



City of Huntington Beach Planning Department  
**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, Director of Planning  
**BY:** Kristi Rojas, Contract Planner *KR*  
**DATE:** August 27, 2013

**SUBJECT: VARIANCE NO. 13-007 (RESNICK RESIDENCE)**

**APPLICANT:** Louie Hernandez, 19092 Callaway Circle, Huntington Beach, CA 92648

**PROPERTY**

**OWNER:** Barnet Resnick, 613 7<sup>th</sup> Street, Huntington Beach, CA 92648

**LOCATION:** 613 7<sup>th</sup> Street (north side of 7<sup>th</sup> Street, between Acacia Avenue and Palm Avenue)

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**STATEMENT OF ISSUE:**

- ◆ Variance No. 13-007 request:
  - To permit a garage addition and a new second story deck with a three foot side yard setback in lieu of a minimum five foot required setback.
- ◆ Staff's Recommendation: Approve Variance No. 13-007 based upon the following:
  - Does not constitute a grant of special privilege as the request is for non-habitable and outdoor deck area only.
  - Special circumstances applicable to the property warrant approval of the requested variance.
  - Adherence to the five foot setback requirement for the garage is not necessary to maintain a consistent and compatible land use pattern in the neighborhood.

**RECOMMENDATION:**

Motion to:

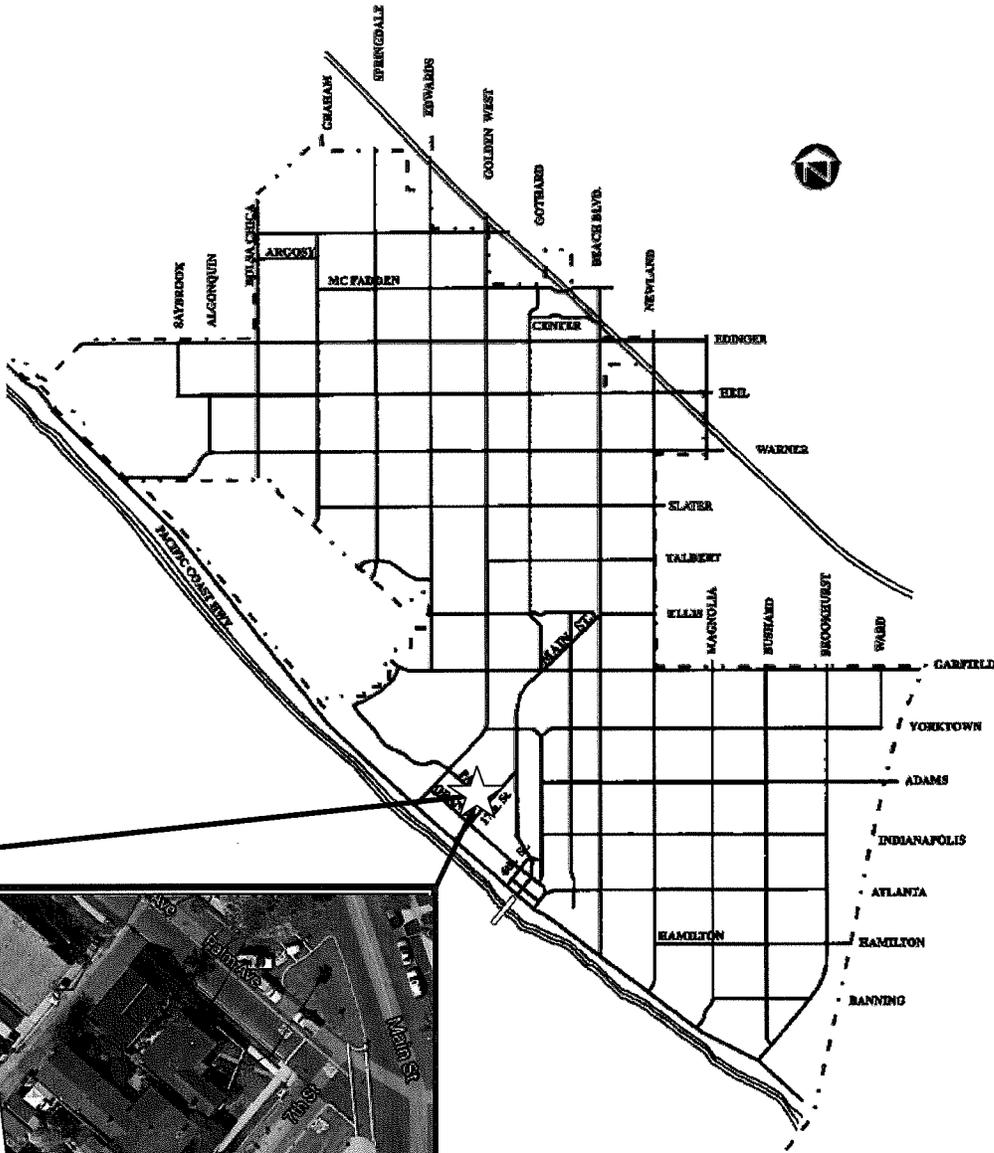
“Approve Variance No. 13-007 with suggested findings and conditions of approval (Attachment No. 1).”

**ALTERNATIVE ACTION(S):**

The Planning Commission may take alternative actions such as:

- A. “Deny Variance No. 13-007 with findings.”
- B. “Continue Variance No. 13-007 and direct staff accordingly.”

**RESNICK  
RESIDENCE**



**VICINITY MAP**  
**VARIANCE NO. 13-007**  
**(RESNICK RESIDENCE - 613 7<sup>th</sup> STREET)**

Variance No. 13-007, filed pursuant to Chapter 241 of the Huntington Beach Zoning and Subdivision Ordinance – *Conditional Use Permits and Variances; Temporary Use Permits; Waiver of Development Standards*, represents a request for the following:

To permit construction of an approximately 209 square foot garage addition with a second story deck to a single-family dwelling at a three foot interior side yard setback, in lieu of the five foot garage minimum setback required pursuant to Section 210.06.G, *RL, RM, RMH, RH and RMP Districts: Property Development Standards*, of the HBZSO.

The proposed addition is a 10.16 foot by 20.5 foot expansion of a garage with alley access as well as the addition of a second floor deck. The existing dwelling consists of 3,963 square foot of habitable area, including two bedrooms, three bathrooms, a multi-room exercise area and a three-car 689 square foot attached garage.

The applicant asserts that the variance is justified and would not constitute a grant of special privilege because they lack street parking due to unique circumstances of surrounding zoning, special events and summer activities (see Attachment No. 3).

**ISSUES:**

**Subject Property And Surrounding Land Use, Zoning And General Plan Designations:**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	RMH-25-d (Residential Medium High Density – 25 units/acre – Design Overlay)	RMH-A (Residential Medium High Density – Small Lot Subdistrict)	Single-Family Residential
North (across the alley), East, and West of Subject Property:	RMH-25-d (Residential Medium High Density – 25 units/acre – Design Overlay)	RMH-A (Residential Medium High Density – Small Lot Subdistrict)	Single-Family Residential
South (across 7 <sup>th</sup> Street) of Subject Property:	MH-F1-25 (Mixed Use Horizontal -0.35 Density)	CG (Commercial General)	Funeral Home

**General Plan Conformance:**

The General Plan Land Use Map designation on the subject property is RMH-25-d (Residential Medium High Density – 25 units/acre – Design Overlay). The proposed variance is consistent with the goals and objectives of the City’s General Plan as follows:

**Land Use Element**

**Policies LU 7.1.2:** Require that development be designed to account for the unique characteristics of project sites and objective for community character as appropriate.

**Policies LU 9.1.2a:** Modulate and articulate building elevation, facades, and masses (avoiding undifferentiated “box-like” structures).

**Policies LU 9.1.2e:** Locate and design garages so that they do not dominate the street frontage.

The subject site is rectangular in shape and double the width of surrounding lots; however, the applicant is proposing a non-habitable space and is limited based on the current configuration of the lot and residence. The surrounding neighborhood would benefit from the additional enclosed parking space this would provide and is designed in a way to not impact the overall building elevation, façade and massing. The proposed garage will not dominate the street frontage because the proposed location of the new garage parking will be directly off the existing alley. Approval of the requested variance furthers the General Plan Objectives and Policies.

**Zoning Compliance:**

The proposed project does not conform to the applicable interior side setback requirement applicable to lots in the RMH-A (Residential Medium High Density – Small Lot Subdistrict) Zone. The HBZSO requires the side yard setback to be a minimum ten percent of lot width, but not less than three feet and need not exceed five feet. The subject lot width is fifty feet and the garage addition would require a five foot setback. The proposed deck would be allowed at a minimum three foot setback. The applicant is requesting to construct the garage and second floor deck at a three foot setback, which requires processing of a variance request.

The following matrix depicts the interior side setback information for the proposed addition based upon Section 210.06.G of the HBZSO:

USE	AREA	CODE PROVISION	REQUIRED SETBACK	PROPOSED SETBACK
Expansion to existing 3-car garage	209 sq. ft. with a 3 ft. interior side setback	Side yard setback = Minimum 10% of the lot width (50 ft.)	5 ft.	3 ft.

**Urban Design Guidelines Conformance:** Not applicable

**Environmental Status:**

The proposed project is categorically exempt pursuant to Class 5, Section 15305 of the California Environmental Quality Act, which states that minor setback variances not resulting in the creation of any new parcel are exempt from further environmental review.

**Coastal Status:** Not applicable.

**Redevelopment Status:** Not applicable.

**Design Review Board:** Not applicable.

**Subdivision Committee:** Not applicable.

**Other Departments Concerns and Requirements:**

The Departments Public Works, Fire, and Building Division have reviewed the proposed project and identified applicable code requirements (Attachment No. 4).

**Public Notification:**

Legal notice was published in the Huntington Beach/Fountain Valley Independent on August 15, 2013, and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Department’s Notification Matrix), applicant, and interested parties.

The applicant submitted a letter of support from the neighbor to the north, indicating support of the proposed project (Attachment No. 5). As of August 20, 2013, no other communication supporting or opposing the request has been received.

**Application Processing Dates:**

DATE OF COMPLETE APPLICATION:  
July 12, 2013

MANDATORY PROCESSING DATE(S):  
September 10, 2013 (60 days)

**ANALYSIS:**

HBZSO Section 241.10(B) – *Required Findings for Variances*, states that the Planning Commission must make the following findings when granting a variance:

1. The granting of a variance will not constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification.
2. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.
3. The granting of a variance is necessary to preserve the enjoyment of one or more substantial property rights.
4. The granting of the variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification and is consistent with the General Plan. If the Planning Commission finds that there is insufficient basis for each of the findings listed above, the application must be denied.

Staff believes that there are special circumstances applicable to the property which warrant approval of the requested variance. The subject property is 5,750 square foot in area and 50 foot in width and is both larger and wider than the minimum lot area (2,500 square foot) and width (25 foot) required in the RMH-A Zone. Most of the surrounding properties in the same zoning district are 25 foot in width and currently have three foot interior side yard setbacks. Likewise, if the subject property was subdivided, each lot would be permitted a three foot side yard setback, consistent with the proposed request. Therefore, approval of the request would not constitute a grant of special privilege.

Additionally, the property is located across 7<sup>th</sup> Street from a funeral home, which utilizes available street parking during services. The applicant wishes to add one enclosed parking space to maximize parking opportunities for their residence. Staff believes the additional parking space will be a benefit to the neighborhood and the addition of non-habitable space will not impact privacy issues for the immediate neighbor. By allowing this request, the subject site will be consistent in pattern and design with surrounding parcels. Therefore, staff recommends approval of Variance No. 13-007.

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval – Variance No. 13-007
2. Site Plan, Floor Plans and Elevations received and dated June 13, 2013
3. Project Narrative and Applicant’s Justification for Variance Request received and dated June 13, 2007
4. Code Requirements (for informational purposes only)
5. Letter of Support for Project received and dated April 12, 2013

SH:JJ:KR:rl

## **ATTACHMENT NO. 1**

### **SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL**

#### **VARIANCE NO. 13-007**

#### **SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Planning Commission 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 15305, Class 5 of the CEQA Guidelines, which states that minor setback variances not resulting in the creation of any new parcel are exempt from further environmental review.

#### **SUGGESTED FINDINGS FOR APPROVAL VARIANCE NO. 13-007:**

1. The granting of Variance No. 13-007 to permit a garage addition and a new second story deck with a three foot side yard setback in lieu of a minimum five foot required setback would not constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification. The proposed project is to construct a non-habitable garage addition with a second story deck that will encroach into the side yard setback at the same distance as surrounding parcels. The reduced setback is consistent with other properties in the same zoning classification.
2. The special circumstance that is applicable to the subject property is the surrounding uses that impede the property owner of privileges enjoyed by other properties in the vicinity. The applicant has the opportunity to improve the circumstances of the neighborhood with the construction of the additional enclosed garage.
3. The granting of the variance is necessary to preserve the enjoyment of one or more substantial property rights. The subject property, which is 5,750 square foot in area and 50 foot in width, is both larger and wider than the minimum lot area (2,500 square foot) and width (25 foot) required in the RMH-A Zone. The subject residence currently does not maximize lot coverage or massing, but the side yard setback is larger than small lots that surround the site. By allowing the request to construct a non-habitable space at the same setback enjoyed by narrower properties the surrounding neighborhood benefits from the additional parking space out of the public right-of-way and improves the quality of life.
4. The granting of the variance will not substantially be detrimental to the public welfare or injurious to property in the same zone classification. Maintaining a three foot interior side setback for the garage is a consistent and compatible land use pattern in the neighborhood.
5. The granting of the variance will not adversely affect the General Plan. It is consistent with the Land Use Element designation of is RMH-25-d (Residential Medium High Density – 25 units/acre – Design Overlay) on the subject property because it requires that all structures be constructed in accordance with the requirements of the City's building and other pertinent codes and regulations. Approval of the requested variance furthers the General Plan Objectives and Policies by ensuring that new con-

struction is consistent with the community character and is designed to enhance the subject site. In addition, the request is consistent with the following goals, policies, and objectives of the General Plan:

A. Land Use Element

Policies LU 7.1.2: Require that development be designed to account for the unique characteristics of project sites and objective for community character as appropriate.

Policies LU 9.1.2a: Modulate and articulate building elevation, facades, and masses (avoiding undifferentiated “box-like” structures).

Policies LU 9.1.2e: Locate and design garages so that they do not dominate the street frontage.

The subject site is rectangular in shape and double the width of surrounding lots; however, the applicant is proposing a non-habitable space and is limited based on the current configuration of the lot and residence. The surrounding neighborhood would benefit from the additional enclosed parking space this would provide and is designed in a way to not impact the overall building elevation, façade and massing. The proposed garage will not dominate the street frontage because the proposed location of the new garage parking will be directly off the existing alley. Approval of the requested variance furthers the General Plan Objectives and Policies.

**SUGGESTED CONDITIONS OF APPROVAL – VARIANCE NO. 13-007:**

1. The site plan, floor plans, and elevations received and June 13, 2013 shall be the conceptually approved design.
2. Variance No. 13-007 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.
3. 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/green-building-guidelines-rating>).

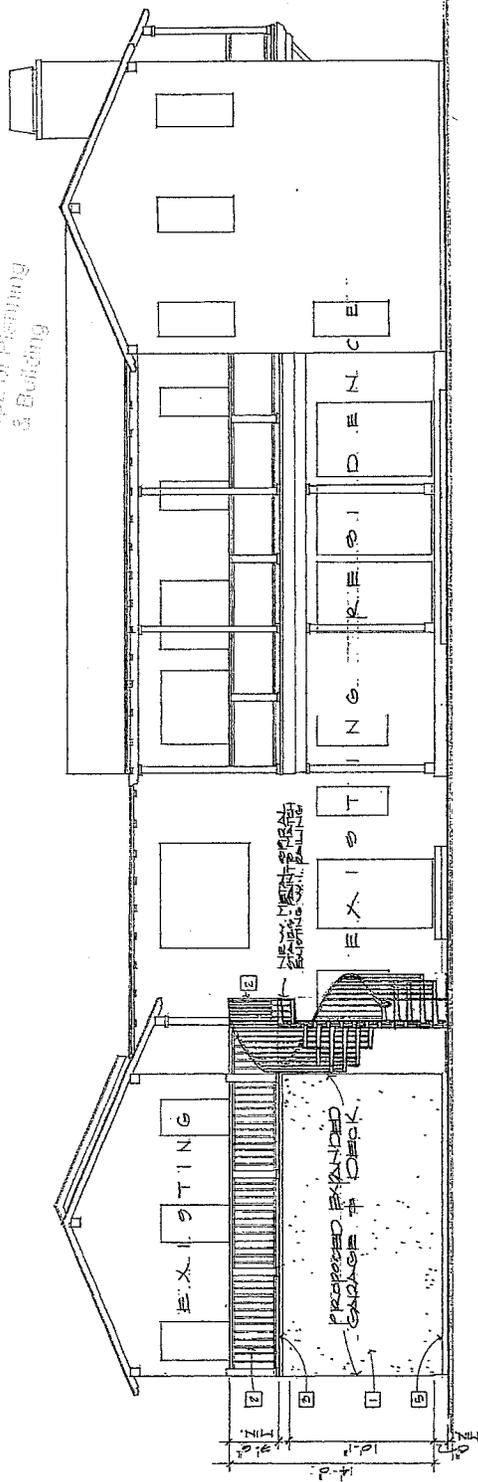




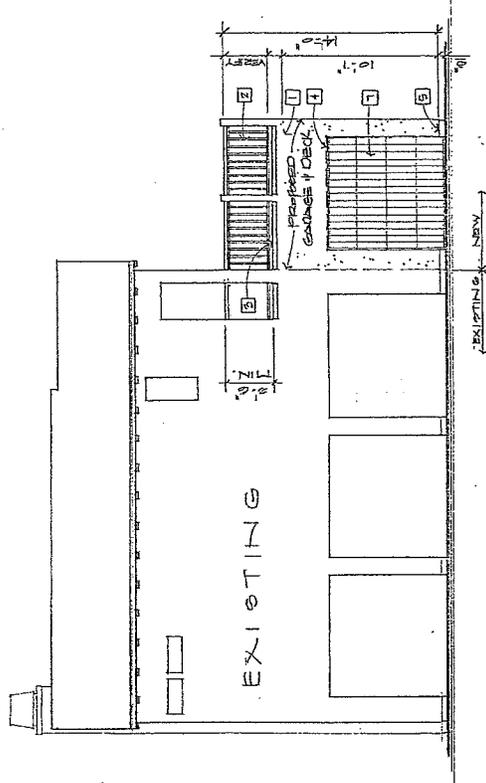
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JUN 13 2013

Dept. of Planning  
& Building



SIDE ELEVATION



REAR ELEVATION

EXTERIOR ELEVATION NOTES

1. 1/2" SMOOTH STUCCO OVER 1/2" CLASS 100 PAPER - 2 LAYERS OVER 5/8" - TYP. MATCH EXISTING
2. NEW VERTICAL INSULATION AND SMOOTH STUCCO PLASTER, MAXIMUM OPENINGS SHALL BE 3/8" - TYP. MATCH EXISTING
3. G.I. DECK EDGE - TYP.
4. G.I. FLASHING AT ALL DOOR AND WINDOW HEADS - TYP.
5. G.I. WEEP SCREED - TYP.
6. G.I. FLASHING - TYP.
7. NEW GARAGE DOOR TO MATCH EXISTING

ATTACHMENT NO. 2.3

BY	
DATE	
REVISION	

ARCHITECTURE

The Louie Group

19052 Colony Circle - Henderson Beach, CA 92028  
Phone (714) 224-7224 Fax (714) 224-6113  
Email: louiegroup@aol.com

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**BARNET RESNICK**

613 7<sup>TH</sup> Street  
Huntington Beach, CA 92648

RECEIVED

JUN 13 2013

Dept. of Planning  
& Building

Huntington Beach  
Planning Commission

April 1<sup>st</sup>, 2013

**Re: Zoning Variance**

Gentlemen:

Pursuant to requirements attached to the application to the Planning Commission for a zoning variance I submit the following:

I propose to construct an addition to my existing garage so that I can accommodate an additional automobile (possibly two, should I install a car lift).

My wife and I have occupied my personal residence at 613 7<sup>th</sup> Street for approximately nine years. During this entire time we (as well as our neighbors) have to deal with a serious parking problem. I refer to the enclosed recent photos taken on 7<sup>th</sup> Street, as well as my alley.

Our residence is 2 stories versus 3 on two lots and thereby not maximizing lot coverage or mass. Also, 95% of the neighborhood houses have a set back of 3 feet. Without this variance, I cannot build the addition to accommodate the additional car(s).

The street is fully parked most weekend days, holidays, Tuesday nights (Farmer's Market) and weekdays on nice summer days. With the increasing number of special events at the beach and downtown (OP Pro, July 4<sup>th</sup> Parade, etc), the parking problem is increasing.

I also enclose a declaration from my neighbor stating that at times, she asked us and other neighbors to allow her guests to park within our garage setback in the alley.

As noted in the enclosed alley photos, because street parking is so sparse, neighbors park in the alley. This, at times, can make it difficult to access my garage. There had been times where the alley was blocked in such a way that a car (let alone a fire truck) could not get through.

The lack of street parking is exacerbated by having an actively operated funeral home directly across my residence. When they have a memorial service, street parking is impossible.

Finally, by allowing the variance, it will allow for greater security to our residence. Vandals and thieves will not be able to access our side yard (as they can now). I enclose a recent police report we filed due to theft.

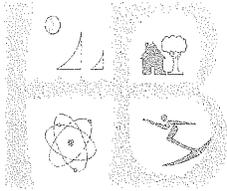
Our request for a nominal variance is substantially justified by the benefit to me and my neighbors.

Thank you for your consideration.

Sincerely,

  
BARNET RESNICK

ATTACHMENT NO. 3.1



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING AND BUILDING

[www.huntingtonbeachca.gov](http://www.huntingtonbeachca.gov)

Planning Division

714.536.5271

Building Division

714.536.5241

May 28, 2013

Louie Hernandez  
19092 Callaway Cr.  
Huntington Beach, CA 92648

**SUBJECT: VARIANCE NO. 2013-007 (RESNICK GARAGE) – 613 7<sup>TH</sup> STREET, 92648  
PROJECT IMPLEMENTATION CODE REQUIREMENTS.**

Dear Applicant,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Zoning Administrator. Please note that if the design of your project or site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at [kristi.rojas@surfcity-hb.org](mailto:kristi.rojas@surfcity-hb.org) or 714-375-5058.

Sincerely,

Kristi Rojas  
Contract Planner

cc: Mark Carnahan, Building and Safety Department – 714-374-1575  
Debbie DeBow, Public Works – 714-536-5580  
Jane James, Acting Planning Manager  
Jason Kelley, Planning Department  
Property Owner  
Project File

ATTACHMENT NO. 4.1



## HUNTINGTON BEACH BUILDING DIVISION

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** MAY 13, 2013

**PROJECT NAME:** RESNICK FAMILY GARAGE

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 13-053

**ENTITLEMENTS:** VARIANCE NO. 13-007

**DATE OF PLANS:** APRIL 12, 2013

**PROJECT LOCATION:** 613 7<sup>TH</sup> STREET (SOUTH SIDE OF 7<sup>TH</sup> STREET BETWEEN ACACIA AVENUE AND PALM AVENUE)

**PROJECT PLANNER:** KRISTI ROJAS, CONTRACT PLANNER

**PLAN REVIEWER:** KHOA DUONG, P.E

**TELEPHONE/E-MAIL:** (714) 872-6123

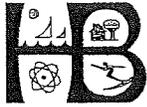
**PROJECT DESCRIPTION:** **VARIANCE:** TO PERMIT THE CONSTRUCTION OF AN ADDITION TO THE EXISTING GARAGE WITH A SECOND FLOOR DECK TO ENCROACH INTO THE SIDE YARD SETBACK AREA WITH 3' IN LIEU OF THE 5' THAT IS REQUIRED.

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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- **SPECIAL CONDITIONS:**  
None
- **CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:**
  - Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2010 California Residential Code (CRC), 2010 California Mechanical Code, 2010 California Plumbing Code, 2010 California Electrical Code, 2010 California Energy Code, 2010 California Green Building Standards Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
  - Structural plans and calculations must be stamped and wet signed by architect/civil engineer licensed by State of California.



## CITY OF HUNTINGTON BEACH

### PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

#### PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 5/16/13  
PROJECT NAME: RESNICK FAMILY GARAGE  
ENTITLEMENTS: VAR 13-07  
PLNG APPLICATION NO: 2013-0053  
DATE OF PLANS: 4/12/13  
PROJECT LOCATION: 613 7<sup>TH</sup> STREET  
PROJECT PLANNER: KRISTI ROJAS, CONTRACT PLANNER  
TELEPHONE/E-MAIL: 714-374-0000 /       @SURFCITY-HB.ORG  
PLAN REVIEWER: JOSH MCDONALD, CIVIL ENGINEERING ASSISTANT   
TELEPHONE/E-MAIL: 714-536-5509 / JOSHUA.MCDONALD@SURFCITY-HB.ORG  
PROJECT DESCRIPTION: TO PERMIT THE EXPANSION OF AN EXISTING THREE-CAR GARAGE INTO A FOUR-CAR GARAGE WITH A 3 FT. SETBACK IN LIEU OF 5 FT. SETBACK.

Public Works has reviewed the subject plans dated April 12, 2013 and has no comments.



## HUNTINGTON BEACH PLANNING DIVISION

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** JUNE 13, 2013

**PROJECT NAME:** RESNICK FAMILY GARAGE

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 13-053

**ENTITLEMENTS:** VARIANCE NO. 13-007

**DATE OF PLANS:** JUNE 19, 2013

**PROJECT LOCATION:** 613 7<sup>TH</sup> STREET (SOUTH SIDE OF 7<sup>TH</sup> STREET BETWEEN ACACIA AVENUE AND PALM AVENUE)

**PLAN REVIEWER:** KRISTI ROJAS, CONTRACT PLANNER

**TELEPHONE/E-MAIL:** 714-375-5058

**PROJECT DESCRIPTION:** **VARIANCE:** TO PERMIT THE CONTRUCTION OF AN ADDITION TO THE EXISTING GARAGE WITH A SECOND FLOOR DECK TO ENCROACH IN THE INTERIOR SIDE YARD SETBACK AREA WITH 3 FT. IN LIEU OF THE 5 FT. REQUIRED.

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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1. The Development Services Departments (Planning and Building, Fire, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning and Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
2. Variance No. 2013-007 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning and Building Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**

3. Variance No. 2013-007 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **((HBZSO Section 241.14)**
4. The Planning Commission reserves the right to revoke Variance No. 2013-007 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
5. The project shall comply with all applicable requirements of the Municipal Code, Building Division and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
6. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
7. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption/Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning and Building Department within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**
8. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Building and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**



**CITY OF HUNTINGTON BEACH**  
**PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** AUGUST 20, 2013  
**PROJECT NAME:** RESNICK FAMILY GARAGE  
**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 13-053  
**ENTITLEMENTS:** VARIANCE NO. 13-007  
**DATE OF PLANS:** JUNE 13, 2013  
**PROJECT LOCATION:** 613 7<sup>TH</sup> STREET (SOUTH SIDE OF 7<sup>TH</sup> STREET BETWEEN ACACIA AVENUE AND PALM AVENUE)  
**PROJECT PLANNER:** KRISTI ROJAS, CONTRACT PLANNER  
**PLAN REVIEWER:** JOE MORELLI, FIRE PROTECTION ANALYST  
**TELEPHONE/E-MAIL:** (714) 536-5531/ [Joe.Morelli@surfcity-hb.org](mailto:Joe.Morelli@surfcity-hb.org)  
**PROJECT DESCRIPTION:** **VARIANCE:** TO PERMIT THE CONSTRUCTION OF AN ADDITION TO THE EXISTING GARAGE WITH A SECOND FLOOR DECK TO ENCROACH INTO THE SIDE YARD SETBACK AREA WITH 3' IN LIEU OF THE 5' THAT IS REQUIRED.

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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1. The plan received by the Planning Department on 06/13/2013 indicates the sq. footage of the residence and garage combined is 4,881 square feet. Note: If the structure is added onto and results in an area of 5,000 square feet or over (per City Specification 420) then an automatic fire sprinkler system complying with NFPA 13D will be required to be installed within the structure.
2. Gates are required on the sides of structure to allow for Fire Department access from 7<sup>th</sup> St. back to the alley (around the exterior of the structure).

RECEIVED

APR 12 2013

Huntington Beach Planning  
& Building

Dave & Marlene Goodrich  
609 7<sup>th</sup> St  
Huntington Beach, CA 92648

Huntington Beach Planning Commission:

Ladies and Gentlemen:

I reside at 609 7<sup>th</sup> St, Huntington Beach, CA. I live directly to the south of the Resnick's house at 613 7<sup>th</sup> St.

Since my husband and I have occupied our house we have experienced parking issues.

Events such as Tuesday night Farmers Market, and special events at the beach present us with parking problems day and night. Although the funeral home across the street has it's own parking lot, our entire block gets parked up during a service. With summer and warmer days coming finding a place to park will be more of a problem for us.

When we have guests at our home we will ask our neighbors if we can park on the set back of their garage.

Allowing the Resnick's to add additional garage space will be a great help as it will eliminate more cars being parked on the street.

Any assistance you can give to alleviate this parking problem will be appreciated by me, my husband, and I am certain our neighbors.

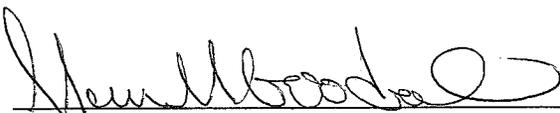
Thank you,

Dave Goodrich



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Marlene Goodrich



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ATTACHMENT NO. 5.1