

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

**WEDNESDAY, DECEMBER 16, 2009 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBER:** Ethan Edwards, Tess Nguyen, Andrew Gonzales, Kimberly De Coite (recording secretary)

**MINUTES:** **NONE**

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

**ITEM 1: CONDITIONAL USE PERMIT NO. 2009-032 (FARMERS HARVEST ALCOHOL TASTING)**

**APPLICANT:** Joe Rovirosa, Farmer's Harvest  
**PROPERTY OWNER:** Sun Brewer Partners, LP, 9888 Carmel Mountain Road, Suite I, San Diego, CA 92129  
**REQUEST:** To permit the onsite sale and consumption of alcohol within a 7,355 sq. ft. grocery store. The project consists of an approximately 360 sq. ft. designated area for the purpose of tasting alcoholic beverages.  
**LOCATION:** 19111 Beach Boulevard, 92648 (southwest corner of Beach Boulevard and Garfield Avenue)  
**PROJECT PLANNER:** Ethan Edwards

Ethan Edwards, Associate Planner, stated that the applicant requested a continuation to the December 23, 2009, Zoning Administrator meeting and that staff is in agreement with the request.

**AS THERE WERE NO PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST THE PUBLIC HEARING WAS NOT OPENED.**

Mr. Ramos stated that he would continue the item as requested by the applicant.

**CONDITIONAL USE PERMIT NO. 2009-032 WAS CONTINUED TO THE DECEMBER 23, 2009 MEETING.**

**ITEM 2: COASTAL DEVELOPMENT PERMIT NO. 2009-009 (WEBSTER RESIDENCE ADDITION)**

APPLICANT: Michael Webster  
PROPERTY OWNER: Lawrence Webster, 16371 Ardsley Circle, Huntington Beach, CA 92649  
REQUEST: To permit a 1,024 sq. ft., first and second story addition to an existing 2,925 sq. ft. single-family residence and an overall building height of 27 ft.  
LOCATION: 16371 Ardsley Circle, 92649 (south side of Ardsley Circle, east of Humboldt Drive – Humboldt Island)  
PROJECT PLANNER: Tess Nguyen

Tess Nguyen, Associate Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff presented an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary.

Mr. Ramos asked staff if a particular room on the second floor is considered a bedroom. Ms. Nguyen stated that it is not a bedroom because it opens into the hallway. Mr. Ramos noted that the width of the wall leading to the hallway appears to be less than 50 percent open and asked if the plan checker was in agreement with staff's determination. Ms. Nguyen confirmed this.

**THE PUBLIC HEARING WAS OPENED.**

Tom Metevier, project architect, stated that the owner questioned the condition regarding the water meter. Mr. Ramos stated that it is a code requirement and would need to be addressed to the department requiring it. Mr. Metevier agreed to pursue it with the proper department.

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

Mr. Ramos stated that based on the information provided, he would approve the request as recommended by staff.

**COASTAL DEVELOPMENT PERMIT NO. 2009-009 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY 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 15301 of the CEQA Guidelines, because the project involves an addition constituting less than a 50% expansion to an existing single-family residence.

**FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2009-009:**

1. Coastal Development Permit No. 2009-009 to permit the construction of a 1,024 sq. ft., first and second story addition to an existing 2,925 sq. ft. single-family residence at an overall building height of 27 ft., as proposed, conforms with the General Plan, including the Local Coastal Program designation of Residential Low-Density. The proposed project is consistent with Coastal Element 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 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 setbacks, maximum site coverage, minimum landscaping, 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 project 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, recreation, or views to coastal resources.

**CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2009-009:**

1. The site plan, floor plans, and elevations received and dated November 9, 2009 shall be the conceptually approved design.
2. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

**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 1:38 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, DECEMBER 23, 2009, AT 1:30 PM.

*R. Ramos*

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Ricky Ramos  
Zoning Administrator

RR:kdc