

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

WEDNESDAY, NOVEMBER 19, 2014 - 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBER: Joanna Cortez, Tess Nguyen, Ethan Edwards, Judy Demers

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

ITEM 1: COASTAL DEVELOPMENT PERMIT NO. 14-011 (QUIJADA RESIDENCE):

APPLICANT: Jim Caldwell, 1614 Warwick Lane, Newport Beach, CA 92660
PROPERTY OWNER: Ernie and Diane Quijada, 16671 Carousel Lane, Huntington Beach, CA 92649

REQUEST: To permit the demolition of an existing approximately 3,300 sq. ft. two-story single family dwelling and to construct a new approximately 4,100 sq. ft. two-story single family dwelling with a 600 sq. ft. attached garage. This 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.e.

LOCATION: 16671 Carousel Lane, 92649 (west side of Carousel Ln. – Huntington Harbour)

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.

Ricky Ramos, Zoning Administrator, verified the maximum height of the proposed project was 30'. He also verified the location and height of the proposed wing wall.

THE PUBLIC HEARING WAS OPENED.

Jim Caldwell, applicant, stated that he had no comments or concerns with staff's recommendations. Mr. Caldwell stated that he had a comment on behalf of the property owner regarding the requirement to have a 3-car garage for a fifth bedroom which they will not have. Mr. Ramos explained that definition of a bedroom is broad and unfortunately he is unable to modify the code.

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

Mr. Ramos stated that, based on the information provided, he would approve the request as recommended by staff.

COASTAL DEVELOPMENT PERMIT NO. 14-011 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 15303 of the CEQA Guidelines, because the project consists of the construction of one single-family residence within a residential zone.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 14-011:

1. Coastal Development Permit No. 14-011 for the demolition of an existing approximately 3,300 sq. ft. two-story single family dwelling and construction of a new approximately 4,100 sq. ft. two-story single family dwelling with a 600 sq. ft. attached garage, as modified by conditions of approval, conforms with the General Plan, including the Local Coastal Program. 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 construction will occur on a developed site, contiguous to existing single-family residential developments.
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 minimum setbacks, onsite parking, maximum building height, and lot coverage.
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 project will be constructed on a previously developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roads.
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. 14-011:

1. The site plan, floor plans, and elevations received and dated September 23, 2014 shall be the conceptually approved design with the following modifications:
 - a. Sheet A-1 shall be revised with updated lot coverage information including eave projections and decks.

- b. The first floor plan shall be revised to include minimum interior dimensions of 19 ft. deep by 27 ft. wide for the three-car garage.
 - c. The proposed wing wall near the southeasterly property line shall be redesigned to a maximum depth of six inches.
2. Prior to submittal for building permits, zoning entitlement conditions of approval and code requirements identified in separately transmitted memorandum from the Departments of Fire, Planning and Building, and Public Works 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(s) cannot be approved until the following has been completed:
 - a. All improvements shall be completed in accordance with approved plans.
 - b. Compliance with all conditions of approval specified herein shall be verified by the Planning and Building 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. Coastal Development Permit No. 14-011 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 and Building Department a minimum 30 days prior to the expiration date.
7. The Development Services Departments and divisions (Fire, Planning and Building, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning and Building 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 2: CONDITIONAL USE PERMIT NO. 14-027 (HIGH SPIRITS AND CIGARS LIQUOR STORE):

APPLICANT: Antoun Safar, 29105 S Western Avenue, Rancho Palos Verdes, CA 90275
PROPERTY OWNER: George Andrews, 18202 Prairie Avenue, Torrance, CA 90504
REQUEST: To permit the establishment of a 2,500 sq. ft. retail store devoted to the sales, display, and storage of alcoholic beverages (more than 10% of the floor area) and other merchandise in an existing shopping center.
LOCATION: 6021 Warner Avenue, 92647 (northeast corner of Warner Ave. and Springdale St.)
CITY CONTACT: Tess Nguyen

Tess Nguyen, 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.

Antoun Safar, applicant, stated that he was concerned with the conditions set down by the Huntington Beach Police Department. His concern is with the limits that would be placed on his business, such as the size and types of alcohol products he would be able to sell. Mr. Ramos explained that due to recent issues with alcohol within the City, he has been seeing more

restrictions placed on businesses selling alcohol. Mr. Ramos also explained Mr. Safar's options regarding the hearing. He may ask for a continuance, allow Mr. Ramos to make a decision and if the decision is not satisfactory, he may appeal to the Planning Commission. Mr. Safar asked for a continuance to a date unknown.

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

Mr. Ramos stated that he would continue the item to a date uncertain at the applicant's request.

CONDITIONAL USE PERMIT NO. 14-027 WAS CONTINUED TO A DATE UNCERTAIN.

THE MEETING WAS ADJOURNED AT 1:48 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, DECEMBER 3, 2014, AT 1:30 P. M.

Ricky Ramos
Zoning Administrator

RR:EE:jd