

MINUTES
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, August 27, 2008 - 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBER: Ron Santos, Jill Arabe, Rami Talleh, Kimberly De Coite
(recording secretary)

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

ITEM 1: COASTAL DEVELOPMENT PERMIT NO. 2008-015 (PARCELL RESIDENCE ADDITION)

APPLICANT: Curtis Woolsey, 5911 Midiron Circle, Huntington Beach, CA 92649
PROPERTY OWNER: Ron Parcell, 16170 Bimini Lane, Huntington Beach, CA 92649
REQUEST: To permit an approximately 432 sq. ft. 3rd floor addition to an existing, attached townhome in a Planned Residential Development..
LOCATION: 16170 Bimini Lane, 92649 (terminus of Bimini Ln., south of Edinger Ave. – Huntington Harbour)
PROJECT PLANNER: Ron Santos

Ron Santos, Associate Planner, displayed project plans and photographs and stated the purpose, location, and zoning of the subject site. Staff presented an overview of the proposed project and the suggested findings and conditions of approval as presented in the executive summary.

Mr. Santos presented a letter of approval from the Home Owner's Association and reported that no other public comments were received for or against this item. Santos noted that the city has approved similar requests in the same complex both recently and in the past.

THE PUBLIC HEARING WAS OPENED.

Curtis Woolsey, applicant, stated that he agreed with the staff recommendations.

THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.

Mr. .Ramos stated that he agreed with the staff recommended findings and conditions and found the request to be compatible with the surrounding area. Ramos stated that the request was approved.

CONDITIONAL USE PERMIT NO. 2008-028 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) WORKING DAYS.

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, which exempts additions to existing structures constituting less than a 50% expansion of the existing floor area.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2008-015 :

1. Coastal Development Permit No. 2008-015 to permit an approximately 432 sq. ft. 3rd floor addition to an existing attached townhome, as proposed, conforms with the General Plan, including the Local Coastal Program Land Use designation of Residential Low-Density. The proposed project is consistent with Coastal Element Land Use Policy C 1.1.1 to encourage new development to locate within, contiguous to or in close proximity to existing developed areas able to accommodate it, since it consists of a minor addition to an existing dwelling in an existing Planned Residential Development.
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. The project complies with all applicable development regulations, including maximum building height, minimum yard setbacks, maximum site coverage 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.

CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2008-015:

1. The site plan, floor plans, and elevations received and dated July 10, 2008 shall be the conceptually approved design.
2. 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.

ITEM 2: CONDITIONAL USE PERMIT NO. 2008-027 (BOUNCE U CENTER)

APPLICANT:	Tim Kosmos, 26532 Saddlehorn Lane, Laguna Hills, CA 92653
PROPERTY OWNER:	CT Huntington, LLC, 20151 S. W. Birch Street Ste. 200, Newport Beach, CA 92660
REQUEST:	To establish, maintain, and operate a commercial recreation establishment consisting of a children's activity center. This activity center will contain up to five (5) large inflatable attractions (i.e. bounce houses) within an existing 10,632 sq. ft. industrial unit.
LOCATION:	5445 Oceanus Drive #114 & #115, 92649 (north side of Oceanus Drive, west of Graham Street)
PROJECT PLANNER:	Jill Arabe

Jill Arabe, Planning Aide, reported that the applicant has requested a continuance to the September 17, 2008 meeting.

AS THERE WERE NO PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST THE PUBLIC HEARING WAS NOT OPENED.

CONDITIONAL USE PERMIT NO. 2008-027 WAS CONTINUED TO THE SEPTEMBER 17, 2008 MEETING.

THE MEETING WAS ADJOURNED AT 1:37 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, SEPTEMBER 3, 2008 AT 1:30 PM.



Ricky Ramos
Zoning Administrator

:kdc