

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

**TO:** Zoning Administrator  
**FROM:** Jessica Bui, Assistant Planner  
**DATE:** November 16, 2016

**SUBJECT: COASTAL DEVELOPMENT PERMIT NO. 16-014/ ADMINISTRATIVE PERMIT NO. 16-015 (BUCCIARELLI LIVE/WORK)**

**LOCATION:** 111 6<sup>th</sup> Street (west side of 6<sup>th</sup> St., and south of Walnut Ave.)

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**Applicant:** Erin Cherson, 606 Central Avenue, Seal Beach, CA 90740

**Property Owner:** Ed Rohaly & Nancy Bucciarelli, 111 6<sup>th</sup> Street, Huntington Beach, CA 92648

**Request:** To permit the conversion of an existing 2,935 sq. ft. single family residence into an approximately 3,614 sq. ft. live/work unit with 478 sq. ft. office/work area and 3,136 sq. ft. of residential/garage area. The project includes an addition of approximately 639 sq. ft. of residential floor area and approximately 40 sq ft. of additional garage space

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

**Coastal Status:** Appealable

**Zone:** Downtown Specific Plan – District 1 (SP5)

**General Plan:** Residential High Density – 30 units per acre – Design Overlay – Specific Plan Overlay (RH-30-d-sp)

**Existing Use:** Residential

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**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 the conversion of a single family residential structure to one live/work unit within a mixed-use zone.

**SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 16-014:**

1. Coastal Development Permit No. 16-014 to permit the conversion of an existing 2,935 sq. ft. single family residence into an approximately 3,614 sq. ft. live/work unit with 478 sq. ft. office/work area and 3,136 sq. ft. of residential/garage area, which includes an addition of approximately 639 sq. ft. of residential floor area and approximately 40 sq. ft. of additional garage space conforms with the General Plan, including the Local Coastal Program land use designation of the Downtown Specific Plan. The project is consistent with Coastal Element Policy C.1.1.1, which encourages development within, or contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed conversion of an existing single family structure and will occur on a developed site, contiguous to existing residential and commercial developments that are compatible with a live/work use.
2. Coastal Development Permit No. 16-014 to permit the conversion of an existing 2,935 sq. ft. single family residence into an approximately 3,614 sq. ft. live/work unit with 478 sq. ft. office/work area and 3,136 sq. ft. of residential/garage area, which includes an addition of approximately 639 sq. ft. of residential floor area and approximately 40 sq. ft. of additional garage space 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 project complies with the minimum onsite parking, minimum building setbacks, maximum square footage of the live/work unit, maximum square footage of non-residential area, and the building height requirements. The Downtown Specific Plan permits the development of a live/work unit 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, Coastal Development Permit No. 16-014 to permit the conversion of an existing 2,935 sq. ft. single family residence into an approximately 3,614 sq. ft. live/work unit with 478 sq. ft. office/work area and 3,136 sq. ft. of residential/garage area, which includes an addition of approximately 639 sq. ft. of residential floor area and approximately 40 sq. ft. of additional garage space can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The proposed live/work unit will be constructed on a developed site which involves the conversion and minor addition of an existing single family structure in an urbanized area with all necessary services and infrastructure available, including water, sewer and roadways.
4. Coastal Development Permit No. 16-014 to permit the conversion of an existing 2,935 sq. ft. single family residence into an approximately 3,614 sq. ft. live/work unit with 478 sq. ft. office/work area and 3,136 sq. ft. of residential/garage area, which includes an addition of approximately 639 sq. ft. of residential floor area and approximately 40 sq. ft. of additional garage space conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The proposed live/work unit involves a minor addition of an existing single family dwelling that is compatible in design, massing, and scale of the surrounding neighborhood and will not impede public access, recreation, or public views to coastal resources.

**SUGGESTED FINDINGS FOR APPROVAL - ADMINISTRATIVE PERMIT NO. 16-015:**

1. Administrative Permit No. 16-015 for the conversion of an existing 2,935 sq. ft. single family residence into an approximately 3,614 sq. ft. live/work unit with 478 sq. ft. office/work area and 3,136 sq. ft. of residential/garage area, which includes an addition of approximately 639 sq. ft. of residential floor area and approximately 40 sq. ft. of additional garage 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 project involves a minor expansion to an existing single family structure and is designed to be compatible with the surrounding mix of commercial and residential uses. In addition, there are necessary services and infrastructure in place to accommodate the live/work use, and the project will not impede public access, recreation, or public views to coastal resources. Lastly, the project complies with the minimum onsite parking, minimum building setbacks, maximum square footage of the live/work unit, maximum square footage of non-residential area, and the building height requirements.

**SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 16-014 /ADMINISTRATIVE PERMIT NO. 16-015:**

1. The site plan, floor plans, and elevations received and dated September 19, 2016 shall be the conceptually approved design with the following modification: the third story roof structure and roof projections, including overhangs, must be setback an average of 10 feet from the ground floor building façade.
2. Prior to submitting for building permits, the applicant shall submit a revised set of plans pursuant to Condition No. 1 in order to update and include the approved plans for the entitlement records for CDP No. 16-014.
3. CDP No. 16-014 and AP No. 16-015 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.
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 <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.