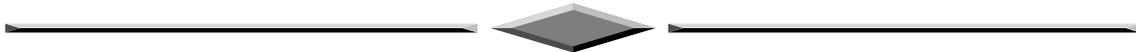


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Ethan Edwards, Associate Planner
DATE: April 21, 2010

SUBJECT: COASTAL DEVELOPMENT PERMIT NO. 2010-005/ CONDITIONAL USE PERMIT NO. 2010-008 (BOOKOUT ADDITION AND REMODEL)

LOCATION: 9092 Christine Drive, 92646 (south side of Christine Drive at the terminus of Surfrider Lane)



Applicant: Wayne Collins, W. Wayne Collins Architecture, 26582 Via California, Capistrano Beach, CA 92624

Property

Owner: Joe and Judy Bookout, 9092 Christine Drive, Huntington Beach, CA 92646

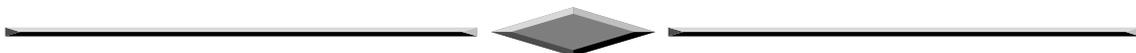
Request: **CDP:** To permit a 1,865 sq. ft., first and second floor addition to an existing 2,281 sq. ft., two-story single-family residence with an overall building height of 33 ft. **CUP:** To permit (a) approximately 355 sq. ft. third-story rooftop deck; and (b) an overall building height exceeding 30 ft.

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

Zone: RL – CZ (Residential Low Density – Coastal Zone Overlay)

General Plan: RL – 7 (Residential Low Density – 7 dwelling units per acre)

Existing Use: Single family residence



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 residential zone and involves the reconstruction of a new single-family dwelling.

**SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT
NO. 2010-005:**

1. Coastal Development Permit No. 2010-005 for the development of an approximately 1,865 sq. ft., first and second floor addition to an existing 2,281 sq. ft., two-story single-family residence with an overall building height of approximately 33 ft., conforms with the General Plan, including the Local Coastal Program land use designation of Residential Low-Density. The project is consistent with Coastal Element Policy C 1.1.1 to encourage development within, or contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed construction will occur on a 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. The project complies with the minimum onsite parking, minimum building setbacks, maximum lot coverage, and maximum 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 residence will be constructed on a previously developed site in an urbanized area with all the necessary services and infrastructure available, including water, sewer, and roadways.
4. The development conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act. The proposed residence will not impede public access, recreation, or views to coastal resources.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2010-008:

1. Conditional Use Permit No. 2010-008 to permit (a) approximately 355 sq. ft. 3rd floor deck; and (b) an overall building height of approximately 33 ft. will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The 3rd floor roof deck will be accessible only from the interior of the building. Nearby residences will be shielded from the 3rd floor deck by the 2nd floor roof and enclosed rooftop access architectural feature. The orientation of the deck will face the adjacent Huntington Beach Wetlands and be sufficiently setback from the building exterior to protect the privacy of adjacent properties.
2. The conditional use permit will be compatible with the surrounding neighborhood because the two-story residence with third-story roof deck is designed to resemble the two-story homes in the adjacent neighborhood. The portions of the building that exceed 30 ft. will accommodate a portion of the 3rd floor rooftop deck access which is located near the rear of the building. The 3rd floor rooftop deck is integrated within the confines of the 2nd floor roof volume which is compatible to the mass and scale of surrounding homes. The overall building height is not anticipated to impact surrounding properties because the project is adjacent to existing two-story, single-family residences with similar building heights.
3. The conditional use permit will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The project complies with minimum onsite parking, minimum building setbacks, maximum lot coverage, and maximum building height. An overall building height of approximately 33 ft. and 3rd floor deck are allowed within the RL (Residential Low Density) zoning district with approval of a conditional use permit.

4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of RL-7 (Low Density Residential—7 units per acre) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Land Use Element

Policy – 9.2.1.: Require that all new residential development within existing residential neighborhoods be compatible with existing structures, including the:

- a. Maintenance of the predominant or median existing front yard setbacks;
- b. Use of building heights, grade elevations, orientation and bulk that are compatible with the surrounding development.
- c. Use of complimentary building materials, colors and forms, while allowing flexibility for unique design solutions.
- d. Maintenance of privacy on abutting residences.

The proposed project complies with this General Plan policy because the project employs variations in form such as variable rooflines and building pop-outs, contrasting exterior finishes, building details such decorative doors and windows, and building siting in order to create visual interest. The architectural elements of the residence which include windows, doors, balcony, deck, and roof eaves create a rhythmic composition, taking into consideration scale, style and proportion of architectural elements. Furthermore, the proposed project is designed to minimize privacy impacts by orientating the balcony and deck toward the adjacent Huntington Beach Wetlands. The design of the residence will be compatible with existing developments in the neighborhood which are comprised of two-story residences because the project will convey the appearance of a two-story home.

B. Coastal Element

Objectives – C 1.1: Ensure that adverse impacts associated with coastal zone development are mitigated or minimized to the greatest extent feasible.

Implementation Program – I-C 2: The principal method for implementing the Coastal Element is the HBZSO, and the design and development standards contained therein. Accordingly, projects that comply with HBZSO standards are consistent with the Coastal Element of the General Plan.

The project will comply with the goals and policies of the Coastal Element, the General Plan, and the standards of the HBZSO. No adverse impacts will occur as a result of the proposed development. The project will not impact public access, recreation, or views to coastal resources. The proposed construction will occur on a previously developed site, contiguous to existing residential development.

SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2010-005/CONDITIONAL USE PERMIT NO. 2010-008:

1. The site plan, floor plans, and elevations received and dated February 25, 2010 shall be the conceptually approved design.

2. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
 - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
 - c. Truck idling shall be prohibited for periods longer than 10 minutes.
 - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
 - e. Discontinue operation during second stage smog alerts.
 - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/grading activity.
3. The structure(s) cannot be occupied and the final building permit(s) cannot be approved until the following has been completed:
 - a. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.
 - b. Compliance with all conditions of approval specified herein shall be verified by the Planning Department.
 - c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
4. Prior to submittal for building permits, zoning entitlement conditions of approval and code requirements identified in separately transmitted memorandum from the Departments of Fire, Planning and Building, and Public Works dated April 14, 2010, 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.
5. 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.