

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

TO: Zoning Administrator
FROM: Nicolle Bourgeois, Planning Aide
DATE: April 5, 2017

SUBJECT: COASTAL DEVELOPMENT PERMIT NO. 16-019 (WOODWARD REMODEL AND ADDITION)

LOCATION: 16241 San Clemente Circle, 92649 (at the terminus of San Clemente Circle – Huntington Harbour)



Applicant: Ed Gulian, Gulian Design Inc., 585 E. Naples Plaza #212, Long Beach, CA 90803

Property Owner: Mark and Janet Woodward, 16241 San Clemente Circle, Huntington Beach, CA 92649

Request: To permit an approximately 1,153 sq. ft. addition and remodel of an existing 4,292 sq. ft. two-story single family dwelling. This 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.

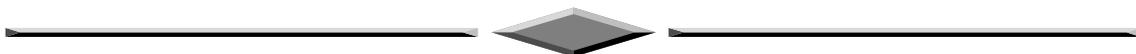
Coastal Status: Appealable

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

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

General Plan: RL-7 (Residential Low Density – Max 7 Units Per Acre)

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 consists of the construction of a single family residence within a residential zone.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 16-019:

1. Coastal Development Permit No. 16-019 to permit an approximately 1,153 sq. ft. addition and remodel of an existing 4,292 two-story single family dwelling conforms to the General Plan, including the Local Coastal Program. The project is consistent with Coastal Element Policy C 1.1.1, which encourages 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 single-family residential developments.
2. Coastal Development Permit No. 16-019 to permit an approximately 1,153 sq. ft. addition and remodel of an existing 4,292 two-story single family dwelling is consistent with the requirements of the Coastal Zone (CZ) Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. 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, as conditioned, complies with all applicable development regulations, including minimum front and side yard setbacks, on-site parking, maximum building height, and site coverage. The existing non-conforming six ft. rear yard setback will remain and the unpermitted patio cover and balcony in the rear yard and over the cantilevered deck will be removed. Therefore, the new alteration and enlargement of the structure will comply with minimum development standards.
3. At the time of occupancy, Coastal Development Permit No. 16-019 to permit an approximately 1,153 sq. ft. addition and remodel of an existing 4,292 two-story single family dwelling can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The project will be constructed on a previously developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roads.
4. Coastal Development Permit No. 16-019 to permit an approximately 1,153 sq. ft. addition and remodel of an existing 4,292 two-story single family dwelling 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. 16-019:

1. The site plan, floor plans, and elevations received and dated February 8, 2017, shall be the conceptually approved design with the following modifications:
 - a. The covered patio in the rear yard shall be removed from the structure. **(HBZSO Section 210.06)**
 - b. The six ft. high block wall in the front yard shall be set back 15 ft. from the front property line. **(HBZSO 210.06).**

- c. Remove the master bedroom balcony and add a note to the second story floor plan (Sheet A-1.1) stating the existing French doors in the master bedroom shall be replaced with windows (**HBZSO 236.06**).
2. Prior to submittal of building permits, zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire, Community Development, 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.
3. The structure cannot be occupied and the final building permit(s) cannot be approved until the following have been completed:
 - a. The unpermitted construction described in Condition of Approval No. 1.a and 1.c has been removed.
 - b. All improvements shall be completed in accordance with approved plans.
 - c. Compliance with all conditions of approval specified herein shall be verified by the Community Development Department.
 - d. 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. Coastal Development Permit No. 16-019 shall become null and void unless exercised within two years of the date of final approval by the Zoning Administrator, or within one year of the date of final Coastal Development Permit approval by the Coastal Commission if the Coastal Development Permit is appealed, 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 (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Department 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.