

MINUTES
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Council Chambers - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, DECEMBER 18, 2024 - 1:30 P.M.

ZONING ADMINISTRATOR: Joanna Cortez

STAFF MEMBER: Wayne Carvalho, Hayden Beckman, Marco Cuevas Jr., Patty Malagon, Michelle Romero

PUBLIC COMMENTS: **NONE**

ITEM 1: CONDITIONAL USE PERMIT NO. 24-017/COASTAL DEVELOPMENT PERMIT NO. 24-015 (LAM RESIDENCE):

APPLICANT: Wun Sze Li, Hannouche Architects, 20250 SW Acacia St., Ste. 145, Newport Beach, 92660

PROPERTY OWNER: Aleksei Lam, 4061 Figaro Circle, Huntington Beach, CA 92649

REQUEST: To demolish an existing residence and construct a new 5,497 sq. ft., 3-story, 4-bedroom, single-family residence at an overall height of 35 ft., including a 435 sq. ft. two-car garage, 37 sq. ft. second floor balcony, and 200 sq. ft. third floor deck.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act (CEQA)

LOCATION: 4061 Figaro Circle, 92649 (North side of Figaro Circle, west of Edgewater Lane)

CITY CONTACT: Wayne Carvalho

Wayne Carvalho, Contract Principal Planner, displayed project plans 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. Staff received one public comment in opposition, referencing height compatibility and parking. Staff added two new conditions referencing setbacks from the second-floor facade and applicant has already submitted revised drawings to show compliance.

Joanna Cortez, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Wun Sze Li, applicant, had no comments or concerns with staff's recommendations, including the added condition.

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

Ms. Cortez addressed the concerns stated in the public comment, confirming that the home is

compatible in height with the surrounding homes. She also confirmed that the request complied with code for parking requirements.

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

CONDITIONAL USE PERMIT NO. 24-017 AND COASTAL DEVELOPMENT PERMIT NO. 24-015 WERE APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND MODIFIED 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 a single-family residence within a residential zone.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 24-017:

1. Conditional Use Permit No. 24-017 to demolish an existing residence and construct a new 5,497 sq. ft., 3-story, 4-bedroom, single-family residence at an overall height of 35 ft., including a 435 sq. ft. two-car garage, 37 sq. ft. second floor balcony, and 200 sq. ft. third floor deck 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 because the third floor space is designed to be confined within the second floor volume, which facilitates the structure's resemblance to a two-story home with a mass and scale that is similar to the proportion and scale of homes in the surrounding neighborhood. In addition, the third-floor deck is setback a minimum of five feet from the building exterior and is oriented towards the public right-of-way (water), which will minimize the visual mass and bulk of the structure and maintain privacy for abutting residences. Furthermore, the deck will not exceed the height limit and will only be accessible via the interior of the residence.
2. The granting of the Conditional Use Permit No. 24-017 to demolish an existing residence and construct a new 5,497 sq. ft., 3-story, 4-bedroom, single-family residence at an overall height of 35 ft., including a 435 sq. ft. two-car garage, 37 sq. ft. second floor balcony, and 200 sq. ft. third floor deck will not adversely affect the General Plan because it is consistent with the Land Use Element designation of RL (Residential Low Density) on the subject property and with the following goals and policies of the General Plan:

A. Land Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1(A): Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

Policy LU-1(D): Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

Policy LU-4(D): Ensure that single-family residences are of compatible proportion, scale, and character to surrounding neighborhoods.

The proposed project conforms with the requirements of the RL base zoning district including parking, building setbacks, building height, lot coverage, and privacy design standards. As conditioned, the proposed third-floor deck will be oriented toward the rear (water) and will be setback five feet from the building exterior, ensuring privacy is maintained for abutting residences.

3. The proposed Conditional Use Permit No. 24-017 to demolish an existing residence and construct a new 5,497 sq. ft., 3-story, 4-bedroom, single-family residence at an overall height of 35 ft., including a 435 sq. ft. two-car garage, 37 sq. ft. second floor balcony, and 200 sq. ft. third floor deck 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 (HBZSO) because as conditioned, the project complies with parking, building setbacks, building height, lot coverage, and privacy design standards. In addition, the third-floor area is designed to be within the confines of the second story roof volume and the proposed third floor deck will be set back five feet from the building façade, as required by the HBZSO. Third floor habitable area is permitted for all single-family dwellings in the RL zoning district with the approval of a conditional use permit.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 24-015:

1. Coastal Development Permit No. 24-015 for the development project, conforms with the General Plan, including the Local Coastal Program. The request to demolish an existing residence and construct a new 5,497 sq. ft., 3-story, 4-bedroom, single-family residence at an overall height of 35 ft., including a 435 sq. ft. two-car garage, 37 sq. ft. second floor balcony, and 200 sq. ft. third floor deck conforms with the City's Local Coastal Program, including Coastal Element Land Use Policy C 1.1.1 which encourages new development to locate within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed development will occur entirely on a site previously occupied by a single family residence, contiguous to properties also developed with single-family residential uses.
2. Coastal Development Permit No. 24-015 to demolish an existing residence and construct a new 5,497 sq. ft., 3-story, 4-bedroom, single-family residence at an overall height of 35 ft., including a 435 sq. ft. two-car garage, 37 sq. ft. second floor balcony, and 200 sq. ft. third floor deck is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code because as conditioned, the project will comply with all applicable development regulations, including maximum building height, minimum yard setbacks, lot coverage, and privacy design standards. No code exceptions are requested as part of this project.
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 because Coastal Development Permit No. 24-015 to demolish an existing residence and construct a new 5,497 sq. ft., 3-story, 4-bedroom, single-family residence at an overall height of 35 ft., including a 435 sq. ft. two-car garage, 37 sq. ft. second floor balcony, and 200 sq. ft. third

floor deck is located in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways.

4. Coastal Development Permit No. 24-015 to demolish an existing residence and construct a new 5,497 sq. ft., 3-story, 4-bedroom, single-family residence at an overall height of 35 ft., including a 435 sq. ft. two-car garage, 37 sq. ft. second floor balcony, and 200 sq. ft. third floor deck lot conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act in that the project will not impede public access, recreation, or views to coastal resources.

CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 24-017/COASTAL DEVELOPMENT PERMIT NO. 24-015:

1. The site plan, floor plans, and elevations received October 24, 2024, shall be the conceptually approved layout with the following modifications:
 - a. The third floor rear deck shall be setback a minimum of five feet from the second floor building façade **(HBZSO 210.06.M)**
 - b. The depth of the second-floor balcony projection along the north elevation (rear) shall be reduced to a maximum of 30-inches.
 - c. The roof shall be designed to meet the second floor top plate (max. 25' height). All cornice treatment on the exterior shall be placed below/under the roof. Section drawings shall be provided with working drawings submitted for plan check to demonstrate compliance with this code requirement.
2. The differential between top of subfloor (finished floor) and datum (highest adjacent curb) shall be a maximum of two feet as determined by Public Works. If any subfloor, stem wall or footing is proposed greater than two feet above datum, the height in excess shall be deducted from the proposed 35-foot maximum allowable ridgeline height. **(HBZSO 230.70 (B))**
3. Prior to submittal of building permits, the following shall be completed: Zoning entitlement conditions of approval 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.
4. Prior to issuance of final building permits, the following shall be 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.
5. During demolition, grading, site development, and/or construction, the following shall be completed:

- 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.
6. 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.
 7. Conditional Use Permit No. 24-017 in conjunction with Coastal Development Permit No. 24-015 shall become null and void unless exercised within two years of the date of final approval 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 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.

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: COASTAL DEVELOPMENT PERMIT NO. 24-013 (MORGAN RESIDENCE):

APPLICANT: Sabrina Lawson, 21851 Newland Street, Sales Office, Huntington Beach, CA 92646
PROPERTY OWNER: Tracy Morgan, 6470 El Camino Real Unit 208, Atascadero, CA 93422
REQUEST: To install a new single-level, double wide manufactured home consisting of 2 bedrooms and 2 bathrooms (approximately 1,062 sq. ft.).
ENVIRONMENTAL STATUS: The proposed project is covered by Section 15302, Class 2 of the California Environmental Quality Act (CEQA).
LOCATION: 21851 Newland Street Space No. 251, 92646 (located within Huntington by the Sea manufactured home community at Newland Street and PCH)
CITY CONTACT: Marco Cuevas Jr.

Marco Cuevas Jr., Associate Planner, displayed project plans 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. Staff stated that condition 4 was added. Staff received no public comments on this item.

Joanna Cortez, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Sabrina Lawson, applicant, had no comments or concerns with staff's recommendations, including the added condition.

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

Ms. Cortez confirmed that the project had already been approved by the California State Department of Housing and Community Development and the purpose was for the item to go through the Coastal Development process.

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

COASTAL DEVELOPMENT PERMIT NO. 24-013 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND MODIFIED 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. 24-013:

1. Coastal Development Permit No. 24-013 to install a new 1,062 sq. ft. single story, double-wide manufactured home consisting of 2 bedrooms and 2 bathrooms at an overall height of 15 ft 8 3/8 in. within a manufactured home park conforms with the General Plan, including the Local Coastal Program because the project is consistent with the 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 development will replace a previously existing manufactured home that was removed and be located entirely on a developed site, contiguous to existing residential development.
2. Coastal Development Permit No. 24-013 to install a new 1,062 sq. ft. single story, double-wide manufactured home consisting of 2 bedrooms and 2 bathrooms at an overall height of 15 ft 8 3/8 in. within a manufactured home park is consistent with the requirements of the CZ (Coastal Zone) Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code because the project, as proposed, will comply with all applicable development regulations from the permitting authority, the Department of Housing and Community Development (HCD). The new manufactured home will replace a previously existing manufactured home, within an existing mobile home park and will not increase the density of the site. Additionally, the proposal has been approved for compliance by HCD.
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 because Coastal Development Permit No. 24-013 to install a new 1,062 sq. ft. single story, double-wide manufactured home consisting of 2 bedrooms and 2 bathrooms at an overall height of 15 ft 8 3/8 in. within a manufactured home park is located in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways.
4. Coastal Development Permit No. 24-013 to install a new 1,062 sq. ft. single story, double-wide manufactured home consisting of 2 bedrooms and 2 bathrooms at an overall height of 15 ft 8 3/8 in. within a manufactured home park conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act in that the project will not impede public access, recreation, or views to coastal resources.

CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 24-013:

1. The site plan, floor plan, and elevations received and dated June 1, 2023, shall be the conceptually approved layout.
2. 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.
3. Coastal Development Permit No. 24-013 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.
4. The applicant shall be responsible for any applicable permitting and/or inspection required as imposed by the California State Department of Housing and Community Development.
5. 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.

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: COASTAL DEVELOPMENT PERMIT NO. 24-030 (DOAN RESIDENCE):

APPLICANT: Jeffrey Dahl, 1102 Main Street, Huntington Beach, CA 92648
PROPERTY OWNER: Dominique and Diep Doan, 17571 Mondino Drive, Rowland Heights, CA 91748
REQUEST: To permit the remodel of an existing 3,351.5 sq. ft. 2 story single family residence by permitting additions to the residence totaling 752.5 sq ft and a new 422 sq. ft. attached ADU addition on the lower level, which includes a conversion of 125.5 sq ft of the existing living area, includes an increase in building height of 18 inches at an overall height of 30 ft.
ENVIRONMENTAL STATUS: This request is covered by Section 15303, Class 3, of the California Environmental Quality Act (CEQA).
LOCATION: 16462 Barnstable Circle, 92649 (south portion of Humboldt Drive, near the terminus of Barnstable Circle)
CITY CONTACT: Marco Cuevas Jr.

Marco Cuevas Jr., Associate Planner, displayed project plans 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. Staff received no public comments on this item.

Joanna Cortez, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Jeffrey Dahl, applicant, had no comments or concerns with staff's recommendations, including the added condition.

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

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

COASTAL DEVELOPMENT PERMIT NO. 24-030 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 would develop an addition less than 50 percent of existing floor area of an existing single-family residence within an existing urbanized residential zone.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 24-030:

1. Coastal Development Permit No. 24-030 to permit the remodel of an existing 3,351.5 sq. ft. 2 story single family residence by permitting additions to the residence totaling 752.5 sq ft and a new 422.0 sq ft attached ADU addition on the lower level which includes a conversion of 125.5 sq ft of the existing living area includes an increase in building height of 18 inches at an overall height of 30 ft., conforms with the General Plan, including the Local Coastal Program because the project is consistent with the 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 development will occur entirely on a developed site, contiguous to properties developed with existing single-family residential uses.
2. Coastal Development Permit No. 24-030 to permit the remodel of an existing 3,351.5 sq. ft. 2 story single family residence by permitting additions to the residence totaling 752.5 sq ft and a new 422.0 sq ft attached ADU addition on the lower level which includes a conversion of 125.5 sq ft of the existing living area includes an increase in building height of 18 inches at an overall height of 30 ft. is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code because the project will comply with all applicable development regulations, including maximum building height, minimum yard setbacks, lot coverage, and privacy design standards.
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 because Coastal Development Permit No. 24-030 to permit the remodel of an existing 3,351.5 sq. ft. 2 story single family residence by permitting additions to the residence totaling 752.5 sq ft and a new 422.0 sq ft attached ADU addition on the lower level which includes a conversion of 125.5 sq ft of the existing living area includes an increase in building height of 18 inches at an overall height of 30 ft. is located in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways.
4. Coastal Development Permit No. 24-030 to permit the remodel of an existing 3,351.5 sq. ft. 2 story single family residence by permitting additions to the residence totaling 752.5 sq ft and

a new 422.0 sq ft attached ADU addition on the lower level which includes a conversion of 125.5 sq ft of the existing living area includes an increase in building height of 18 inches at an overall height of 30 ft. conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act in that the project will not impede public access, recreation, or views to coastal resources.

CONDITIONS OF APPROVAL – COASTAL DEVELOPMENT PERMIT NO. 24-030:

1. The site plan, floor plans, and elevations received September 27, 2024, shall be the conceptually approved layout.
2. Prior to submittal of building permits, the following shall be completed: Zoning entitlement conditions of approval 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 completed:
 - 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. Prior to issuance of final building permits, the following shall be 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.
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. 24-030 shall become null and void unless exercised within two years of the date of final approval 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 Community Development Department a minimum 30 days prior to the expiration date.

7. 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.

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 4: COASTAL DEVELOPMENT PERMIT NO. 24-014 (MODEL FLEETWOOD HOME):

APPLICANT:	Sabrina Lawson, 21851 Newland St. (Sales Office), Huntington Beach, CA 92646
PROPERTY OWNER:	Huntington by the Sea MHC, LLC, 110 N. Wacker Dr., Ste. 4500, Chicago, IL 60606
REQUEST:	To permit the installation of a new 1,525 sq. ft. single-story manufactured home.
ENVIRONMENTAL STATUS:	This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act (CEQA).
LOCATION:	21851 Newland Street Space No. 172, 92646 (north of PCH, between Beach Boulevard and Newland Street)
CITY CONTACT:	Patty Malagon

Patty Malagon, Associate Planner, displayed project plans 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. Staff received two public comment in opposition, referencing installing the home prior to the coastal development permit approval. Staff stated that condition 3 was added.

Joanna Cortez, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Sabrina Lawson, applicant, had no comments or concerns with staff's recommendations, including the added condition.

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

Ms. Cortez confirmed that the project had already been approved by the California State Department of Housing and Community Development and the park manager.

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

COASTAL DEVELOPMENT PERMIT NO. 24-014 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND MODIFIED 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. 24-014:

1. Coastal Development Permit No. 24-014 to review the installation of a new 1,525 sq. ft. single-story manufactured home within a manufactured home park conforms with the General Plan, including the Local Coastal Program because the project is consistent with the 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 development will replace an existing home and occur entirely on a developed site, contiguous to existing residential development.
2. Coastal Development Permit No. 24-014 to review the installation of a new 1,525 sq. ft. single-story manufactured home within a manufactured home park is consistent with the requirements of the CZ (Coastal Zone) Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code because the project, as proposed, will comply with all applicable development regulations from the permitting authority, the Department of Housing and Community Development (HCD). The new home will be installed within an existing mobile home park and will not increase the density of the site. Additionally, the proposal has been approved for compliance by HCD.
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 because Coastal Development Permit No. 24-014 to review the installation of a new 1,525 sq. ft. single-story manufactured home within a manufactured home park is located in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways.

4. Coastal Development Permit No. 24-014 to review the installation of a new 1,525 sq. ft. single-story manufactured home within a manufactured home park conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act in that the project will not impede public access, recreation, or views to coastal resources.

CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 24-014:

1. The site plan, floor plan, and elevations received and dated November 12, 2024 shall be the conceptually approved layout.
2. 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.
3. The applicant shall be responsible for any applicable permitting and/or inspection required as imposed by the California State Department of Housing and Community Development.
4. Coastal Development Permit No. 24-014 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.
5. 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.

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.

NON-PUBLIC HEARING ITEMS

ITEM 5: GENERAL PLAN CONFORMANCE NO. 24-002 (ACQUISITION OF TWO ENCYCLOPEDIA LOTS FOR PARK PURPOSES):

APPLICANT: Bill Krill, City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

PROPERTY OWNER: Charles B. Kimball, 2460 Francisco Street, San Francisco CA 94123

REQUEST: To determine if the acquisition of two vacant encyclopedia lots for park purposes is in conformance with the goals and policies of the General Plan

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Class 6, Section 15306 of the California Environmental Quality Act (CEQA), which states that information collection that does not result in major disturbance to an environmental resource is exempt from environmental review.

LOCATION: Vacant parcels 110-184-10 & 110-164-06, 92648 (north of Ellis Avenue, between Goldenwest Street and Edwards Street)

CITY CONTACT: Hayden Beckman

Hayden Beckman, Senior Planner, displayed project plans 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. Staff received no public comments on this item.

Joanna Cortez, Zoning Administrator, confirmed with staff that the applicant was in agreement with the staff's recommendation.

Joanna Cortez stated that she would adopt the resolution and approve the request as recommended by staff.

GENERAL PLAN CONFORMANCE NO. 24-002 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH RESOLUTION NO. 1730. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) CALENDAR DAYS.

RESOLUTION NO. 1730

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF HUNTINGTON BEACH FINDING THE ACQUISITION OF TWO VACANT ENCYCLOPEDIA LOTS FOR PARK PURPOSES IS IN CONFORMANCE WITH THE GOALS AND POLICIES OF THE GENERAL PLAN (GENERAL PLAN CONFORMANCE NO. 24-002)

WHEREAS, the Government Code of the State of California, Section 65402, provides that a local agency shall not acquire real property, nor dispose of any real property, nor construct a public building or structure in any county or city until the location, purpose, and extent of such activity has been reported upon as to conformity with the adopted General Plan; and

WHEREAS, staff has reviewed the subject request and submitted it to the Zoning Administrator for review on December 18, 2024; and

WHEREAS, staff has indicated the applicable CEQA exemption pursuant to Section 15306, Class 6 of the California Environmental Quality Act and applicable General Plan goals and policies to establish conformance with the General Plan.

NOW, THEREFORE, BE IT RESOLVED THAT the Zoning Administrator of the City of Huntington

Beach finds the proposed acquisition of two vacant encyclopedia lots for park purposes is exempt from CEQA and in conformance with the goals and policies of the General Plan as follows:

Land Use Element

Goal LU-1 – New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1 (A): Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

The acquisition of such two parcels will be incorporated into the surrounding parkland as open space which is consistent with the designation presented in the General Plan Land Use Map. The city of Huntington Beach has acquired all but 27 out of the 300 encyclopedia lots with a goal to acquire all. Once acquired, the lots will be incorporated into the surrounding parkland, as consistent with the General Plan Land Use Map. Government Code of the State of California, Section 65402, provides that a local agency shall not acquire real property, nor dispose of any real property, nor construct a public building or structure in any county or city until the location, purpose, and extent of such activity has been reported upon as to conformity with the adopted General Plan. The acquisition of the two parcels will not change the density of the subject property or surrounding properties as allowed by the General Plan Land Use Map as they will be included in the Central Park Master Plan.

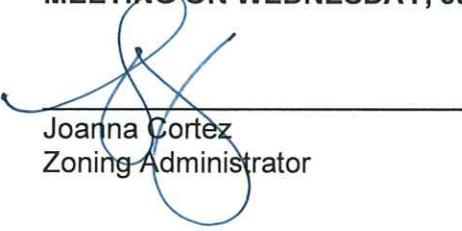
Policy LU-1 (B): Ensure new development supports the protection and maintenance of environmental and open space resources.

The acquisition of the two parcels will support the Central Park Master Plan which includes an assemblage of all former Encyclopedia Lots adjacent to the West Central Park area to contribute to the existing Central Park and to be maintained as open space for the benefit of the public.

Policy LU-1 (C): Support infill development, consolidation of parcels, and adaptive reuse of existing buildings.

The effort to acquire the existing two encyclopedia lots supports the policy of consolidation of parcels. The acquisition of the two parcels will also support use of the sites as the intended absorption into the adjacent park use is compatible with the existing Zoning designation and General Plan Land Use Map designation of open space.

THE MEETING WAS ADJOURNED AT 1:51 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, January 15, 2025, AT 1:30 P. M.



Joanna Cortez
Zoning Administrator

JC:mr