

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

**WEDNESDAY, June 20, 2007 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Mary Beth Broeren

**STAFF MEMBER:** Tess Nguyen, Rami Talleh, Jeanie Cutler (recording secretary), Carmen Borruso

**MINUTES:** May 23, 2007  
**APPROVED AS SUBMITTED**

**ORAL COMMUNICATION:** **NONE**

**ITEM 1: CONDITIONAL USE PERMIT NO. 2007-014 / COASTAL DEVELOPMENT PERMIT NO. 2007-004 (BRIGHTWATER ENTRY MONUMENTATION – CONTINUED FROM THE MAY 23, 2007 MEETING):**

**APPLICANT:** Linda White, 6 Executive Circle, Suite 250, Irvine, CA 92614  
**PROPERTY OWNER:** Signal Landmark, 6 Executive Circle, Suite 250, Irvine, CA 92615  
**REQUEST:** To permit the entry monumentation for the Brightwater Residential Project consisting of a 15 ft. high decorative block wall and trellis structure located within the required landscaped setback area and portions of the public right-of-way in lieu of the maximum allowed height of 42 inches.  
**LOCATION:** 17261 Bolsa Chica Street, Huntington Beach (east and west side of Bolsa Chica Street, south of Los Patos Avenue)  
**PROJECT PLANNER:** Tess Nguyen

Tess Nguyen, 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 recommended approval of the request based upon the suggested findings and subject to the suggested conditions as presented in the executive summary. Staff stated that two inquiries were received regarding the location of the structure.

Mary Beth Broeren, Zoning Administrator, confirmed with staff that the Public Works Department requires encroachment permits and a maintenance agreement.

**THE PUBLIC HEARING WAS OPENED.**

Mary Jane and Allen Zeroski, 4981 Los Patos Avenue, spoke in opposition to the project. Their main concerns were the obstruction of their views and visibility relating to traffic issues.

Julie Bixby, 17451 Hillgate Lane, stated her concern with the plant materials being used in the landscaping of the project and inquired as to whether they were native species and/or drought tolerant.

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

Ms. Broeren clarified with staff that the monument sign is 80 ft. south of the street intersection and that the Public Works Department had no concerns regarding traffic issues.

Ms. Broeren indicated that there are no guarantees for protection of private views in the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). She stated that compatibility issues are taken into account. Furthermore, the HBZSO allows for entry monumentation and/or neighborhood identification signs.

Linda White, applicant and Brian Millman, architect, confirmed that the landscaping plan on the east side of Bolsa Chica Street is proposed to match the existing landscaping on the west side at the Sandover Residential Development and is generally consistent with the landscaping palette approved for the Brightwater development project.

Discussion ensued between the Zoning Administrator, staff and Mr. Millman, regarding the landscaping, location and height of the structures, and comparable monumentation within the City.

In response to a question from the Zoning Administrator, Ms. White and Mr. Millman stated that the entry monumentation could not be moved further south due to a lack of space between the public right of way and the perimeter wall on the west side of Bolsa Chica Street, adjacent to the Sandover Residential development. In addition, there is an existing light pole.

Ms. Broeren stated that the entry monumentation is well designed and enhances the streetscape; however, as proposed the monumentation is too high in comparison to the adjacent residences. She also noted that similar monumentation is located solely on private property as opposed to the project that is partially within the public right-of-way.

Ms. Broeren stated that she was going to approve the request and asked staff to modify the suggested findings and conditions to allow for a maximum structure height of 10 ft. 6 inches.

**CONDITIONAL USE PERMIT NO. 2007-014 / COASTAL DEVELOPMENT PERMIT NO. 2007-004 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 construction of a small accessory structure.

**FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2007-004:**

1. Coastal Development Permit No. 2007-004 to permit the entry monumentation for the Brightwater Residential Project consisting of a 10 ft. 6 in. high decorative block wall and trellis structure located within the required landscaped setback area and portions of the public right-of-way in lieu of the maximum allowed height of 42 inches conforms with the General Plan, including the Local Coastal Program land use designation of Residential Low-Density. The project is consistent with the 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. A portion of the proposed construction will occur on the site of an existing residential development. The remaining portion within the public right-of-way is within close proximity to the existing neighborhood.
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 Zoning Code allows a deviation from the standards for height of walls within the required landscaped setback subject to the approval of a Conditional Use Permit.
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 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. The 23-foot wide entry monumentation structure is proposed to occupy 10 feet of private property and 13 feet of the public right-of-way (sidewalk and parkway). The structure will not encroach into the roadway and therefore will not obstruct vehicular access. Since the structure will maintain a sufficient clearance over the sidewalks, it will not obstruct pedestrian access. Because the entry monumentation structure consists of a wood trellis on top of four stone veneer pilasters, public views to coastal resources will be maintained.

**FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2007-014:**

1. Conditional Use Permit No. 2007-014 to permit the entry monumentation for the Brightwater Residential Project consisting of a 10 ft. 6 in. high decorative block wall and trellis structure located within the required landscaped setback area and portions of the public right-of-way in lieu of the maximum allowed height of 42 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 monumentation structure will contribute to the appearance of the streetscape because of its distinctive architectural design, use of high quality building materials, and provision of decorative landscaping. Located approximately 80 ft south of the intersection of Los Patos Avenue and Bolsa Chica Street, the proposed structure is outside of the visibility triangle.

Therefore, the structure will not impact traffic safety or impede with traffic circulation along Bolsa Chica Street.

2. The conditional use permit will be compatible with surrounding uses because the proposed structure will incorporate enhanced design features, ornamental landscaping, and open space areas. The proposed structure design, colors, and materials will compliment the existing neighborhood character and the existing single family homes in the vicinity. The existing landscaping at the southwest corner of Los Patos Avenue and Bolsa Chica Street will be replicated on the east side of Bolsa Chica Street in creating the entrance to the Sandover and the Brightwater residential developments. Landscaping such as large trees, shrubs, and vines will be provided along the street frontage to further enhance the existing streetscape.
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 HBZSO authorizes deviations from the wall height restrictions subject to approval of a Conditional Use Permit. Furthermore, only a 10 ft. portion of the 23 ft. wide structure is located within the required landscaped area. The remaining portion of the structure is located within the public right-of-way and will be subject to issuance of an Encroachment Permit by the Public Works Department.
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 (Low Density Residential) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:
  - a. LU 7.1.2: Require that development be designed to account for the unique characteristics of project sites and objectives for community character as appropriate.
  - b. LU 9.2.1: Require that all new residential developments within existing residential neighborhoods be compatible with existing structures, including:
    - Maintenance of the predominant or median existing front yard setback and
    - Use of complementary building materials, colors, and forms, while allowing flexibility for unique design solutions.
  - c. UD 1.1: Identify and reinforce a distinctive architectural and environmental image for each district in Huntington Beach.
  - d. UD 1.1.1(a): Design public streetscape improvements (landscape features, signage, and street furniture) to provide unique qualities to the "Old Town," Holly-Seacliff, Ellis/Goldenwest Quartersection, Southeast Residential, Northwest Residential, and Huntington Harbour districts.
  - e. UD 1.3.5: Require that privately developed walls make a positive visual contribution to the public streetscape including provisions for plant material enhancements such as vine pockets or decorative plantings, and design features such as sculptured or textured masonry units.

The proposed monumentation structure will meet the objectives for community character by incorporating distinctive architectural design, high quality building materials, and decorative

landscaping improvements. The proposed structure is designed with enhanced features such as stone pilasters, wood trellis, and lighting to provide a prominent landmark for the existing Sandover and future Brightwater residential developments. The proposed structure along with ornamental landscaping will make a positive visual contribution to the public streetscape.

**CONDITIONS OF APPROVAL – COASTAL DEVELOPMENT PERMIT NO. 2007-004 /  
CONDITIONAL USE PERMIT NO. 2007-014:**

1. The site plan and elevations received and dated March 26, 2007 shall be the conceptually approved design except that the maximum height of the entry monumentation structure shall be 10 ft. 6 in.
2. Prior to submittal for building permits, one set of plans, revised pursuant to Condition of Approval No. 1, shall be submitted to the Planning Department for review, approval and inclusion in the entitlement file.

**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 2:12 PM BY THE ZONING ADMINISTRATOR TO THE NEXT REGULARLY SCHEDULED MEETING OF THE ZONING ADMINISTRATOR ON WEDNESDAY, JULY 11, 2007 AT 1:30 PM.**



Mary Beth Broeren  
Zoning Administrator

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