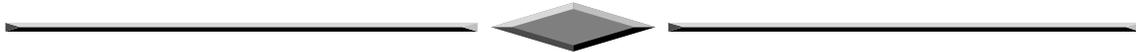


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Hayden Beckman, Assistant Planner
DATE: April 16, 2014

SUBJECT: CONDITIONAL USE PERMIT NO. 14-002 (STINSON BLOCK WALL)

LOCATION: 15251 Columbia Lane, 92647 (southwest corner of Columbia Ln. at Cornell Dr.)



**Applicant/
Property**

Owner: Joshua Stinson, 15251 Columbia Lane, Huntington Beach, CA 92647

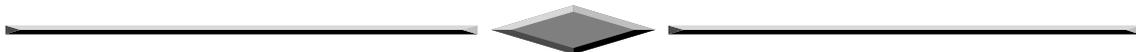
Request: To permit an approximately 116 linear foot block wall with an overall height of 8 ft. 3 in. in lieu of a maximum height of 6 ft.

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

Zone: RL (Residential Low Density)

General Plan: RL – 7 (Residential Low Density – Max 7 du/ac)

Existing Use: Existing 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 15303 of the CEQA Guidelines, because the project consists of construction of a small accessory structure (fence) on a property developed with a single family residence.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 14-002:

1. Conditional Use Permit No. 14-002 to permit an approximately 116 linear foot block wall with an overall height of 8 ft. 3 in. in lieu of a maximum height of 6 ft. constructed along the rear and street side yard property lines of a single family residential property 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 wall along the rear yard property line is constructed to an allowable height of 8 ft. along an interior property line shared between two single family residences. The wall along the street side yard property line is constructed to a height of 8 ft. 3 in. and allows for greater privacy and security to a side and rear yard area with a grade differential between the yard and the public sidewalk area. The wall allows for screening of the private yard from the existing elementary school across Cornell Drive and will reduce noise impacts on the subject site. The entire block wall is constructed of the same materials and colors of the existing wall and is compatible with the exterior block walls of the surrounding neighborhood. Further, the location of the block wall extension will not pose a traffic or safety hazard because the existing wall is located outside of the visibility area of the subject corner lot.
2. The approximately 116 linear foot block wall with an overall height of 8 ft. 3 in. in lieu of a maximum height of 6 ft. constructed along the rear and street side yard property lines of a single family residential property will be compatible with other residential properties, as it utilizes the same colors and materials as the existing block walls within the surrounding neighborhood. The wall along the rear property line shared between the subject property and a residential property located at 15252 Stanford Drive. The property owner of 15252 Stanford Drive has signed a letter of authorization accepting the height of the wall, citing improved privacy and security. The 8 ft. 3 in. street side block wall allows the private residential yard to be adequately screened given an existing grade differential on the property from the public sidewalk. The additional height also provides greater noise abatement from the adjacent elementary school.
3. The approximately 116 linear foot block wall with an overall height of 8 ft. 3 in. in lieu of a maximum height of 6 ft. constructed along the rear and street side yard property lines of a single family residential property 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 residential block walls in the RL zone to exceed the maximum height of 6 ft. subject to approval of a Conditional Use Permit.
4. The approximately 116 linear foot block wall with an overall height of 8 ft. 3 in. in lieu of a maximum height of 6 ft. constructed along the rear and street side yard property lines of a single family residential property will not adversely affect the General Plan. It is consistent with the Land Use Element designation of RL – 7 (Residential Low Density – 7 du/ac Maximum) on the subject property. In addition, it is consistent with the following goals 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 block wall does not negatively impact the character of the neighborhood because the new masonry blocks are of the same color and material as the existing perimeter walls located throughout the neighborhood.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 14-002:

1. The site plan, floor plans, and elevations received and dated January 13, 2014 shall be the conceptually approved design with the following modifications:
 - a. The site plan shall include the wall that is over the 62 linear feet of the rear yard common block wall (shared with 15252 Stanford Drive) for a total of 116 linear feet.
2. Within 30 days of the Zoning Administrator's action, the following shall be completed:
 - a. The property owner shall submit construction plans (i.e., site plans, engineering plans) to the Planning and Building Department for legalizing the construction of the wall totaling 116 linear feet consistent with Condition No. 1(a).
 - b. Building permits shall be inspected and finalized by the Planning and Building Department.
3. 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.
4. The applicant and property owner shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
5. 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.