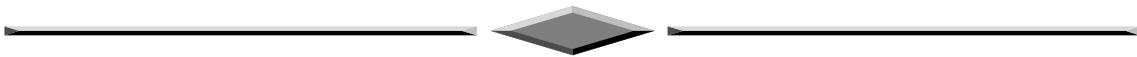


**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Jessica Bui, Assistant Planner  
**DATE:** September 20, 2017

**SUBJECT:        CONDITONAL USE PERMIT NO. 17-024 (CALTRANS BLOCK WALL)**

**LOCATION:**       19601 Beach Boulevard, 92648 (west of Beach Blvd. and south of Yorktown Ave.)



**Applicant:**       Thomas Nguyen, 12031 Loma Street, Garden Grove, CA 97841

**Property Owner:**   Orlando Olivos, State of California Department of Transportation, 19601 Beach Boulevard, Huntington Beach, CA 92648

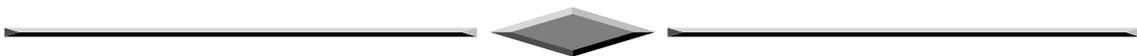
**Request:**         To construct an 8 ft., 8 in. high block wall (approx. 331 linear feet) at 10 feet front yard setback in lieu of maximum 42 inches high within the front yard setback area.

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

**General Plan:**    M – sp - d (Mixed Use – Specific Plan Overlay – Design Overlay)

**Zone:**            SP 14 (Beach and Edinger Corridors Specific Plan)

**Existing Use:**    Caltrans Facility



**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 proposed project involves the minor construction of a block wall.

**SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 17-024:**

1. Conditional Use Permit No. 17-024 for the construction an 8 ft., 8 in. high block wall (approx. 331 linear feet) at 10 ft. front yard setback in lieu of maximum 42 inches high within the 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. The location of the existing structures on-site limit the proposed block wall to be built between 10 ft. and 13 ft. at the front yard setback in lieu of the required 15 ft. setback. The proposed height of 8 ft., 8 in. provides improved screening of the existing structures from the street view along Beach Boulevard. The wall is composed of split-face concrete masonry units (CMU) block wall with decorative pilasters. Although the wall exceeds the maximum allowed height in the front yard setback, the proposed height will not create a safety or traffic hazard and will not impact visibility to the site. The subject site is an interior lot and does not have visibility concerns such as corner lots. The visual character of the neighborhood will not be negatively impacted because the proposed wall provides for greater security and adequate screening of the existing structures. Additionally, landscaping will be provided along the front property line to enhance the appearance of the wall including queen palms at the entry of the site and shrubs of multiple species and sizes planted in informal clusters to evoke a park-like setting as required by SP 14 (Beach and Edinger Corridors Specific Plan).
2. Conditional Use Permit No. 17-024 for the construction an 8 ft., 8 in. high block wall (approx. 331 linear feet) at 10 ft. front yard setback in lieu of maximum 42 inches high within the front yard setback area will be compatible with surrounding uses because landscaping proposed between the wall and sidewalk will enhance the aesthetic appearance of the wall. The landscaping includes trees such as queen palms at the entry of the site and shrubs of multiple species and sizes that are planted in informal clusters to evoke a park-like setting. The design of the proposed block wall will provide 3 ft. offsets to reduce the appearance of a large, flat wall. In addition, the wall varies in height with decorative pilasters that will improve the overall design and streetscape along a major arterial highway.
3. Conditional Use Permit No. 17-024 for the construction an 8 ft., 8 in. high block wall (approx. 331 linear feet) at 10 ft. front yard setback in lieu of maximum 42 inches high within the front yard setback area 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 maximum height within the front yard setback with approval of a conditional use permit. In addition, the proposed landscaping will comply with provisions within SP 14 (Beach and Edinger Corridors Specific Plan) by providing shrubs of multiple species and sizes, and trees such as queen palms within the setback area.
4. The granting of Conditional Use Permit No. 17-024 for the construction an 8 ft., 8 in. high block wall (approx. 331 linear feet) at 10 ft. front yard setback in lieu of maximum 42 inches high within the front yard setback area will not adversely affect the General Plan. It is consistent with the Land Use Element designation of M – sp d (Mixed Use – Specific Plan Overlay – Design Overlay) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Urban Design Element

Goal UD 1: Enhance the visual image of the City of Huntington Beach.

*Policy UD 1.3.1:* Require a consistent design theme and/or landscape design character along the community's corridors that reflects the unique qualities of each district. Ensure that streetscape standards for the major commercial corridors, the residential corridors, and primary and secondary image corridors provide each corridor with its own identity while promoting visual continuity throughout the City.

The proposed 8 ft., 8 in. block wall will be decorative with 3 ft. offsets and pilasters to provide visual interest and will improve the streetscape and visual image of the City along a major arterial highway. Furthermore, the proposed landscaping, which consists of shrubs of multiple species and sizes, and queen palm trees between the sidewalk and wall is consistent with the landscape theme for the Neighborhood Parkway Segment of the Beach and Edinger Corridors Specific Plan.

**SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 17-024:**

1. The site plan and elevations received and dated August 17, 2017 shall be the conceptually approved design with the following modification: Replace the glass material on the pilaster to a solid material such as a stone veneer.
2. Prior to submitting for Building permits, the applicant shall submit a revised set of plans pursuant to Condition No. 1 for review and approval by the Community Development Department.
3. Prior to issuance of building permits, submit four (4) sets of landscape plans in accordance with Section 2.6.9 (Parkway Landscaping) to the Community Development Department for review and approval.
4. CUP No. 17-024 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 Community Development Department a minimum 30 days prior to the expiration date.
5. The applicant shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
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.