

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

**TO:** Zoning Administrator  
**FROM:** Joanna Cortez, Acting Associate Planner  
**DATE:** August 16, 2017

**SUBJECT:      CONDITIONAL USE PERMIT NO. 17-023 (MCGUIRE RESIDENCE ADDITION)**

**LOCATION:**    8222 Snowbird Drive, 92646 (southeast corner of Snowbird Dr. and Schooner Ln.)



**Applicant:**   Earl Knowlton, 6612 Wrenfield Dr., Huntington Beach, CA 92647

**Property Owner:**   Renee McGuire, 8222 Snowbird Dr., Huntington Beach, CA 92646

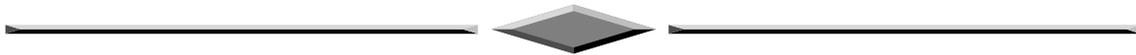
**Request:**        To permit an approximately 418 sq. ft. addition above the second story top plate of a two-story single family residence with an accessory dwelling unit.

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

**General Plan:**    RL-7 (Residential Low Density)

**Zone:**            RL (Residential Low 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 15301 of the CEQA Guidelines, because the project consists of an addition to an existing single-family residence within a residential zone.

**SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 17-023:**

1. Conditional Use Permit No. 17-023 to permit an approximately 418 sq. ft. addition above the second story top plate of a two-story single family residence with an accessory dwelling unit 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 proposed third floor addition, which includes a loft, bathroom, and bedroom, will expand a previously approved accessory dwelling unit (Administrative Permit No. 14-010). In accordance with the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), the habitable area above the second story plate line is designed to be within the confines of the roof volume, with exception of a window dormer, which will minimize the visual mass and bulk of the residence. Additionally, the proposed addition will be accessible only from the interior of the building and all windows will be orientated towards Schooner Ln. and public alley, thereby protecting the privacy of adjacent residences and creating a design that will be consistent with the surrounding properties.
2. The conditional use permit to permit an approximately 418 sq. ft. addition above the second story top plate of a two-story single family residence with an accessory dwelling unit will be compatible with surrounding uses. This habitable area above the second story plate line, which includes a loft, bathroom, and bedroom, is designed to be a part of the roof volume, with exception of a window dormer. This facilitates the structures resemblance as a two-story home with mass and scale that is similar to homes in the neighborhood. In addition, the overall building height (29 ft.-5 in.) will be consistent with the height of existing two-story homes in the neighborhood. All windows will also be oriented towards Schooner Ln. and the public alley, which will protect direct views onto adjacent residences. Lastly, the proposed window dormer is setback five feet from the building exterior, further preserving views onto adjacent residences.
3. The proposed conditional use permit to permit an approximately 418 sq. ft. addition above the second story top plate of a two-story single family residence with an accessory dwelling unit 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. The project complies with minimum on-site parking and building setbacks, as well as maximum lot coverage and building height. The habitable area above the second story plate line is allowed for all single-family dwellings in the RL (Residential Low Density), with approval of a Conditional Use Permit.
4. The granting of the conditional use permit to permit an approximately 418 sq. ft. addition above the second story top plate of a two-story single family residence with an accessory dwelling unit will not adversely affect the General Plan. It is consistent with the Land Use Element designation RL-7 (Residential Low Density - 7 units per acre) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Land Use Element

Policy LU 9.2.1: Require that all new residential development within existing residential neighborhoods be compatible with existing structures, including (b) use of

building heights, grade elevations, orientation and bulk that are compatible with the surrounding development; and (d) maintenance of privacy on abutting residences.

The proposed request to permit an approximately 418 sq. ft. addition above the second story top plate of a two-story single family residence with an accessory dwelling unit is consistent with the requirements of the base zoning district, as well as other provisions of the Municipal Code including setbacks, maximum building height, and minimum on-site parking. The overall building height will match the surrounding properties because the neighborhood is developed with two-story, single-family residences with similar building heights. The proposed third floor habitable area will be integrated within the confines of the second story roof volume. All windows will also be oriented towards Schooner Ln. and the public alley, which will protect direct views onto adjacent residences. Additionally, the proposed window dormer is setback five feet from the building exterior, further preserving views onto adjacent residences.

**SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 17-023:**

1. The site plan, floor plans, and elevations received and dated August 7, 2017 shall be the conceptually approved design.
2. 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.
3. Conditional Use Permit No. 17-023 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.
4. 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.
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 <https://www.builditgreen.org/greenpoint-rated>.

**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.