

EXECUTIVE SUMMARY

TO: Zoning Administrator
FROM: Jill Arabe, Planning Aide
DATE: April 2, 2008

SUBJECT: SPECIAL PERMIT NO. 2008-001 (FRANCO RESIDENCE)

LOCATION: 445 Lake Street, 92648 (west side of Lake Street, south of Pecan Avenue)

Applicant: Craig Woolbert, 5622 Littler Drive, Huntington Beach, Ca 92649

Property Owner: Mike & Susan Franco, 445 Lake Street, Huntington Beach, Ca 92648

Request: To permit 51% lot coverage in lieu of the maximum allowed 50% lot coverage in conjunction with a 450 sq. ft. addition to an existing two-story single-family dwelling.

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

Zone: SP5-CZ (Specific Plan – Coastal Zone)

General Plan: M-F11/25-sp-pd (Mixed Use – Max Flood Area Ratio 2.0/25 Dwelling Units per Acre Max. – specific plan – pedestrian overlay)

Existing Use: Single family dwelling

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 addition will not result in an increase of more than 50% of the floor area of the existing structure.

SUGGESTED FINDINGS FOR APPROVAL – SPECIAL PERMIT NO. 2008-001:

1. The granting of Special Permit No. 2008-001 represents a request to permit 51% lot coverage in lieu of the maximum allowed 50% lot coverage in conjunction with a 450 sq. ft. addition to an existing two-story single-family dwelling. The Special Permit will result in a greater benefit to the project and will promote a better living environment by providing internal circulation between the proposed addition and existing dwelling. The additional lot coverage is a result of a proposed second floor projection above a courtyard area, which will be preserved on the first floor between the garage and dwelling. Additional useable open space is provided as second floor balconies.
2. The granting of a Special Permit will provide better land planning techniques with maximum use of aesthetically pleasing architecture, landscaping, site layout and design. The proposed addition utilizes the area above the detached two-car garage as habitable space and provides internal circulation through a second-floor catwalk. The bedroom and catwalk are compatible with the architectural character of the existing dwelling and surrounding neighborhood. Furthermore, the project includes matching exterior finishes such as stucco and red roof tile. The design of the addition is further enhanced with the use of a hipped roof, precast moldings around windows and doors, and arched walkways.
3. The granting of a Special Permit will not be detrimental to the general health, welfare, safety, and convenience of the neighborhood or City in general, nor detrimental or injurious to the value of property or improvements of the neighborhood or of the City in general. The Special Permit will allow for construction of a second story addition at the rear of the property and will comply with setbacks, maximum building height, and minimum on-site parking.
4. The granting of a Special Permit will be consistent with the objectives of the Downtown Specific Plan in achieving a development adapted to the terrain and compatible with the surrounding environment. The expansion of the single-family dwelling is comparable in size to dwellings existing in the neighborhood, while promoting architectural differentiation and variable massing along the alley. The granting of a Special Permit will be consistent with the policies of the Coastal Element of the City's General Plan and the California Coastal Act by allowing the addition on a previously developed site, contiguous to existing residential development. The proposed addition will not impede public access or impact public views to coastal resources. The development complies with State and Federal Law and is subject to all standard construction and permitting procedures under the Uniform Building Code.

SUGGESTED CONDITIONS OF APPROVAL – SPECIAL PERMIT NO. 2008-001:

1. The site plan, floor plans, and elevations received and dated February 13, 2008 shall be the conceptually approved design with the following modification:
 - The proposed 3 ft. high block wall along the front property line shall be removed.
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.