

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

**TO:** Zoning Administrator  
**FROM:** Joanna Cortez, Acting Associate Planner  
**DATE:** January 17, 2018

**SUBJECT: CONDITIONAL USE PERMIT NO. 17-046 (RONALD DRIVE)**

**LOCATION:** 7921 Ronald Drive, 92647 (north side of Ronald Dr., west of Beach Blvd.)



**Applicant:** James Conrad, 1550 South Coast Hwy 201, Laguna Beach, CA 92651

**Property Owner:** Brad and Alysa Clark, 2909 Jacaranda Ave., Costa Mesa, CA 92626

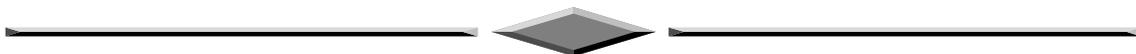
**Request:** To permit the construction of a two-story, 1,357 sq. ft. residential unit, a 1,267 sq. ft. garage, and a 272 sq. ft. deck on a parcel with two existing residential units.

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

**General Plan:** RM (Residential Medium Density)

**Zone:** RM (Residential Medium Density)

**Existing Use:** Residential



**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 involves the construction of one residential unit.

**SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 17-046:**

1. Conditional Use Permit No. 17-046 for the construction of a two-story, 1,357 sq. ft. residential unit, a 1,267 sq. ft. garage, and a 272 sq. ft. deck on a parcel with two existing residential units 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 subject site is currently developed with two residential units. Although the proposed third unit will be located more than 150 ft. from the public street, the additional unit can be provided with adequate utility and emergency services. The new building will improve the value of the site and neighborhood, which consists of multifamily developments. It will not generate noise, traffic, odors, or other impacts at levels inconsistent with the existing residential character of the neighborhood. The proposed design and overall building height is not anticipated to impact surrounding properties because the site is surrounded by two-story buildings with similar design. The project will also provide new housing opportunities to the area.
2. The conditional use permit for the construction of a two-story, 1,357 sq. ft. residential unit, a 1,267 sq. ft. garage, and a 272 sq. ft. deck on a parcel with two existing residential units will be compatible with surrounding uses because the neighborhood predominantly developed with multifamily housing of comparable design, density, and building height. The proposed units are designed to convey a high level of quality and a character consistent with the City of Huntington Beach Urban Design Guidelines.
3. The proposed conditional use permit for the construction of a two-story, 1,357 sq. ft. residential unit, a 1,267 sq. ft. garage, and a 272 sq. ft. deck on a parcel with two existing residential units 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, including maximum density, height, lot coverage, building setbacks, parking, and open space requirements.
4. The granting of the conditional use permit for the construction of a two-story, 1,357 sq. ft. residential unit, a 1,267 sq. ft. garage, and a 272 sq. ft. deck on a parcel with two existing residential units will not adversely affect the General Plan. It is consistent with the Land Use Element designation of RM (Residential Medium Density) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

Land Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy D: Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

Goal LU-4: A range of housing types is available to meet the diverse economic, physical, and social needs of future and existing residents, while neighborhood character and residences are well maintained and protected.

Policy A: Encourage a mix of residential types to accommodate people with diverse housing needs.

The proposed third unit is consistent with the existing multifamily residential neighborhood. The project will be developed in a manner that is consistent with the neighborhood in terms of design, density, and building height. Additionally, the proposed unit will provide new housing opportunities to the area.

**SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 17-046:**

1. The site plan, floor plans, and elevations received and dated November 2, 2017 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 final building permit cannot be approved until the following have been completed:
  - a. All improvements must be completed in accordance with approved plans, except as modified by conditions of approval.
  - b. Compliance with all conditions of approval specified herein shall be verified by the Community Development 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. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
5. CUP No. 17-046 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 Community Development Department a minimum 30 days prior to the expiration date.
6. The Development Services Departments and divisions (Community Development, Fire, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development 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 Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment

to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.

7. 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>).

**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.