

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

TO: Zoning Administrator
FROM: Jessica Bui, Assistant Planner
DATE: January 31, 2018
SUBJECT: **COASTAL DEVELOPMENT PERMIT NO. 17-013/ (OWENS NEW SFR)**
LOCATION: 3565 Courtside Circle, 92649 (north of Coral Cay Ln. and west side of Courtside Cir.)

Applicant: Jeffrey Dahl, 1102 Main Street, Huntington Beach, CA 92648

Property Owner: Chris Owens, 501 N. Sarah Deel Drive, Webster, Texas 77598

Request: To demolish an existing single family residence and construct an approximately 4,997.2 sq. ft., 2-story, single family residence with an attached 958.6 sq. ft. 3-car garage and a 130 sq. ft. balcony. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.

Environmental Status: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

Costal Status: Appealable

General Plan: Residential Low Density – (RL)

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

Existing Use: 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 consists of the construction of one new single-family residence within a residential zone.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 17-018:

1. Coastal Development Permit No. 17-018 to demolish an existing single family residence and construct an approximately 4,997.2 sq. ft., 2-story, single family residence with an attached 958.6 sq. ft. 3-car garage and a 130 sq. ft. balcony conforms with the General Plan, including the Local Coastal Program. The project is consistent with the Coastal Element Land Use Policy C 1.1.1 to encourage new development to locate within, contiguous to or in close proximity to existing developed areas to accommodate it. The proposed construction will occur on a developed lot, contiguous to existing single family residential development.
2. Coastal Development Permit No. 17-018 to demolish an existing single family residence and construct an approximately 4,997.2 sq. ft., 2-story, single family residence with an attached 958.6 sq. ft. 3-car garage and a 130 sq. ft. balcony is consistent with the requirements of the Coastal Zone Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The project, as conditioned, will comply with all applicable development regulations, including the residential infill ordinance, lot coverage, minimum yard setbacks, landscaping requirements, parking, and 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. Coastal Development Permit No. 17-018 to demolish an existing single family residence and construct an approximately 4,997.2 sq. ft., 2-story, single family residence with an attached 958.6 sq. ft. 3-car garage and a 130 sq. ft. balcony is located on a developed lot in an urbanized area with all necessary services and infrastructure available including water, sewer, and roadways.
4. Coastal Development Permit No. 17-018 to demolish an existing single family residence and construct an approximately 4,997.2 sq. ft., 2-story, single family residence with an attached 958.6 sq. ft. 3-car garage and a 130 sq. ft. balcony conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access, recreation, or views to coastal resources.

SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 17-018:

1. The site plan, floor plans, and elevations received and dated December 29, 2017 shall be the conceptually approved design with the following modification: provide the minimum of 40 percent landscaping (live plants) within the front yard setback. **(HBZSO Section 210.06)**
2. Prior to submittal of building permits, the following shall be completed: zoning entitlement conditions of approval and code requirements 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.
3. The final building permit(s) cannot be approved until the following have been completed:
 - a. All improvements must be completed in accordance with approved plans.

- 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. 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. Coastal Development Permit No. 17-018 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.
6. The Development Services Departments and divisions (Building & Safety, Fire, Planning 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.