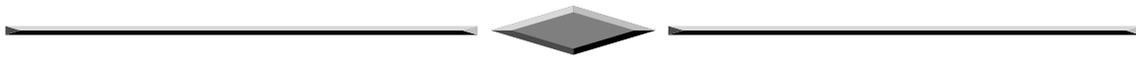


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Tess Nguyen, Associate Planner
DATE: June 5, 2013

SUBJECT: **COASTAL DEVELOPMENT PERMIT NO. 13-004 / ADMINISTRATIVE PERMIT NO. 13-008 (PEPE RESIDENCE ADDITION)**

LOCATION: 16521 Channel Lane, 92649 (west side of Channel Lane, north of Admiralty Drive, Huntington Harbour)



**Applicant/
Property**

Owner: Spencer Pepe, 16521 Channel Lane, Huntington Beach, CA 92649

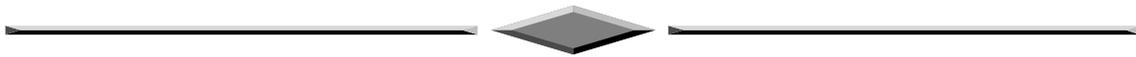
Request: **CDP:** To permit an 807 sq. ft. addition and a 363 sq. ft. deck to an existing 4,391 sq. ft. two-story single family residence. **AP:** To permit the addition at the existing nonconforming rear setback of 9 ft. 6.5 in. in lieu of minimum required 10 ft.

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)

General Plan: RL - 7 (Residential Low Density – 7 du/ac max.)

Existing Use: Single Family 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 15301 of the CEQA Guidelines, because the project consists of an addition to an existing structure that will not result in an increase of more than 50 percent of the floor area.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 13-004:

1. Coastal Development Permit No. 13-004 to permit the construction of an approximately 807 sq. ft. addition and an approximately 363 sq. ft. deck to an existing 4,391 sq. ft. two-story single-family residence conforms to the General Plan, including the Local Coastal Program Land Use Designation of Residential Low Density. The project is consistent with Coastal Element Land Use Policy C 1.1.1 to encourage new development to locate within, contiguous to or in close proximity to existing development areas able to accommodate it. The proposed construction will occur on a developed site, contiguous to existing residential development.
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 addition will comply with all applicable development regulations, including minimum on-site parking, maximum building height, and minimum yard setbacks, with the exception of the rear yard setback. The project proposes to construct the addition to match the existing nonconforming rear yard setback of 9 ft. 6.5 in. in lieu of the minimum required 10 ft. The Huntington Beach Zoning and Subdivision Ordinance permits construction of an addition to an existing nonconforming setback with approval of an administrative permit. As such, the applicant is seeking approval of an administrative permit in conjunction with a coastal development permit.
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 proposed addition 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 to 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 FINDING FOR APPROVAL – ADMINISTRATIVE PERMIT NO. 13-008:

1. Administrative Permit No. 13-08 to permit the 807 sq. ft. addition at the existing nonconforming rear setback of 9 ft. 6.5 in. in lieu of the required minimum of 10 ft. at an existing two-story single family residence 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.

Although the proposed addition does not meet the minimum required rear yard setback, constructing the addition at the existing nonconforming setback will not adversely impact adjacent properties. The addition is proposed to encroach 5.5 inches into the required rear yard leaving a 9 ft. 6.5 in. setback from the rear property line at the nearest point. The length of the addition along the nonconforming setback is 21 ft., which represents approximately 33% of the total width of the dwelling and 23% of the total width of the lot. Because the rear property line faces a 150-ft. wide channel in Huntington Harbour, the addition will be buffered from the neighboring residence to the west. Therefore, impacts from the portion of the addition that encroaches into the required rear yard setback are minimal.

SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 13-004 /ADMINISTRATIVE PERMIT NO. 13-008:

1. The site plan, floor plans, and elevations received and dated April 23, 2013 shall be the conceptually approved design.
2. Prior to submittal for building permits, zoning entitlement conditions of approval 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. 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.
4. The final building permit cannot be approved until the following has been completed:
 - a. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.
 - b. Compliance with all conditions of approval specified herein shall be verified by the Planning & Building 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.
5. The applicant and/or applicant's representative shall be responsible for ensuring that accuracy of all plans and information submitted to the City for review and approval.
6. Coastal Development Permit No. 13-04/Administrative Permit No. 13-08 shall become null and void unless exercised within two years of the date of final approval 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 Planning Division a minimum 30 days prior to the expiration date.

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.