

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

**TO:** Zoning Administrator  
**FROM:** Andrew Gonzales, Assistant Planner  
**DATE:** March 5, 2008

**SUBJECT:** **COASTAL DEVELOPMENT PERMIT NO. 2007-020 (PIER PLAZA VISITOR CENTER BUILDING)**

**LOCATION:** 325 Pacific Coast Highway, 92648 (Southwest side of PCH, terminus of Main St. – Pier Plaza)



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

**Property Owner:** City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

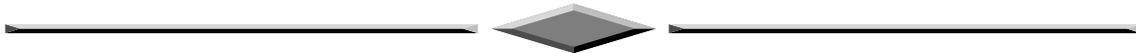
**Request:** To permit the construction of an approximately 144 sq. ft. Visitor's Center building.

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

**Zone:** SP5-10-CZ (Downtown Specific Plan – District # 10 – Coastal Zone)

**General Plan:** CV-d (Commercial Visitor – Design Overlay)

**Existing Use:** Pier Plaza/ATM building



**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 15303 of the CEQA Guidelines, because the project is located within an urbanized area and involves the construction of a new 144 sq. ft. commercial building.

**SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2007-020:**

1. Coastal Development Permit No. 2007-020 for the construction of an approximately 144 sq. ft. Visitors Center building conforms with the General Plan, including the Local Coast Program land use designation of CV-d (Commercial Visitor – Design Overlay). The project is consistent with Coastal Element Land Use Policy 3.2.1 which encourages facilities and services that increase and enhance public recreational opportunities in the Coastal Zone. The proposed project will replace a similarly sized building adjacent to the Huntington Beach Municipal Pier that will contain uses (Automatic Teller Machine and Visitors Center) the will provide services to the public and promote recreational opportunities within the City.
2. The project is consistent with the requirements of the CZ Overlay District, the Downtown Specific Plan, as well as other applicable provisions of the Municipal Code, including maximum site coverage, maximum building height, minimum yard setbacks, and onsite 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 proposed project will be constructed on a developed plaza 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.

**SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2007-020:**

1. The site plan, floor plan, and elevations received and dated December 6, 2007 shall be the conceptually approved design.
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.