

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

**TO:** Zoning Administrator  
**FROM:** Hayden Beckman, Planning Aide  
**DATE:** September 17, 2008

**SUBJECT:** **NEGATIVE DECLARATION NO. 2008-009 (WESLEY PARK SECTION—  
SINGLE-FAMILY RESIDENCE DEMOLITION)**

**LOCATION:** 601 8<sup>th</sup> Street and 806 Acacia Street, 92648 (northwest corner of 8<sup>th</sup> Street and Acacia Street)

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**Applicant:** Tony Murguia, 9191 Adams Avenue, Huntington Beach, CA 92646

**Property Owner:** Surendra P. Barot, 528 16<sup>th</sup> Street, Huntington Beach, CA 92648

**Request:** To review the potential environmental impacts associated with the demolition of two existing single-family dwellings and an accessory structure located within the Wesley Park District, a potentially historic district identified in the Historic and Cultural Resources Element of the City of Huntington Beach General Plan.

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

**General Plan:** RMH-25-d (Residential Medium High Density – 25 du/acre – Design Overlay)

**Existing Use:** Single-family-residential

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**RECOMMENDATION:** Staff recommends approval of the proposed project based upon the following findings:

**SUGGESTED FINDINGS FOR APPROVAL – NEGATIVE DECLARATION NO. 2008-009**

1. The Negative Declaration No. 08-009 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of twenty (20) days. Comments received during the comment period were considered by the Zoning Administrator prior to action on the Negative Declaration.

2. There is no substantial evidence in light of the whole record before the Zoning Administrator that the project will have a significant effect on the environment. The Historic Resources Assessment for the subject property concludes that although the existing structures have not been subject to documented change of any kind, the property is not associated with any significant historical events and does not meet necessary criteria for listing as a historic resource in the National Register of Historic Places, or criteria for inclusion in a State or local listing of historic significance.

The subject property was also included as part of the Windshield Survey of the 1986 Windshield Survey of the 1986 Historic Resources Survey Report for the City of Huntington Beach. Each of the 556 buildings included in the Survey were given an A, B, C, or D rating. Only A-rated and B-rated buildings were found to be "architecturally distinctive" in terms of characteristics or age. The subject property, along with the majority of the buildings in the survey, was given a C-rating, which means that while the buildings retain most of their original style, they are of modest design and are generally important when they are part of a group of structures that many convey a sense of history by retaining the image of the original neighborhood. However, many surrounding residences adjacent to the subject site have been altered significantly since the time of the survey was conducted, and the subject structures' eligibility as contributing to a potentially significant historical district has been considerably diminished.

While the General Plan has given a local landmark designation to the Wesley Park section and identified the area as a potential Historic/Conservation District, no standards or requirements have been adopted to preserve the area. This has resulted in many alterations to properties within the Wesley Park section. Based on the findings of the Historic Resources Assessment, the project's potential impacts on the Wesley Park section as a significant historic resource are considered less than significant.

#### **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.