maintain the existing non-conforming site coverage and complies with all other applicable development regulations, including maximum building height, minimum yard setbacks, and minimum on-site parking.
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.

**SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT
NO. 2006-010:**

1. The site plan, floor plans, and elevations received and dated June 6, 2006, shall be the conceptually approved design with the following modifications:
 - a. The site plan on Sheet A-1 shall be revised to depict the patio cover located at the rear of the site.
 - b. The lot coverage calculation on Sheet A-1 shall be revised to include all second story overhangs and patio covers.

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.