

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

WEDNESDAY, JULY 6, 2016- 1:30 P.M.

ZONING ADMINISTRATOR: Jennifer Villasenor

STAFF MEMBER: Jessica Bui, Joanna Cortez, Judy Graham

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

ITEM 1: COASTAL DEVELOPMENT PERMIT NO. 16-010 (MANDLA ADDITION)

APPLICANT: Jason Yaw, 26 Meridian Dr., Aliso Viejo, CA 92656
PROPERTY OWNER: Vikram Mandla, 16612 Channel Lane, Huntington Beach, CA 92649
REQUEST: To permit an approximately 1,075 sq. ft. second story addition and a 217 sq. ft. single car garage to an existing 2,814 sq. ft. single-family dwelling. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.
LOCATION: 8471 Warner Avenue, 92647 (northwest corner of Warner Avenue and Newland Street)
CITY CONTACT: Jessica Bui

Jessica Bui, Assistant Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary.

Jennifer Villasenor, Zoning Administrator, stated that she had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Jason Yaw, applicant, stated that he had no comments or concerns with staff's recommendations.

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

Ms. Villasenor stated she would approve the request as recommended by staff.

COASTAL DEVELOPMENT PERMIT NO. 16-010 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, because the project consists of an addition to an existing single-family residence within a residential zone.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 16-010:

1. Coastal Development Permit No. 16-010 to permit an approximately 1,075 sq. ft. second story addition and a 217 sq. ft. single car garage to an existing 2,814 sq. ft. single-family dwelling conforms with the General Plan, including the Local Coastal Program. The 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. The proposed addition will occur within an existing single family dwelling located within an established residential neighborhood.
2. The request to permit an approximately 1,075 sq. ft. second story addition and a 217 sq. ft. single car garage to an existing 2,814 sq. ft. single-family dwelling project, with modifications, is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code, including maximum height, maximum lot coverage, minimum yard setbacks, and required onsite parking.
3. At the time of occupancy the request to permit an approximately 1,075 sq. ft. second story addition and a 217 sq. ft. single car garage to an existing 2,814 sq. ft. single-family dwelling will provide infrastructure in a manner that is consistent with the Local Coastal Program. The project 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, recreation, or views to coastal resources.

CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 16-010:

1. The site plan, floor plans, and elevations received and dated May 18, 2016 shall be the conceptually approved design with the following modifications:
 - a. The proposed kitchen window labeled, "high window" located on the first floor on Sheet A4 shall be removed or relocated to not align with the windows of the neighboring property. **(HBZSO 230.22)**
 - b. The elevation plans shall provide height dimensions measured from the highest point of the curb along the front property line and the subfloor. The differential between the top of the sub floor and the curb shall be a maximum of two feet. **(HBZSO 230.70)**
2. Prior to submittal for building permits, zoning entitlement conditions of approval and code requirements 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. The final building permit(s) cannot be approved until the following have been completed:
 - a. All improvements must be completed in accordance with approved plans.
 - b. Compliance with all conditions of approval specified herein shall be verified by the Community Development 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.
4. CDP No. 16-010 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.
5. The applicant and/or applicant's representative shall be responsible for ensuring that 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.

ITEM 2: ENTITLEMENT PLAN AMENDMENT 16-004 (TEMPORARY PARKING METERS)

APPLICANT: Kellee Fritzal, City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
REQUEST: To amend the conditions of approval of Temporary Use Permit No. 15-001 to extend the temporary use of the site, including the addition of seven temporary public parking meters for a period of five years.
LOCATION: 101 Walnut Avenue, 92648 (west side of Walnut Ave., north of First St.)
CITY CONTACT: Joanna Cortez

Joanna Cortez, Assistant Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary.

Jennifer Villasenor, Zoning Administrator, stated that she had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Duran Villegas, representing the applicant, stated that he had no comments or concerns with staff's recommendations.

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

Ms. Villasenor stated she would approve the request with modified findings as recommended by staff.

ENTITLEMENT PLAN AMENDMENT 16-004 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) CALENDAR 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 15304 of the CEQA Guidelines, because the project involves a minor temporary use of land having negligible or no permanent effects on the environment.

FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 16-004:

1. Entitlement Plan Amendment No. 16-004 to amend the conditions of approval of Temporary Use Permit No. 15-001 to extend the temporary use of the site, including the addition of seven public parking meters for a period of five years, 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 original approval included a temporary building, new perimeter landscaping, and a parking lot which visually enhance the streetscape. Existing chain link fencing and vegetation was removed to activate the site and upgrade its compatibility with the neighborhood. The proposed request will no longer include the modular building, but will maintain the upgraded landscaping and establish temporary public parking meters. Significant impacts related to noise, safety, or traffic are

not anticipated because the existing use operated without any reported issues and no prior complaints were received.

2. The entitlement plan amendment to amend the conditions of approval of Temporary Use Permit No. 15-001 to extend the temporary use of the site, including the addition of seven temporary public parking meters for a period of five years, will be compatible with surrounding uses because the use will utilize the existing parking lot in substantially the same manner which currently exists. The proposed public parking spaces will alleviate peak parking conditions within the downtown area by providing additional parking opportunities.
3. The proposed amendment to extend the temporary use of the site, including the addition of seven temporary public parking meters for a period of five years, 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. No variances are requested. In addition, the proposed changes will continue to be subject to the provisions of Temporary Use Permit No. 15-001 and any additional or revised conditions adopted herein.
4. The granting of the entitlement plan amendment will not adversely affect the General Plan. It is consistent with the Land Use Element designation of M->30-sp-pd (Mixed Use - >30 du/ac – Specific Plan Overlay – Pedestrian Overlay). In addition, it is consistent with the following goals and policies of the General Plan:

Objective ED 3.3: Upgrade and modernize high-activity nodes and districts.

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

Goal C 2: Provide coastal resource access opportunities for the public where feasible and in accordance with the California Coastal Act requirements.

Objective C 2.4: Balance the supply of parking with the demand for parking.

Policy C 2.4.1: Maintain an adequate supply of parking that supports the present level of demand and allows for the expected increase in private transportation use.

The proposed amendment to add seven temporary public parking meters will alleviate peak parking conditions within the downtown area by providing additional parking opportunities. Additionally, upgraded landscaping will visually enhance the streetscape and neighborhood.

ENTITLEMENT PLAN AMENDMENT NO. 16-004:

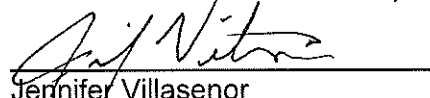
1. The site plan, floor plans, and elevations received and dated May 5, 2016 shall be the conceptually approved design.
2. The temporary use of the site, including the temporary parking meters, is valid until July 2021.
3. EPA No. 16-004 shall become null and void unless exercised within two years of 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 (Fire, Planning & Building, 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.

THE MEETING WAS ADJOURNED AT 1:39 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, JULY 20, 2016, AT 1:30 P. M.



Jennifer Villasenor
Zoning Administrator

JV:JC:jg