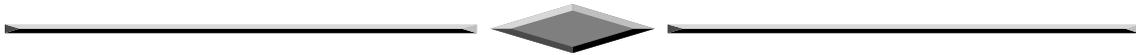


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Christopher Wong, Associate Planner
DATE: October 5, 2016

SUBJECT: COASTAL DEVELOPMENT PERMIT NO. 16-015 (BAILEY RESIDENCE)

LOCATION: 16482 Barnstable Circle, Huntington Beach, CA 92649 (at the terminus of Barnstable Circle)



Applicant: Jay Earl, 16541 Mariana Circle, Huntington Beach, CA 92649

Property Owner: David Bailey, 16482 Barnstable Circle, Huntington Beach, CA 92649

Request: To permit the conversion of vaulted ceiling area above a family room into a 546 sq. ft. bedroom and conversion of a bedroom on the second floor into a 210 sq. ft. family room in an existing 4,445 sq. ft. single-family dwelling.

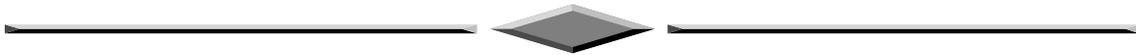
Environmental Status: This request is covered by Categorical Exemption, Section 15301, Class1, California Environmental Quality Act.

Coastal Status: Appealable

Zone: RL-CZ (Low Density Residential - Coastal Zone Overlay)

General Plan: RL-7 (Residential Low – Maximum of 7.0 dwelling units per net acre)

Existing Use: Single-family residential



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 to an existing single-family residence within a residential zone.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 16-015:

1. Coastal Development Permit No. 16-015 to permit the conversion of vaulted ceiling area above a family room into a 546 sq. ft. bedroom on the second floor, and conversion of an existing bedroom on the second floor into a 210 sq. ft. family room in an existing 4,445 sq. ft. single-family dwelling conforms with the General Plan, including the Local Coastal Program. The project is consistent with Coastal Element Land Use Policy C 1.1.1 which encourages new development be located within existing developed areas, and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. The proposed addition will occur on a developed site within the envelope of an existing building, contiguous to an established residential neighborhood.
2. The project involves the conversion of vaulted ceiling area above a family room into a 546 sq. ft. bedroom on the second floor, and conversion of an existing bedroom on the second floor into a 210 sq. ft. family room in an existing 4,445 sq. ft. single-family dwelling. All proposed modifications are contained entirely within the limits of existing building walls. Therefore, existing setbacks, building height, and lot coverage will not be affected. In addition, there is no net increase in the number of bedrooms; therefore, parking is unaffected. As a result, the project is consistent with the requirements of the CZ Overlay District, the base RL zoning district, as well as other applicable provisions of the Municipal Code.
3. At the time of occupancy, the proposed development of a 546 sq. ft. second floor addition and conversion of a 210 sq. ft. bedroom into a family room to an existing single-family residence 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 roadways.
4. The proposed conversion conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act because all improvements are proposed within the confines of an existing building and, therefore, will not impede public access, recreation, or views to coastal resources.

SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 16-015:

1. The site plan, floor plans, and elevations received and dated August 22, 2016 shall be the conceptually approved design.
2. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
3. Prior to submittal for building permits, zoning entitlement conditions of approval and code requirements identified in separately transmitted memorandum from the Departments of Fire, Community Development, and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.

4. The final building permit(s) cannot be approved until the following has been completed:
 - a. All improvements must be completed in accordance with approved plans.
 - b. Compliance with all conditions of approval specified herein shall be verified by the Community Development Department.
 - c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
5. Coastal Development Permit No. 16-015 shall become null and void unless exercised within two years of the date of final Coastal Development Permit approval by the City or by the Coastal Commission if the Coastal Development Permit is appealed, or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
6. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required.
7. 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 <https://www.builditgreen.org/greenpoint-rated>.

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.