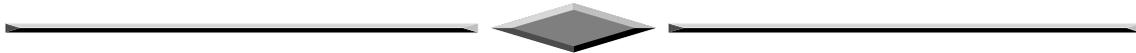


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Tess Nguyen, Associate Planner
DATE: May 18, 2016

SUBJECT: **COASTAL DEVELOPMENT PERMIT NO. 15-012/ CONDITIONAL USE PERMIT NO. 15-023 (RICHARDS RESIDENCE ADDITION)**

LOCATION: 16854 Bayview Drive, 92649 (east side of Bayview Dr., south of Broadway – Huntington Harbour)



Applicant: William Larson, 3626 Long Beach Boulevard, Long Beach CA 90807

Property Owner: Matthew Richards, 3626 Long Beach Boulevard, Long Beach CA 90807

Request: **CDP:** To permit a 1,563 sq. ft. second floor and third floor addition to an existing one-story single family residence. **CUP:** To permit a 553 sq. ft. third floor habitable area addition and a 115 sq. ft. third floor deck at an overall building height of 33 feet.

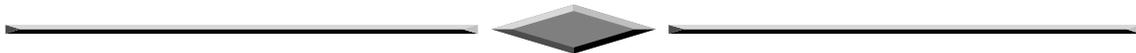
Environmental Status: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

Coastal Status: Appealable

Zone: RL-CZ (Residential Low Density – Coastal Zone)

General Plan: RM-15 (Residential Medium Density – 15 du/ac max)

Existing Use: Single Family Residence



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

SUGGESTED 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, Class 1 of the CEQA Guidelines, because the project consists of an addition to an existing single-family residence within a residential zone.

SUGGESTED FINDINGS FOR APPROVAL – COASTAL DEVELOPMENT PERMIT NO. 15-012:

1. Coastal Development Permit No. 15-012 to permit a 1,563 sq. ft. second and third floor addition to an existing one-story single-family residence 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 on a developed site, contiguous to existing 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 addition will comply with all applicable development regulations, including maximum building height, maximum lot coverage, minimum yard setbacks, and minimum onsite 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, recreation, or views to coastal resources.

SUGGESTED FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 15-023:

1. Conditional Use Permit No. 15-023 to permit a 553 sq. ft. third floor habitable area addition and a 115 sq. ft. third floor deck with an overall building height of 33 feet 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 third story habitable area at an overall height of 33 ft. will be located within the confines of the second story roof volume. Although the rooftop deck is a vertical projection above the roof volume, it is set back five feet from the building exterior which will minimize the visual mass and bulk of the structure. The third floor deck is oriented toward the harbor and thereby protecting privacy of adjacent residences. Moreover, the third floor habitable area and deck do not exceed the height limit and will be accessible only from the interior of the building.
2. The proposed 553 sq. ft. third floor addition and 115 sq. ft. third floor deck above the second story with an overall building height of 33 feet will be compatible with surrounding uses because the rooftop deck and addition will be integrated into the design of the residence in order to resemble other homes in the adjacent neighborhood. The third floor habitable area is integrated within the confines of the second story roof volume which is compatible to the mass and scale of surrounding homes. The overall building height will match the surrounding properties because the project is nearby to existing two-story, single-family residences with similar building heights. The proposed 115 sq. ft. deck will be oriented towards the harbor which will protect direct views onto adjacent residences. The proposed deck will be setback five feet from the building exterior which allows the residence to be compatible with the mass and scale of structures in the surrounding neighborhood.

3. The proposed 553 sq. ft. third floor addition and 115 sq. ft. third floor deck above the second story with an overall building height of 33 feet 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 complies with minimum onsite parking and building setbacks, and maximum lot coverage and building height. The 553 sq. ft. third floor addition and 115 sq. ft. rooftop deck above the second story is allowed within the RL (Residential Low Density) zoning district 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 RL-7 (Residential Low Density—7 units per acre) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Land Use Element

Policy – 9.2.1: Require that all new residential development within existing residential neighborhoods be compatible with existing structures, including (b) use of building heights, grade elevations, orientation and bulk that are compatible with the surrounding development; and (d) maintenance of privacy on abutting residences.

B. Coastal Element

Objectives – C 1.1: Ensure that adverse impacts associated with coastal zone development are mitigated or minimized to the greatest extent feasible.

The proposed project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other provisions of the Municipal Code including maximum site coverage, maximum building height, minimum building setbacks, and minimum on-site parking. The third floor habitable area will be integrated within the confines of the second story roof volume. The rooftop deck will be oriented toward the harbor, minimizing impact to privacy on adjoining properties. The deck will also be setback five feet from the building exterior to reduce the mass and bulk of the structure.

SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 15-012/ CONDITIONAL USE PERMIT NO. 15-023:

1. The site plan, floor plans, and elevations received and dated March 31, 2016 shall be the conceptually approved design.
2. Prior to submittal of building permits, zoning entitlement conditions of approval and code requirements identified in separately transmitted memorandum from the Departments of Fire, Community Development, 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. The structure cannot be occupied and 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. Coastal Development Permit No. 15-012 and Conditional Use Permit No. 15-023 shall become null and void unless exercised within two years of the date of final Coastal Development Permit approval or 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 Community Development Department a minimum 30 days prior to the expiration date.
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. 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.