

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

TO: Zoning Administrator
FROM: Joanna Cortez, Assistant Planner
DATE: May 20, 2015

SUBJECT: **COASTAL DEVELOPMENT PERMIT NO. 15-004/ ADMINISTRATIVE PERMIT NO. 15-005 (SCHAMEL RESIDENCE)**

LOCATION: 4081 Diablo Circle, 92649 (Near the northwest corner of Diablo Cir. and Edgewater Ln., Huntington Harbor).

Applicant: Karen Otis, 909 Electric Ave. Suite 207, Seal Beach, CA 90740

Property Owner: Duke and Mitzie Schamel, 16835 Algonquin Street, Huntington Beach, CA 92649

Request: To permit an approximately 1,277 sq. ft. addition to an existing two-story single family dwelling with lot coverage of 51.4% in lieu of the maximum 50%.

Environmental Status: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

Coastal Status: Appealable

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

General Plan: RL-7 (Residential Low Density)

Existing Use: Residential

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 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. 15-004:

1. Coastal Development Permit No. 15-004 for the 1,277 sq. ft. addition to a single family residence conforms to the General Plan and 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 project, with the exception of the request to exceed maximum lot coverage, is consistent with the requirements of the Coastal Zone (CZ) Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code, including maximum height, minimum yard setbacks, and required onsite parking. The proposed 1,277 sq. ft. addition will be located within the existing building foot print; however, a portion of it will expand the building footprint by approximately 126.26 sq. ft., causing the building to cover 51.4% of the lot in lieu of the maximum allowance of 50%. The Huntington Beach Zoning and Subdivision Ordinance (HBZSO) allows for a waiver of development standards with approval of an Administrative Permit. As such, the applicant is seeking approval of an Administrative Permit in conjunction with the Coastal Development Permit.
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 addition conforms to 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 - ADMINISTRATIVE PERMIT NO. 15-005:

1. The proposed lot coverage of 51.4% does not exceed a 10% deviation from the maximum allowed lot coverage of 50% applicable in the RL (Residential Low Density) zoning district, pursuant to Section 210.06 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).
2. The waiver of development standards to exceed maximum lot coverage improves the design by pushing the front entry door approximately 15 ft. closer to the street and in turn, eliminates the dark "tunnel" effect the 51 ft. long entryway currently has. Granting the waiver also allows for a design that provides additional security as the front door will be closer and more visible to the street. As proposed, the project meets desired design objectives and maintains neighborhood compatibility.
3. The proposed project will not degrade the environment, and will not result in any changes to land use or density. With the exception of the proposed 51.4% lot coverage, the proposed project, as conditioned, conforms to all applicable development standards, including maximum height, minimum yard setbacks, and required onsite parking.

SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 15-004/ ADMINISTRATIVE PERMIT NO. 15-005:

1. The site plan, floor plans, and elevations received and dated April 13, 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 Planning & 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.
4. CDP No. 15-004 and AP No. 15-005 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 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.
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.