

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

**WEDNESDAY, NOVEMBER 18, 2015 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBER:** John Ramirez, Jill Arabe, Ethan Edwards, Judy Graham

**MINUTES:** **NONE**

**ORAL COMMUNICATION:** **NONE**

**ITEM 1: CONDITIONAL USE PERMIT NO. 15-051 (YELLOW VAN DUPLEX)**

**APPLICANT:** Greg Howell, Sky View Designs, 20561 Suburbia Lane, Huntington Beach CA 92646  
**PROPERTY OWNER:** Yellow Van Development, LLC. c/o Greg Howell, Sky View Designs, 20561 Suburbia Lane, Huntington Beach CA 92646  
**REQUEST:** To permit the demolition of existing accessory structures and a portion of an existing single family home and construct a 35-foot high, 2,990 square foot duplex.  
**LOCATION:** 900 Palm Avenue, 92648 (on the north side of Palm Ave., at 9<sup>th</sup> St.)  
**CITY CONTACT:** John Ramirez

John Ramirez, Project 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. Mr. Ramirez noted that staff had received one email stating concerns with potential impacts to privacy, the width of the guest parking space, and the proposed location of the trash bins. Mr. Ramirez noted that staff added four conditions to the proposed permit addressing the width of the guest parking space, the 2<sup>nd</sup> story railing, and the w

Ricky Ramos, Zoning Administrator, stated that he had no questions for staff.

**THE PUBLIC HEARING WAS OPENED.**

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

Rick Polhamus, resident, noted that the proposed bedroom window location may better if moved slightly. He also noted that the second and third story decks may be better if setback further.

Elizabeth Howell, applicant, gave a brief history of the proposed design being presented.

Mr. Ramos gave a brief explanation of the code noting that the applicant could build up to 25 ft. without a public hearing. He noted that the applicant has worked with staff to address the privacy concerns that were pointed out during the public notification process.

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

Mr. Ramos stated he would approve the request as recommended by staff and include the additional conditions as requested by staff.

**CONDITIONAL USE PERMIT NO. 15-051 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 15303 of the CEQA Guidelines, because the project involves the construction of two additional dwelling units for a total of three units onsite.

**FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 15-051:**

1. Conditional Use Permit No. 15-051 to permit the demolition of existing accessory structures and a portion of an existing single family home and construct a 35-foot high, 2,990 square foot duplex 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 proposed detached three-story duplex building will be located approximately 72 ft. from the front property line, behind an existing single family structure. The design of the new building will incorporate wall offsets, roof articulation, changes in plane, and similar building materials utilized on the existing single unit structure in order to reduce the overall building mass of the new multi-story structure. The third story interior floor areas will be sufficiently setback to buffer adjacent residences from the proposed development. The project will not generate additional noise, traffic, odors or other impacts at levels inconsistent with the residential character of the existing neighborhood.
2. The conditional use permit will be compatible with surrounding uses because the project involves construction of a three-story duplex within a neighborhood permitted for multi-family development. Although adjacent properties are comprised of both single family and multi-family residences of both single and two story heights, a variety of duplexes and multi-unit residences in addition to three story structures exist within the vicinity. The proposed development will maintain an existing single unit structure that will continue the existing single-story streetscape along Palm Avenue. The façades of the new building will incorporate building materials similar to the existing residence and include new wall offsets, variations in rooflines, and upper story setbacks to minimize the potential visual impact of the building's overall height and third story decks.
3. The proposed conditional use permit 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, including maximum density, height, lot coverage, building setbacks, landscaping, off-street parking, and open space requirements. Approval of a conditional use permit is required for multi-family buildings greater than 25 ft. high.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of RMH-25-d (Residential Medium High

Density/maximum 25 dwelling units per acre) on the subject property. In addition, it is consistent with the following objectives and policies of the General Plan:

A. Land Use Element

Objective LU 9.1: Provide for the development of single- and multi-family residential neighborhoods.

Policy LU 9.1.1: Accommodate the development of single- and multi-family residential units in areas designated by the Land Use Plan Map, as stipulated by the Land Use and Density Schedules.

B. Urban Design Element

Objective UD 1.1: Identify and reinforce a distinctive architectural and environmental image for each district in Huntington Beach.

Policy UD 1.1.1: Coordinate streetscape and landscape design in all residential neighborhoods to strengthen their identities.

The project will demolish accessory structures related to the existing single family home and construct a new duplex at the rear of the property, while maintaining an existing craftsman style appearance along the streetscape. The neighborhood comprises of a mixture of single story and multi-story complexes. The height of the development will appear to gradually increase from the front to the rear of the property, which is enhanced by balconies at each level, plane breaks in the elevations and decorative wood posts. The design of the building will incorporate similar features of the existing craftsman home and include new landscaping within the interior yards. The third story will be sufficiently setback to increase the buffer between adjacent residences and still accommodate new views.

**CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 15-051:**

1. The site plan, floor plans, and elevations received and dated October 14, 2015 shall be the conceptually approved design, with the following changes:
  - a. The guest parking space along the northwest property line shall include a 3 foot wide planter or raised curb area for passenger step out will be required.
  - b. The northwesterly facing bedroom window in Unit B shall include privacy glass/obscured glazing to enhance privacy between this unit and the adjacent property.
  - c. Second and third floor decks serving Unit B shall incorporate a solid railing along the northwesterly side of the decks to enhance privacy between this unit and the adjacent property.
  - d. No trash cans can be stored in the setbacks nor designed to stay on the street. A specific designated storage area shall be identified on plans submitted for construction plan check.
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. 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 5 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(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 offsite facility equipped to handle them.
5. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
6. Prior to final of building permits, the following shall be completed:
  - a. The existing front single family home shall be inspected for compliance as a three bedroom unit as shown on the site plan and floor plan received and dated October 14, 2015.
7. CUP No. 15-051 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 Community Development Department a minimum 30 days prior to the expiration date.
8. 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.

9. 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: CONDITIONAL USE PERMIT NO. 15-024 (JABER PROPERTY)**

APPLICANT: Louie Hernandez, The Louie Group, 19092 Callaway Cir., Huntington Beach, CA 926489

PROPERTY OWNER: George Jaber, AJ1 Development, LLC, 5050 W. Mission Blvd., Ontario, CA 91762

REQUEST: To construct one three-story single-family dwelling on each of two contiguous lots with a grade differential greater than three feet between the high and low points. The proposed dwellings are 35 ft. tall and approximately 3,200 sq. ft. and include third floor decks oriented toward California Street and the alley. 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: 808 and 810 California Street, 92648 (east side of California St., between Hartford Ave. and Indianapolis Ave.)

CITY CONTACT: Jill Arabe

Jill Arabe, Associate 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. Ms. Arabe stated that staff received one phone call regarding the potential negative impact the structure may have on the existing solar panels on the adjacent property.

Ricky Ramos, Zoning Administrator, stated that he had no questions for staff.

**THE PUBLIC HEARING WAS OPENED.**

Louie Hernandez, 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.**

Mr. Ramos stated he would approve the request as recommended by staff.

**CONDITIONAL USE PERMIT NO. 15-024 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 15303 of the CEQA Guidelines, because the project consists of the construction of a single-family residence on each of two adjacent lots, in a residential zone, in an urbanized area.

**FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 15-024:**

1. Conditional Use Permit No. 15-024 to permit development of one single-family dwelling on each of two adjacent lots with a grade differential exceeding three feet between the high and low points 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 will be developed without significantly altering the existing grade of the subject property. The finished surface is within one foot of the existing grade and the finished floor is within two feet of the finished surface. From the street, the maximum height of the building is 34 ft. 6 in.
2. The conditional use permit will be compatible with surrounding uses because the neighborhood is developed with single family and multi-family residential units developed at comparable grades. The proposed development will be compatible with other residential structures in the area taking into account the proposed building massing, height, and grade of existing properties in the immediate vicinity.
3. The proposed conditional use permit 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. The project, as proposed, complies with all applicable development standards and code requirements, including maximum building height, minimum yard setbacks, maximum site coverage and minimum onsite parking. The HBZSO allows development on parcels with a grade differential exceeding three feet between the high and low points of the lot with approval of a conditional use permit.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of RMH-25-d (Residential Medium High Density – 25 units/acre maximum – Design Overlay) on the subject property. In addition, it is consistent with the following policies of the General Plan:
  - A. Land Use Element  
Policy LU 7.1.2: Require that development be designed to account for the unique characteristics of project sites and objectives for community character.  
  
Policy LU 9.1.2: Require that single family residential units be designed to convey a high level of quality and character.

Policy LU 9.2.1: Require that all new residential development within existing residential neighborhoods (i.e., infill) be compatible with existing structures including the use of building heights, grade elevations, orientation, and bulk that are compatible with the surrounding development.

The conditional use permit accounts for the unique characteristics of the project site, by allowing for development on a lot with a grade differential, based on plans which propose minimal alteration of the existing site grades. The proposed project incorporates quality materials and design. The grade elevations, building orientation, and massing will be compatible with other residential properties existing in the neighborhood.

**CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 15-024:**

1. The site plan, floor plans, and elevations received and dated November 4, 2015, and grading plan received and dated November 6, 2015, shall be the conceptually approved design with the following modifications:
  - a. The site plan and grading plan shall be revised to be internally consistent and to match the elevations with the finished grade stepping down from the street toward the alley.
  - b. The site plan and elevations shall be revised to be scaled correctly in accordance with dimensions.
  - c. The six-foot high fence along property lines shall not encroach into the minimum front yard setback of 12 ft. and the 10 ft. visibility triangle along the driveways intersecting with the alley. **(HBZSO Section 230.88)**
  - d. Blockwall/fencing plans (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) consistent with the grading plan revised pursuant to Condition No. 1a shall be submitted to and approved by the Community Development Department. Double walls shall be avoided to the greatest extent feasible. Applicant shall coordinate with adjacent property owners and make reasonable attempts to construct one common property wall. If coordination between property owners cannot be accomplished, the applicant shall construct a maximum seven foot high wall (including retaining wall) located entirely within the subject property and with a maximum two inch separation from the property line. Prior to construction of any new walls, a plan must be submitted identifying the removal of any existing walls located on the subject property. Any removal of walls on private residential property and construction of new common walls shall include approval by property owners of adjacent properties. The plans shall identify materials, seep holes, and drainage.
2. Prior to submittal for building permits, the following shall be completed:
  - a. One set of revised site plan, grading plan and elevations in accordance with Condition No. 1 shall be submitted to the Planning Division for review and approval and inclusion in the entitlement file.
  - b. 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. 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 modified by conditions of approval.
  - 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
5. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
6. CUP No. 15-024 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 Community Development Department a minimum 30 days prior to the expiration date.
7. The Development Services Departments and divisions (Community Development, Fire, 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.
8. 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 3: CONDITIONAL USE PERMIT NO. 15-054, COASTAL DEVELOPMENT PERMIT NO. 15-028 (RUSSELL RESIDENCE)**

APPLICANT: Louie Hernandez, The Louie Group, 19092 Callaway Cir., Huntington Beach, CA 92648  
PROPERTY OWNER: George Jaber, AJ1 Development, LLC, 5050 W. Mission Blvd., Ontario, CA 91762  
REQUEST: To permit the installation, maintenance, and operation of a 56 ft. high wireless communication facility designed as a palm tree (monopalm) with twelve (12) 8 foot long panel antennas, one (1) GPS antenna, twelve (12) remote radio units, two (2) raycaps, and associated support equipment (2 equipment cabinets, 1 standby generator with a 55 gallon fuel tank) within a 238 sq. ft., 6 foot high equipment enclosure.  
LOCATION: 9062 Adams Avenue, 92646, (southeast corner of Magnolia St. and Adams Ave.)  
CITY CONTACT: Tess Nguyen

Ethan Edwards, Associate 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.

Ricky Ramos, Zoning Administrator, stated that he had no questions for staff.

**THE PUBLIC HEARING WAS OPENED.**

Karen Otis, applicant, stated that he had no comments or concerns with staff's recommendations. Ms. Otis gave a brief overview of the proposed project.

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

Mr. Ramos stated that he would approve the request as recommended by staff.

**CONDITIONAL USE PERMIT NO. 15-054, COASTAL DEVELOPMENT PERMIT NO. 15-028 WERE 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 15303 of the CEQA Guidelines, because the project consists of an addition and courtyard wall to an existing single-family residence within a residential zone.

**FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 15-054:**

1. Conditional Use Permit No. 15-054 to permit the construction of a 6 ft. high courtyard wall 5 ft. from the front property line in-lieu of the maximum height of 42 inches within the front yard setback 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. Although the wall exceeds the maximum allowed height in the front yard setback, the proposed height will not pose any significant traffic, visibility, or other safety concerns because the subject site is an interior lot. The visual character of the neighborhood will not be negatively impacted because proposed landscaping in front of the courtyard wall will soften the appearance of the wall. Additionally, the courtyard wall is consistent with other legally established walls and fences located within front yard setbacks in the vicinity. The design consists of a combination of stucco, wood panels, and stainless steel accents, which creates an attractive appearance.
2. The construction of a 6 ft. high courtyard wall 5 ft. from the front property line in-lieu of the maximum height of 42 inches within the front yard setback will be compatible with surrounding walls in terms of setback and height. The design is architecturally compatible with the associated remodel and includes stucco, wood panels and stainless steel accents. Additionally, the design will be improved with a landscaping in front the wall that will visually soften its overall appearance and provide compatibility with the surrounding environment.
3. The proposed construction a 6 ft. high courtyard wall 5 ft. from the front property line in-lieu of the maximum height of 42 inches within the front yard setback 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 which allows walls to exceed the 42 inch maximum height within the front yard setback subject to approval of a conditional use permit.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Residential Low Density on the subject property. In addition, it is consistent with the following objective and policies of the General Plan:

A. Land Use Element

Objective LU 9.2: Provide for the preservation of existing residential neighborhoods.

Policy LU 16.1.1: Accommodate development of the City's neighborhoods, boulevards, and districts according to the Community Districts and Subarea Schedules, which requires (Subarea 3B) front yard setbacks to maintain the existing residential neighborhood character.

B. Urban Design Element

Policy UD 1.1.1: Coordinate streetscape and landscape design in all residential neighborhoods to strengthen their identities.

The proposed courtyard wall will not change the residential character of the neighborhood, as there are other properties in the vicinity that have similar setbacks for similarly permitted walls. The materials and design used to construct the proposed wall is attractive and will not negatively impact the neighborhood. Landscaping will be planted in front of the wall which will help soften its overall appearance.

**FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 15-028:**

1. Coastal Development Permit No. 15-028 to permit the construction of an approximately 460 sq. ft. addition to an existing 1,517 sq. ft. single-story single-family dwelling, as proposed, conforms to 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 proposed construction of an approximately 460 sq. ft. addition to an existing 1,517 sq. ft. single-story single-family dwelling 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 proposed addition can be provided with 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 - CONDITIONAL USE PERMIT NO. 15-054/ COASTAL DEVELOPMENT PERMIT NO. 15-028:**

1. The site plan, floor plans, and elevations received and dated October 22, 2015 shall be the conceptually approved design.
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. Conditional Use Permit No. 15-054 in conjunction with Coastal Development Permit No. 15-028 shall become null and void unless exercised within two years of the date of final approval by the City Council, or within one year of the date of final Coastal Development Permit approval by the Coastal Commission if the Coastal Development Permit is appealed, or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department 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 (Community Development, Fire, 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.

THE MEETING WAS ADJOURNED AT 1:57 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, DECEMBER 2, 2015, AT 1:30 P. M.



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Ricky Ramos  
Zoning Administrator

RR:EE:jd