

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

**TO:** Zoning Administrator  
**FROM:** Ethan Edwards, Associate Planner  
**DATE:** December 17, 2008

**SUBJECT:** **COASTAL DEVELOPMENT PERMIT NO. 2008-021 (WARNER FIRE STATION - SIGN)**

**LOCATION:** 3831 Warner Avenue, 92649 (north side of Warner Avenue, east of Pacific Coast Highway – Huntington Harbour)



**Applicant/  
Property  
Owner:** City of Huntington Beach, Fire Department, 2000 Main Street, Huntington Beach, CA 92648

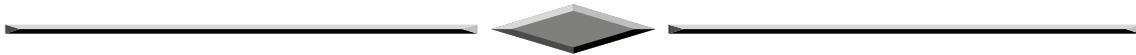
**Request:** To permit the construction of a 5 ft. high, 18 sq. ft. freestanding sign.

**Environmental Status:** This request is covered by Categorical Exemption, Section 15311, Class 11, California Environmental Quality Act.

**Zone:** CG-CZ (Commercial General – Coastal Zone Overlay)

**General Plan:** P(OS-CR) (Public (Open Space – Commercial Recreation))

**Existing Use:** Fire Station



**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 15311 of the CEQA Guidelines, because the project consists of a new on-premise sign that is appurtenant to an existing institutional facility that will have negligible or no permanent effects on the environment.

**SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2008-021:**

1. Coastal Development Permit No. 2008-021 for the development project, as modified by conditions of approval, conforms with the General Plan, including the Local Coastal Program land use designation of P(OS-CR) (Public (Open Space – Commercial Recreation)). The project is consistent with the Coastal Element Land Use Policy C1.1.1 which requires new development to be located within an existing developed area where it will not have significant adverse effects on coastal resources. The project consists of replacing an existing accessory sign with a new accessory sign at the Warner Fire Station. The development of a new sign will not have significant adverse effects on coastal resources because it will be located within an existing developed site and will replace an existing sign on the property.
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 height, number, area, and location of signs.
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 consists of a new accessory sign that replaces an existing accessory sign on the property. The sign will not require any water, sewer, or electrical connections.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The development of a new accessory sign to replace an existing accessory sign which is located within an existing developed site will not adversely impact access or recreation opportunities.

**SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2008-021:**

1. The site plan and sign elevations received and dated October 30, 2008 shall be the conceptually approved design with the following modifications:
  - a. Pursuant to HBZSO Section 233.06, the applicant shall submit a plan showing a street address with a minimum of six (6) inch numerals, for review and approval by the Planning Department.
  - b. Pursuant to HBZSO Section 233.06, the applicant shall submit a plan showing a monument type sign that includes a minimum 2-foot base.
2. Prior to submittal for building permits, the following shall be completed:
  - a. One set of project plans, revised pursuant to Condition of Approval No. 1, shall be submitted for review, approval and inclusion in the entitlement file, to the Planning Department.
  - b. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Building & Safety, Fire 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.

**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.