

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

TO: Zoning Administrator
FROM: Jill Arabe, Assistant Planner
DATE: May 19, 2010

SUBJECT: **COASTAL DEVELOPMENT PERMIT NO. 2010-007 (JR. LIFEGUARD STORAGE BUILDING)**

LOCATION: 21073 Pacific Coast Highway, 92648 (oceanside of Pacific Coast Highway, between 1st Street and Huntington Street)

Applicant: City of Huntington Beach, Community Services Department, 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 1,070 sq. ft. building which will be utilized for storage purposes by the Jr. Lifeguard Headquarters.

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

Zone: SP5-CZ-District #11 (Downtown Specific Plan – Coastal Zone)

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

Existing Use: Courtyard

RECOMMENDATION: Staff recommends approval with modifications 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 involves the construction of a new storage structure not exceeding 2,500 square feet.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2010-007:

1. Coastal Development Permit No. 2010-007 for the construction of an approximately 1,070 sq. ft. building used for storage purposes for the Junior Lifeguard program, as modified by conditions of approval, conforms with the General Plan, including the Local Coastal Program. The project is consistent with the following policies:

A. Land Use Element

Policy LU 14.1.3 Require that structures located in the City's parks and other open spaces be designed to maintain the environmental character in which they are located.

B. Coastal Element

Policy C 1.1.1 Coastal dependent developments shall be priority over other developments on or near the shoreline. Coastal-related developments should be accommodated within reasonable proximity of the coastal-dependent uses they support.

Policy C 4.1.1 The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect public views to and along the ocean and scenic coastal areas.

C. Recreation and Community Services Element

Policy RCS 6.15 Provide a level of beach related facilities, maintenance, and lifeguarding that enhances the enjoyment of the natural resources by the community.

The proposed building will support the Junior Lifeguard program by providing additional area for the storage of training and education equipment including surfboards, rescue cans, wet suits and paddle boards. The storage building will be located in the westerly courtyard area adjacent to the existing Junior Lifeguard Headquarters. The height of the structure will measure approximately 12 feet high and is not anticipated to significantly impact coastal views because the structure will be located at a grade which is lower than Pacific Coast Highway. Coastal access will be maintained and the structure will not encroach into the sandy beach area or pedestrian/bicycle walkways. The building is designed to match the existing architecture of the Junior Lifeguard Headquarters.

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 structure is located within District 11 (Beach Open Space) of the Downtown Specific Plan (SP5), which allows beach related uses. The building is ancillary to the existing public facility. It will be located outside of pedestrian paths and will not impede coastal access. No environmentally sensitive habitat areas exist within the project area and, therefore, no significant impacts are anticipated.
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 building will be constructed on a previously developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. Public access to the beach will remain. The proposed structure will enhance the Junior Lifeguard facility by providing adequate storage

space for the program's equipment. The program serves as a public recreation opportunity for students of various age groups.

SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2010-007:

1. The site plan, floor plans, and elevations received and dated March 29, 2010, shall be the conceptually approved design with the following modifications:
 - a. The rooftop equipment shall be removed, unless shown in compliance with all screening and setback requirements. **(HBZSO 230.76)**
 - b. The vents located at the bottom of the walls on the west and east elevations shall be removed.
 - c. Project data information shall include the flood zone, base flood elevation and lowest building floor elevation(s) per NAVD88 datum.
2. Prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Planning and Building Department.
3. Prior to issuance of building permits, the following shall be completed:
 - a. The applicant shall submit a copy of the Flood-proofing Certificate to the Department of Building and Planning for review and approval.
 - b. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of 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.
4. 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.
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.