

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

**TO:** Zoning Administrator  
**FROM:** Jill Arabe, Assistant Planner  
**DATE:** November 7, 2012

**SUBJECT: COASTAL DEVELOPMENT PERMIT NO. 12-11 (BURROWS RESIDENCE)**

**LOCATION:** 16761 Bolero Lane, 92649 (northwest side of Bolero Lane – Davenport Island, Huntington Harbour)

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**Applicant:** John Stone, 31566 Railroad Canyon Road # 119, Canyon Lake, CA 92587

**Property Owner:** Scott Burrows, 16761 Bolero Lane, Huntington Beach, CA 92649

**Request:** To permit the an approximately 469 sq. ft. demolition including an unpermitted solarium and construct an approximately 389 sq. ft. addition and remodel to an existing 4,600 sq. ft. single-family residence for a new overall building height of 25 ft. 3 in.

**Environmental Status:** This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

**Zone:** RL-CZ (Residential Low Density –coastal zone)

**General Plan:** RL-7 (Residential Low Density – 7 dwelling units per acre)

**Existing Use:** Single family residence

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**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 structure that will not result in an increase of more than 50 percent of the floor area.

**SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 12-11:**

1. Coastal Development Permit No. 12-11 to permit an approximately 469 sq. ft. demolition including an unpermitted solarium and construct an approximately 389 sq. ft. addition and remodel to an existing 4,600 sq. ft. single-family residence for a new overall building height of 25 ft. 3 in. conforms with the General Plan, including the Local Coastal Program Land Use Designation of Residential Low Density. The addition will involve an expansion of the entry, second floor bathroom, bonus room and attic. The project is consistent with Coastal Element Land Use Policy C 1.1.1 to encourage new development to locate within, contiguous to or in close proximity to existing development areas able to accommodate it. The proposed construction will occur on a 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 addition will comply with all applicable development regulations, including minimum setbacks, maximum lot coverage, and maximum building height.
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 roadways.
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.

**SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 12-11:**

1. The site plan, floor plans, and elevations received and dated September 19, 2012 shall be the conceptually approved design with the following modifications:
  - a. On Sheet TS, the proposed lot coverage shall reflect a maximum of 55%.
  - b. On Sheet A-1, a minimum of 40% landscaping shall be identified on the site plan.
  - c. On Sheet A-4, the solarium walls, lattice roof, and bbq improvements within the rear yard and on the cantilever deck shall be removed. Any improvements over the bulkhead shall be subject to review and approval by the California Coastal Commission.
  - d. On Sheet A-4, the new man doors shall not swing into or encroach within the minimum parking space dimensions of 18 ft. width and 19 ft. depth.
2. Prior to submittal for building permits, zoning entitlement conditions of approval 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.

3. Prior to issuance of building permits, staff shall stamp the demo/infill requirements on the plans.
4. During demolition, grading, site development, and/or construction, the following shall be adhered to:
  - a. No more than 50 percent of the existing walls shall be demolished per demolition sheets A-13 and A-14 dated September 19, 2012.
  - b. Construction equipment shall be maintained in peak operating condition to reduce emissions.
  - c. Use low sulfur (0.5%) fuel by weight for construction equipment.
  - d. Truck idling shall be prohibited for periods longer than 10 minutes.
  - e. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
  - f. Discontinue operation during second stage smog alerts.
  - g. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/grading activity.
5. The final building permit cannot be approved until the following has been completed:
  - a. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.
  - b. Compliance with all conditions of approval specified herein shall be verified by the Planning & Building 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.
6. Coastal Development Permit No. 12-11 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Division a minimum 30 days prior to the expiration date.
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 (<http://www.builditgreen.org/green-building-guidelines-rating>).

**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.