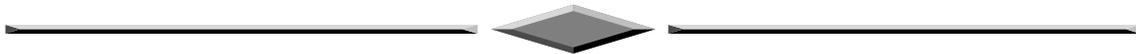


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Kristi Rojas, Project Planner
DATE: June 19, 2013

SUBJECT: CONDITIONAL USE PERMIT NO. 13-015 (RAMIREZ BLOCK WALL)

LOCATION: 214 Venice Avenue, 92648 (north side of Venice Avenue, between Alabama Street and Huntington Street)



Applicant: Karen Kelley, P.O. Box 551, Fullerton, CA 92836

Property Owner: Roman Ramirez, 214 Venice, Avenue, Huntington Beach, CA 92648

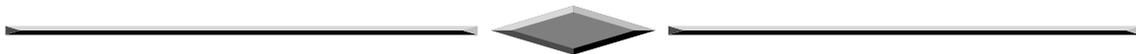
Request: To permit the construction of a 6 ft. - 11in. front yard in lieu of the maximum height of 42 in. and a 1 ft. - 6 in. setback in lieu of 12 ft. within the front yard setback area.

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

Zone: RMH - A (Residential Medium High Density – Small Lot Subdistrict)

General Plan: RMH – 25 – d (Residential Medium High Density – 25 d/u per acre – Design Overlay)

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 construction of a small accessory structure (new wall/fence) on property developed with a single-family home.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 13-015:

1. Conditional Use Permit No. 13-015 for the construction of a 6'-11" high wall in lieu of the maximum allowed height of 42 in. and a 1'-6" ft. setback in lieu of 12 ft. within the front yard setback area, as modified by condition to reduce the height to 44 in. within the 12 ft. front yard setback area, 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. Reducing the height of the wall to 44 in. by removing the existing horizontally placed redwood board upper portion of the wall will bring the overall fence height closer to compliance with the code requirement of a maximum of 42 in., and allow for the existing solid stucco-finished lower portion of the wall to remain. The proposed wall is located on an interior lot and constructed at a height that will not pose any significant traffic, visibility, or other safety concerns. The proposed wall will not negatively impact the visual character of the neighborhood because of the overall design of materials and incorporation of a landscape planter in front of the wall to soften the appearance.
2. The conditional use permit as modified by condition to reduce the height to 44 inches within the 12-foot front yard setback will be compatible with other residential properties containing similar walls in the surrounding area in terms of setback and height. The design will be improved with a landscaped planter in front the wall that will visually soften its overall appearance and provide compatibility with the surrounding environment.
3. The proposed conditional use permit 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 which allows walls to exceed the 42 in. maximum height within 3 ft. of the front property line in the RMH-A zone subject to approval of a Conditional Use Permit.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation RM-25-d (Residential Medium High Density – 25 du/ac—Design Overlay) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:
 - A. Land Use Element

Objective LU 9.2: Provide for the preservation of existing residential neighborhoods.

Policy LU 16.1.1: Accommodate development of the City's neighborhoods, boulevards, and districts according to the Community Districts and Subarea Schedules, which requires (Subarea 3b) front yard setbacks to maintain the existing residential neighborhood character.
 - B. Urban Design Element

Policy UD 1.1.1: Coordinate streetscape and landscape design in all residential neighborhoods to strengthen their identities.

The proposed wall as conditioned, will not change the residential character of the neighborhood, as there are other properties in the vicinity that have similar setbacks for similar walls. The materials and design used to construct the proposed wall is attractive and will not

negatively impact the neighborhood. Landscaping will be planted in front of the decorative wall within a 1 ft. - 6 in. deep planter which will help soften its overall appearance.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 13-015:

1. The site plan, floor plans, and elevations received and dated April 24, 2013 shall be the conceptually approved design with the following modification: The proposed wall and gate shall be reduced to 44 inches high within the 12 foot front setback.
2. Prior to issuance of a building permit for the remainder of the unpermitted wall at 44 inches high, the applicant shall submit revised plans pursuant to Condition No. 1 to the Planning Division for review, approval and inclusion in the file.
3. All landscaping within the front yard setback area shall be maintained in a neat and clean manner.
4. CUP No. 13-015 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 Division a minimum 30 days prior to the expiration date.
5. 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.