

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

**TO:** Zoning Administrator  
**FROM:** Jill Arabe, Assistant Planner  
**DATE:** April 29, 2009

**SUBJECT:** **COASTAL DEVELOPMENT PERMIT NO. 2009-002 (RABAN RESIDENCE)**

**LOCATION:** 16942 Coral Cay Lane, 92649 (east side of Coral Cay Lane, north of Pacific Coast Highway – Coral Cay, Huntington Harbor)

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**Applicant:** Art Kent, Kent Architects, 325 2<sup>nd</sup> Street, Suite A, Huntington Beach, CA 92648

**Property Owner:** Mr. & Mrs. Raban, 6572 Brentwood Drive, Huntington Beach, CA 92648

**Request:** To permit the construction of an approximately 600 sq. ft. second-story addition to an existing 3,343 sq. ft., two-story single family dwelling for a total building area of approximately 3,940 sq. ft. The proposed project also includes 300 sq. ft. of balconies and a 312 sq. ft. covered entry patio.

**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 Overlay)

**General Plan:** RL – 7 (Residential Low Density – 7 units/acre max.)

**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 involves an addition constituting less than a 50% expansion of the existing floor area.

**SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2009-002:**

1. Coastal Development Permit No. 2009-002 to permit the construction of an approximately 600 sq. ft. second-story addition to an existing 3,343 sq. ft., two-story single family dwelling for a total building area of approximately 3,940 sq. ft. as modified by conditions of approval, conforms with the General Plan, including the Local Coastal Program Land Use designation of Residential Low-Density. The proposed 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 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 including maximum lot coverage, maximum building height, minimum setbacks, 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 or impact public views to coastal resources.

**SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT  
NO. 2009-002:**

1. The site plan, floor plans, and elevations received and dated March 4, 2009, shall be the conceptually approved design with the following modifications:
  - a. On Sheet 1, three open parking spaces (9' x 19') shall be depicted on the driveway. Landscaping shall be labeled to distinguish from the hardscape parking area in front of the house.
  - b. On Sheet 1, the setback from the second floor to the front property line shall be dimensioned so as not to encroach into the minimum 15-foot front yard setback.
  - c. On Sheet 1, the percent lot coverage shall be revised to 37% based on the first floor footprint and second floor projections.
  - d. On Sheet 3, the north and south elevations shall be modified to show the entry canopy projecting beyond the front of the house.
  - e. On Sheet 1, the rear balcony shall be revised to 253 sq. ft. and the front balcony identified with 47 sq. ft. The new balcony calculation shall be modified to 300 sq. ft.
  - f. The side yard setback to eaves shall be dimensioned on the site plan and elevations.
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.