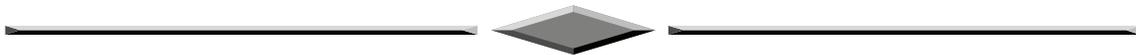


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jill Arabe, Planning Aide
DATE: December 10, 2008

SUBJECT: **COASTAL DEVELOPMENT PERMIT NO. 2008-020 (BLUFF TOP PARK RESTROOMS)**

LOCATION: 913 Pacific Coast Highway, 92648 (ocean side of Pacific Coast Highway, between 9th Street and Seapoint Street- Bluff Top Park)



Applicant: City of Huntington Beach, Community Services Department, 2000 Main Street, Huntington Beach, CA 92648

Property Owner: State of California, Department of Parks and Recreation, 3030 Avenida del Presidente, San Clemente, CA 92672

Request: To permit the construction of seven detached restroom buildings ranging in size from 70 sq. ft. to 140 sq. ft. The project also includes the installation of one handicap accessible ramp, the upgrade of an existing ramp in compliance with the Americans with Disabilities Act standards, and the resurfacing of approximately 4,000 linear ft. of a ten foot wide asphalt path for handicap accessibility to four of the restroom buildings.

Environmental Status: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

Zone: SP5-11-CZ / OS-S (Downtown Specific Plan – District 11 – Coastal Zone / Open Space – Shoreline)

General Plan: OS-S (Open Space – Shore)

Existing Use: Open space



RECOMMENDATION: Staff recommends approval with modification 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 15303 of the CEQA Guidelines, because the project consists of the construction of small structures where necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2008-020:

1. Coastal Development Permit No. 2008-020 for the development project, as proposed, conforms with the General Plan, including the Local Coastal Program. The project is consistent with the Coastal Element Goals and Policies:
 - C 1.2.1: Accommodate existing uses and new development in accordance with the Coastal Element Land Use Plan and the Development and Density Schedule Table C-1.
 - C 4.2.2: Require that the massing, height, and orientation of new development be designed to protect public coastal views.
 - C 3.1.1: Prohibit development of permanent above ground structures on the beach sand area with the exception of public restrooms and beach concession stands when located immediately adjacent to paved parking or access areas.

The project will consist of replacing existing portable restrooms with permanent restroom structures. Access to the restrooms will be maintained to include an upgrade of an existing ramp in compliance with Americans with Disabilities Act (ADA) standards, and installation of a new handicap accessible ramp. The proposed restrooms will be located along an existing oil service road. The existing service road will be resurfaced with a width of 10-feet and approximate length of 4,000 feet for handicap accessibility. Four of the seven restrooms, between 9th Street and Goldenwest Street, will be situated below the bluff and will not impede on coastal views. They will be oriented towards the beach and will match in roof design to existing restrooms north and south of the pier. The restrooms will not encroach into the sandy area of the beach. Three of the seven restrooms, north of Goldenwest Street, will be situated above the bluff and in close proximity to parking lot areas. They will not be located within landscaped areas. The restrooms above the bluff will consist of single-stall restrooms as opposed to double-stall restrooms, as proposed for the restrooms, south of Goldenwest Street.

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 proposed restrooms are permitted as ancillary development to publicly owned coastal beaches. The structures will not encroach onto the sandy beach and will be designed with materials to withstand the beach environment. The structures will comply with development standards including setbacks and 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 project will be constructed on a developed park with access to existing utilities including sewer, water, 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. Existing and upgraded paths and ramps in compliance with current ADA standards will provide accessibility to the restrooms. The structures south of Goldenwest Street will be below the bluff and minimally visible from the street. The structures north of Goldenwest Street will be visible, but provide minimal impact to public views because the structures are smaller in size and screened with landscaping. The distance between restrooms is approximately 1,400 feet.

SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2008-020 :

1. The site plan, floor plans, and elevations received and dated October 15, 2008 shall be the conceptually approved design with the modification that the proposed roof shall match the tile roof of existing restrooms located south of the pier.
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.