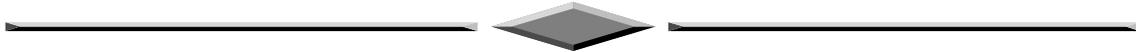


**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Hayden Beckman, Planning Aide  
**DATE:** October 17, 2012

**SUBJECT: COASTAL DEVELOPMENT PERMIT NO. 12-12 (O'BRYAN RESIDENCE):**

**LOCATION:** 16911 Edgewater Lane, 92649 (south of Davenport Drive, west of Edgewater Lane)



**Applicant:** Jay Earl, Jay Earl Designs, 16541 Marina Circle, Huntington Beach, CA 92648

**Property Owner:** Rick O'Bryan, 16911 Edgewater Lane, Huntington Beach, CA 92649

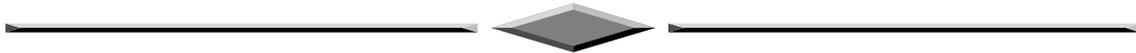
**Request:** To permit an increase of more than 10% of internal floor area for a proposed 704 square feet, two-story addition and a 105 square feet garage addition to an existing two-story, 2,915 square feet single-family residence with a 445 square feet detached garage. The proposed two-story addition will result in a permanent attachment between the garage and main residence.

**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 – Maximum 7 units per acre)

**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 involves an addition to an existing single family residence which will not result in an increase of more than 50 percent of the floor area of the structure before the addition.

**SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 12-12:**

1. Coastal Development Permit No. 12-12 to permit an increase of more than 10% of internal floor area for a proposed 704 square feet, two-story addition and a 105 square feet garage addition to an existing two-story, 2,915 square feet single-family residence with a 445 square feet detached garage conforms with the General Plan, including the Local Coastal Program land use designation of Residential Low Density. The addition will involve an expansion of the family room on the first floor, a new bedroom on the second floor, and an enlargement of the garage. The project is consistent with Coastal Element Land Use Policy C 1.1.1 to encourage development within, 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 residential development. The house will not increase in height above the existing condition.
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. Although the project will increase the existing footprint of the residence, the site will continue to comply with the maximum allowable site coverage. The project also complies with maximum building height, minimum setbacks, and minimum on-site parking.
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 with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access or impact public views to coastal resources.

**SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 12-12:**

1. The site plan, floor plans, and elevations received and dated August 20, 2012, shall be the conceptually approved design.
2. Prior to submittal for building permits, zoning entitlement conditions of approval and code requirements identified in separately transmitted memorandum from the Departments of Fire, Planning and Building, 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. 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 have 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 and 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. Coastal Development Permit No. 12-12 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 and Building Department a minimum 30 days prior to the expiration date.
  6. 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/index.cfm?fuseaction=guidelines>).

**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.