



City of Huntington Beach Planning & Building Department

STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Hayden Beckman, Assistant Planner **HB**
DATE: June 24, 2014

SUBJECT: VARIANCE NO. 14-003 (MILLER RESIDENCE)

APPLICANT: Michael Adams, P.O. Box 382, Huntington Beach, CA 92648

PROPERTY

OWNER: Craig Miller, 16532 Somerset Lane, Huntington Beach, CA 92648

LOCATION: 16532 Somerset Lane, 92648 (North of Somerset Lane, west of Gilbert Drive)

STATEMENT OF ISSUE:

- ◆ Variance No. 14-003 request:
 - To permit a 53 square foot side-entry garage expansion with a 7.5 foot front yard setback in lieu of minimum 10 foot front yard setback.

- ◆ Staff's Recommendation: Approve Variance No. 14-003 based upon the following:
 - Does not constitute a grant of special privilege because there was a previously approved tract-wide variance, and other garage setback variances have been approved in the vicinity.
 - Special circumstances including location and surroundings, warrant approval of the requested variance.
 - Necessary to preserve the enjoyment of one or more substantial property rights and allow the expansion for a usable garage with adequate maneuvering area.
 - Will not be materially detrimental to the public welfare or injurious to property in the same zone, since the proposed addition will be architecturally consistent with the existing residence.

RECOMMENDATION:

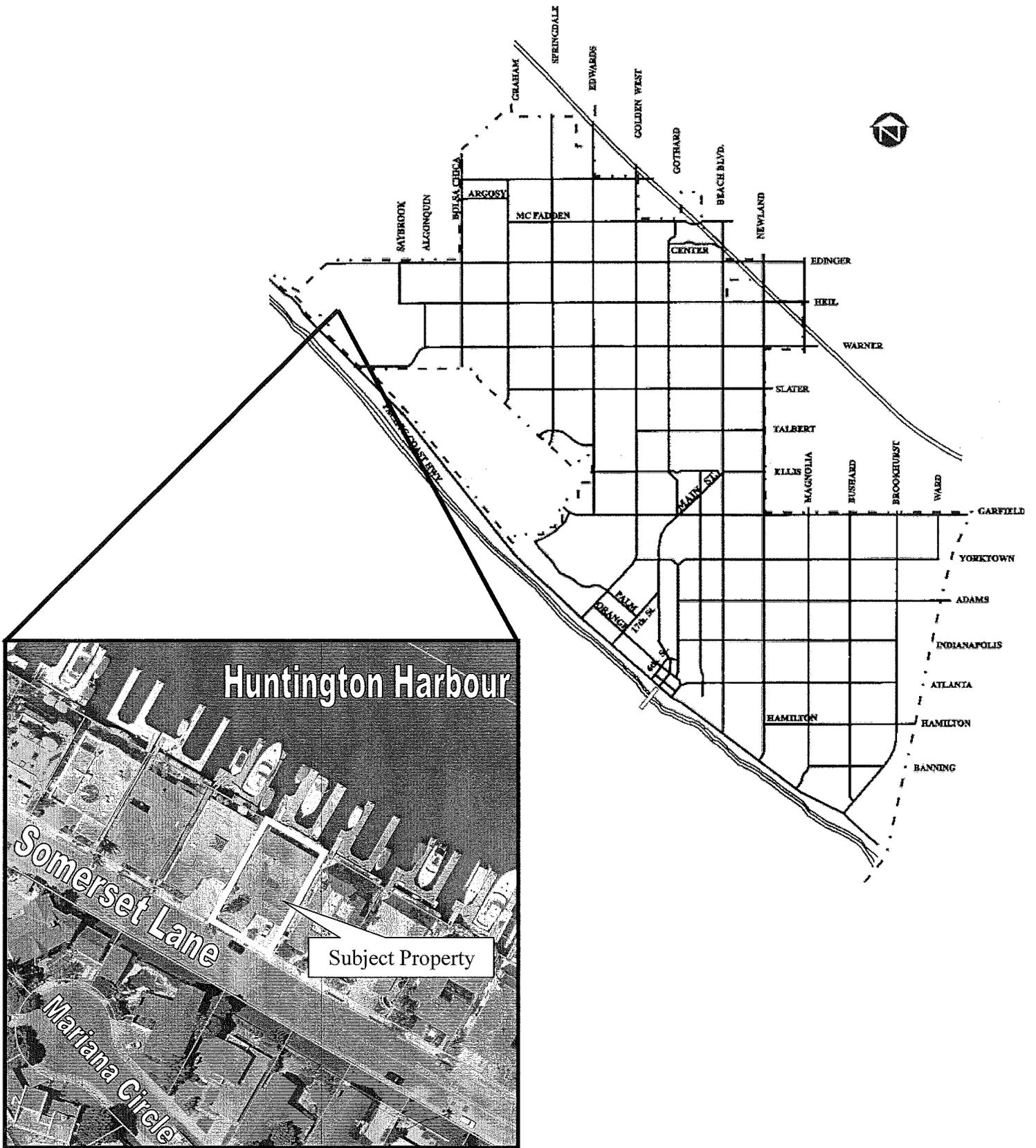
Motion to:

“Approve Variance No. 14-003 with suggested findings and conditions of approval (Attachment No. 1).”

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. “Deny Variance No. 14-003 with findings.”
- B. “Continue Variance No. 14-003 and direct staff accordingly.”



VICINITY MAP
VARIANCE NO. 2014-003
(MILLER RESIDENCE)

Variance No. 14-003 represents a request to permit construction of an approximately 53 square foot side-entry garage addition at a 7.5 foot front yard setback, in lieu of the minimum 10 foot front yard setback required pursuant to Section 210.06 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).

The proposed addition is a 2.5 foot by 21 foot 2 inch (+/- 53 square feet) expansion of an existing side entry garage with street access from Somerset Lane. The existing single story dwelling consists of 2,627 square feet of habitable area, including two bedrooms and two bathrooms, plus a 435 square foot two-car garage.

The applicant asserts that the variance is justified and would not constitute a grant of special privilege because the proposed garage addition will enclose an area currently covered by an existing 4 foot roof projection overhang (see Attachment No. 3).

ISSUES:

Subject Property And Surrounding Land Use, Zoning And General Plan Designations:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	RL – 7 (Residential Low Density – Max. 7 du/ac)	RL – CZ (Residential Low Density – Coastal Zone)	Single Family Residence
North (across Huntington Harbour Channel), East, South (across Somerset Lane), and West of Subject Property:	RL – 7	RL – CZ	Single Family Residential

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is RL – 7 (Residential Low Density – Max. 7 units/acre). The proposed variance is consistent with the goals and objectives of the City’s General Plan as follows:

Land Use Element

Policies LU 7.1.2: Require that development be designed to account for the unique characteristics of project sites and objective for community character as appropriate.

Policies LU 9.1.2a: Modulate and articulate building elevation, facades, and masses (avoiding undifferentiated “box-like” structures).

Policies LU 9.1.2e: Locate and design garages so that they do not dominate the street frontage.

The properties across Somerset Lane are on a higher elevation than the subject property. These properties are located atop an approximately 10 foot grade differential, setback approximately 12 feet from the property line along Somerset Lane. Since the adjacent residences across Somerset Lane do not look directly onto the public street, the proposed project would not create a negative visual impact. The proposed addition will not dominate the street frontage because the garage roof massing will not be modified, existing landscaping in front of the existing roof projection will be preserved, and the access remains as side-entry so the garage door does not face the street. Approval of the requested variance furthers the General Plan Objectives and Policies.

Zoning Compliance:

The proposed project does not conform to the minimum 10 ft. front yard setback requirement for side entry garages in the RL (Residential Low Density) Zone. The applicant is requesting to construct the garage addition at a 7.5 foot setback, which requires processing of a variance request. The addition complies with all other applicable development standards such as side yard setback, building height, and lot coverage.

Urban Design Guidelines Conformance: Not applicable

Environmental Status:

The proposed project is categorically exempt pursuant to Class 5, Section 15305 of the California Environmental Quality Act, which states that minor setback variances not resulting in the creation of any new parcel are exempt from further environmental review.

Coastal Status:

The subject property is located within the appealable area of the City's Coastal Zone. However, since the proposed addition (53 square feet) represents less than 10% of the existing floor area, the project is exempt from requiring a Coastal Development Permit.

Redevelopment Status: Not applicable.

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Departments Public Works, Fire, and Building Division have reviewed the proposed project and identified applicable code requirements (Attachment No. 4).

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on June 12, 2014, and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Department's Notification Matrix), applicant, and interested parties.

As of June 17, 2014, no communications supporting or opposing the request have been received.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

April 17, 2014

MANDATORY PROCESSING DATE(S):

June 16, 2014

The applicant has authorized staff to continue processing the subject request beyond the mandatory processing dates described above (Attachment No. 5).

ANALYSIS:

HBZSO Section 241.10(B) – *Required Findings for Variances*, states that the Planning Commission must make the following findings when granting a variance:

1. The granting of a variance will not constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification.
2. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.
3. The granting of a variance is necessary to preserve the enjoyment of one or more substantial property rights.
4. The granting of the variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification and is consistent with the General Plan.

The variance will not constitute a grant of special privilege. The side entry garage, constructed at the same time as the residence, was built with an unusually large 4 ft. wide projecting roof eave overhang. The existing roof eave is currently setback six feet from the front property line, and the wall of the garage is currently setback 10 feet. The proposed side entry garage addition will be constructed within the roof volume of the existing eave projection and will not exacerbate the current condition. The wall of the proposed garage addition will measure 7.5 feet from the front property line, creating an eave overhang that is more consistent with the remainder of the residential structure. Further, the following variances to front yard setbacks have been previously approved within the subject residential tract (Tract 4677):

- Area Variance No. 507 (1962): To permit a front yard garage setback of 10 ft. (in lieu of 15 ft.) except that the setback shall be 20 feet where the garage is entered directly from the street. (Subject Tract 4677 Variance)
- Area Variance No. 65-13: To allow a 12 ft. front yard setback in lieu of the required 15 ft. setback. (16702 Peale Lane)
- Area Variance No. 65-52: To allow the construction of a wall 6 ft. in height to encroach to within 10 ft. of the front property line in lieu of the required 15 ft. setback. (16501 Mariana Circle)
- Area Variance No. 65-56: To allow the construction of a wall 6 ft. in height to encroach to within approximately 4 ft. of the front property line in lieu of the required 15 ft. front yard setback. (16522 Mariana Circle)
- Area Variance No. 66-66: To allow a portion of a 3-car garage which is entered directly from the street to be set back 17 ft. 6 in. from the front property line in lieu of the required 22 ft. setback. (16451 Malden Circle)

- Conditional Exception (Variance) No. 77-56: To permit a reduction in the required depth for entry drive from 22 ft. to 18 ft. to allow the relocation of a garage door to front onto Melville Circle. (16621 Melville Circle)
- Conditional Exception No. 80-16: To permit a 10 ft. front setback in lieu of the required 22 ft. setback for a garage. (3372 Gilbert Drive)
- Conditional Exception No. 82-55: To permit a garage to encroach 2 ft. into the required 22 ft. setback. (3512 Gilbert Drive)
- Conditional Exception No. 93-43: To permit a front entry garage at a 10 ft. front yard setback in lieu of 22 ft. (16521 Peale Lane)

These previous actions have allowed deviations in the minimum front yard setback requirements for garages and other structures within the subject residential tract. Therefore, approval of the request would not constitute a grant of special privilege.

Due to special circumstances applicable to the subject property, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification. Due to the location of existing raised planters at the side and front of the driveway, maneuvering comfortably into the garage is difficult. Widening the garage will improve the homeowner's access and ease transitioning from the street to the garage. Additionally, the subject property has only two immediately adjacent residential properties; one to the east and one to the west. The northern property boundary is the Huntington Harbour waterway channel. Across Somerset Lane to the south are residential properties that are located atop a substantial grade differential and do not face directly onto the subject property. This unique condition of the subject property's surroundings will not result in the project creating a negative visual, visibility, or privacy impact to surrounding properties. Further, the existing landscaping in front of the projecting roof of the garage will remain following construction of the proposed project.

The granting of the variance request is necessary to preserve the enjoyment of one or more substantial property rights. The proposed garage addition will enlarge the space available for maneuvering and parking vehicles, and will result in an increased enclosed parking area without forcing a substantial alteration to the habitable area of the home.

The granting of the variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification. The proposed project has been designed with and will be constructed of the same materials and colors as the existing residence. The addition will occur beneath an existing roof eave overhang and will not negatively impact views or privacy within the immediate neighborhood. All other aspects of the proposed project will comply with the applicable standards and requirements of the HBZSO. Therefore, staff recommends approval of Variance No. 14-003.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval – Variance No. 14-003
2. Site Plan, Floor Plans and Elevations received and dated March 18, 2014
3. Project Narrative and Applicant's Justification for Variance Request dated March 18, 2014
4. Project Code Requirements (For informational purposes only)
5. Applicant Authorization of Processing Extension

SH:JJ:HB:kd

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

VARIANCE NO. 14-003

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission 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 15305, Class 5 of the CEQA Guidelines, which states that minor setback variances not resulting in the creation of any new parcel are exempt from further environmental review.

SUGGESTED FINDINGS FOR APPROVAL VARIANCE NO. 14-003:

1. The granting of Variance No. 14-003 to permit a 53 sq. ft. side-entry garage addition with a 7.5 foot front yard setback in lieu of a minimum 10 foot required front yard setback would not constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification. The side entry garage, constructed at the same time as the residence, was built with an unusually large 4 ft. wide projecting roof eave overhang. The proposed side entry garage addition will be constructed within the roof volume of the existing eave projection and will not exacerbate the existing projection condition. The subject property is located within a residential tract that has received approval for a tract-wide setback variance and multiple front yard setback variances for garages and other structures have been approved in the neighborhood.
2. Due to special circumstances applicable to the subject property including location and surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification. Due to the location of existing raised planters at the side and front of the driveway, maneuvering comfortably into the garage is difficult. Widening the garage will improve the homeowner's access and ease transitioning from the street to the garage. Additionally, the subject property has only two immediately adjacent residential properties; one to the east and one to the west. The northern property boundary is the Huntington Harbour waterway channel. Across Somerset Lane to the south are residential properties that are located atop a substantial grade differential and do not face directly onto the subject property. This unique condition of the subject property's surroundings will not result in the project creating a negative visual, visibility, or privacy impact to surrounding properties. Further, the existing landscaping in front of the projecting roof of the garage will remain following construction of the proposed project.
3. The granting of the variance is necessary to preserve the enjoyment of one or more substantial property rights. The proposed garage addition will enlarge the space available for maneuvering and parking vehicles, and will result in an increased enclosed parking area without forcing a substantial alteration to the habitable area of the home.

4. The granting of the variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification. The proposed project has been designed with and will be constructed of the same materials and colors as the existing residence. The proposed addition will occur beneath an existing roof eave overhang and will not negatively impact views or privacy within the immediate neighborhood. All other aspects of the proposed project will comply with the applicable standards and requirements of the HBZSO.
5. The granting of the variance will not adversely affect the General Plan. It is consistent with the Land Use Element designation of RL – 7 (Residential Low Density – Max. 7 units/acre) on the subject property. Approval of the requested variance furthers the General Plan Objectives and Policies by ensuring that new construction is consistent with the community character and is designed to enhance the subject site. In addition, the request is consistent with the following goals, policies, and objectives of the General Plan:

A. Land Use Element

Policies LU 7.1.2: Require that development be designed to account for the unique characteristics of project sites and objective for community character as appropriate.

Policies LU 9.1.2a: Modulate and articulate building elevation, facades, and masses (avoiding undifferentiated “box-like” structures).

Policies LU 9.1.2e: Locate and design garages so that they do not dominate the street frontage.

The properties across Somerset Lane are on a higher elevation than the subject property. These properties are located atop an approximately 10 foot grade differential, setback approximately 12 feet from the property line along Somerset Lane. Since the adjacent residences across Somerset Lane do not look directly onto the public street, the proposed project would not create a negative visual impact. The proposed addition will not dominate the street frontage because the garage roof massing will not be modified, existing landscaping in front of the existing roof projection will be preserved, and the access remains as side-entry so the garage door does not face the street. Approval of the requested variance furthers the General Plan Objectives and Policies.

SUGGESTED CONDITIONS OF APPROVAL – VARIANCE NO. 14-003:

1. The site plan, floor plans, and elevations received and dated March 18, 2014, shall be the conceptually approved design.
2. Variance No. 14-003 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 Department a minimum 30 days prior to the expiration date.
3. 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

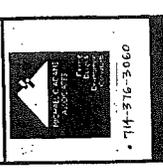
are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems <http://www.builditgreen.org/green-building-guidelines-rating>).

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.

PROJECT LOCATION:
15523 SOMERSET LANE
HUNTINGTON BEACH, CALIFORNIA 92649

MILLER RESIDENCE
14323 SOMERSET LANE HUNTINGTON BEACH, CALIFORNIA 92649

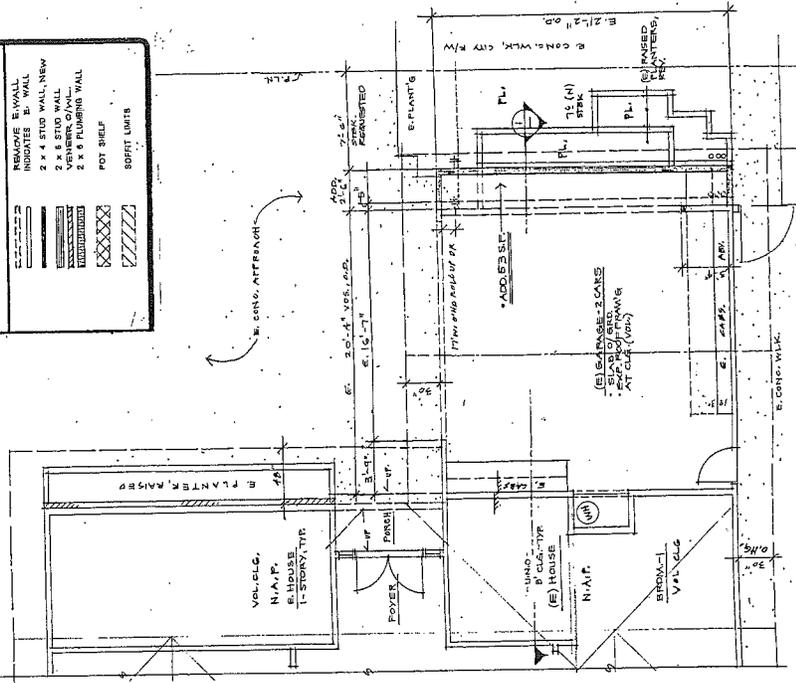


HARRY MONCK
DESIGN + PLANNING
355 Cleveland Drive
Huntington Beach,
CA 92648
Tel: (714) 836-8748

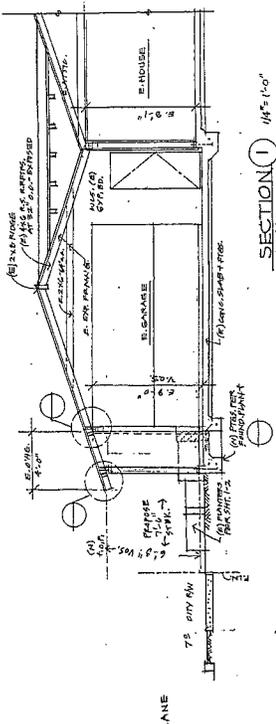
DATE	NO.
12/10/13	1
1/14/14	2

WALL KEY

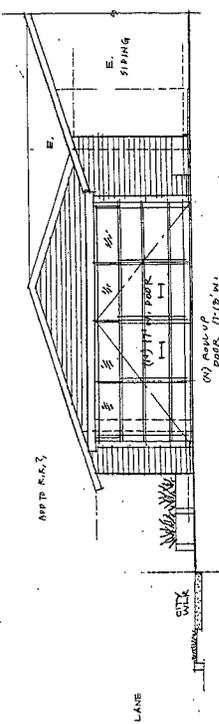
	REMOVE EXISTING WALL
	INDICATES 'B' WALL
	2 X 4 STUD WALL-NEW
	2 X 6 STUD WALL
	VENISER, STONE
	2 X 6 PLASTER WALL
	POT SHELF
	SOCKET LIMITS



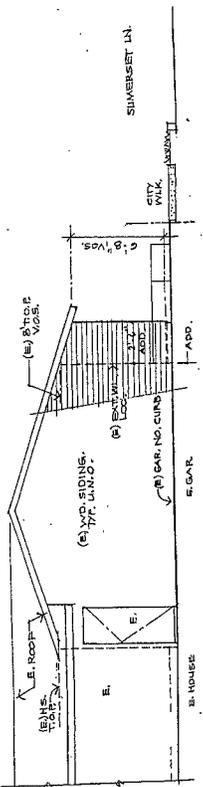
• FLOOR PLAN 1/4" = 1'-0"
PARTIAL (FRONT) • ADD = 55 SF.



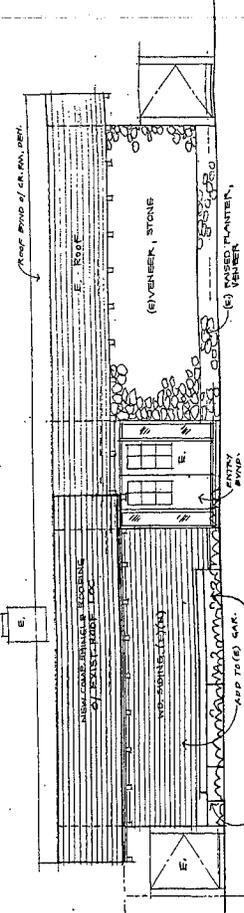
SECTION 1 1/4" = 1'-0"
AT GAR.



EAST ELEVATION
AT GAR. LOC.



WEST ELEVATION
AT GARAGE LOC.



FRONT ELEVATION
SOUTH, FROM STREET

RECEIVED

MAR 18 2014

Dept. of Planning
& Building

MAR 18 2014

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& BuildingNARRATIVE

02/28/14

VARIANCE REQUEST

LOCATION:16532 Somerset Lane
Huntington Beach, CA 92649REQUEST:

To encroach 2.5' into the front yard setback; in order to increase the footprint of an existing side entry garage.

PROJECT
DESCRIPTION:

The proposal is to remodel one of the original single story house in Huntington Harbour. The remodel will not increase the homes size only the garage area will expand. The remodel will modify the building elevation from the waterside by adding two roofline dormers. In addition solar panels will be added to the roof above the atrium area. The proposed change to the front elevation will extend the garage wall 2.5 feet closer to the street however will not extend the roofline. The front garage was constructed with a 4 foot eave projection.

ZONING AND
GENERAL PLAN:

The property is currently zoned RL (Residential Low Density) within the Coastal Zone Overlay Boundary, and the General Plan is RL-7 (Residential Low Density - seven units per acre).

SITE HISTORY:

The home is one of the few remaining single story waterfront units. The original concept in the Harbour was for single story homes along the waterfront and two story homes behind. At this location the homes inland from the subject property are on the elevated bluff and not impacted by the waterfront development below. The homes on either side of the subject property will not be impacted by the proposed modification.

SURROUNDING USES:

North - Open Space Waterway
East - Single Family Residential
West - Single Family Residential
South - Single Family Residential

ENVIRONMENTAL
STATUS:

There are no significant environmental impacts associated with this project. The project site is not within any known hazardous waste and substance site.

LAND USE
COMPATIBILITY:

The proposed project is compatible with existing businesses and residential housing in the surrounding area. The proposed activity will not generate any unusual noise.

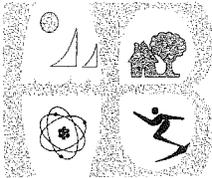
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MAR 18 2014

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VARIANCE FINDINGS:

1. The granting of a smaller front yard setback, in order to accommodate an expanded garage, will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity. The front yard encroachment currently exists with the large eave projection (48"); the proposed new wall will be within the existing projection.
2. The site is unusual in configuration, being one of the few remaining single story homes in the waterfront. The water frontage was designated for single story homes in the original development, with larger two story homes across the street. The proposed encroachment warrants greater consideration due to the effort to maintain the single story design to be more compatible with the existing location and residential uses to the south.
3. The granting of a variance is necessary to preserve the ability to accommodate two full size cars in a side entry garage. Requiring minimum frontage setback along Somerset Lane would not be perceived due to the large roof projection and would not allow the property to be developed in a manner consistent with other similar sites.
4. The granting of a variance will not be detrimental to the neighborhood because it allows the project design to be more compatible with the surrounding uses. The house will maintain the single story design as intended for on the water homes in the original development. Designed similar to existing buildings in the area and the proposed setback is more compatible to the adjacent residential development. The reduced setback will not even be visible from the street due to the existing roof design and landscaping, which will remain.



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division
714.536.5271

Building Division
714.536.5241

June 12, 2014

Michael Adams
P.O. Box 382
Huntington Beach, CA 92648

**SUBJECT: VARIANCE NO. 2014-003 (MILLER RESIDENCE) – 16532 SOMERSET LANE,
92648
PROJECT IMPLEMENTATION CODE REQUIREMENTS.**

Dear Mr. Adams,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at hbeckman@surfcity-hb.org or 714-374-5317.

Sincerely,

Hayden Beckman
Assistant Planner

cc: Mark Carnahan, Building and Safety Department – 714-374-1575
Debbie DeBow, Public Works – 714-536-5580
James Brown, Fire Department – 714-374-5344
Jane James, Acting Planning Manager
Jason Kelley, Planning Department
Property Owner
Project File



HUNTINGTON BEACH PLANNING DIVISION

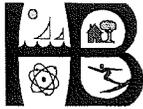
PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 29, 2014
PROJECT NAME: MILLER SIDE ENTRY GARAGE
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 14-039
ENTITLEMENTS: VARIANCE NO. 14-003
DATE OF PLANS: MARCH 18, 2014
PROJECT LOCATION: 16532 SOMERSET LANE (NORTH OF SOMERSET LANE, WEST OF GILBERT DRIVE)
PLAN REVIEWER: HAYDEN BECKMAN, ASSISTANT PLANNER
TELEPHONE/E-MAIL: 714-374-5317
PROJECT DESCRIPTION: TO PERMIT A 53 SQUARE FOOT SIDE-ENTRY GARAGE EXPANSION WITH A 7.5 FT. FRONT YARD SETBACK IN LIEU OF MINIMUM 10 FT. FRONT YARD SETBACK.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

1. The Development Services Departments (Planning and Building, Fire, 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 Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
2. Variance No. 2014-003 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 and Building Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**

3. Variance No. 2014-003 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **((HBZSO Section 241.14)**
4. The Planning Commission reserves the right to revoke Variance No. 2014-003 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
5. The project shall comply with all applicable requirements of the Municipal Code, Building Division and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
6. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
7. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption/Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning and Building Department within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**
8. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Building and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: 5/6/14
PROJECT NAME: MILLER RESIDENCE GARAGE EXPANSION
ENTITLEMENTS: VAR 14-03
PLNG APPLICATION NO: 2014-0039
DATE OF PLANS: 3/18/14
PROJECT LOCATION: 16532 SOMERSET LANE
PROJECT PLANNER: HAYDEN BECKMAN, ASSISTANT PLANNER
PLAN REVIEWER: JOSH MCDONALD, CIVIL ENGINEERING ASSISTANT 
TELEPHONE/E-MAIL: 714-536-5509 / JOSHUA.MCDONALD@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO PERMIT A GARAGE EXTENSION ENCROACHMENT OF 2.5 FT. INTO THE MINIMUM 10 FT. SIDE-ENTRY GARAGE FRONT YARD SETBACK AREA (A 25% DEVIATION) OF AN EXISTING SINGLE FAMILY DWELLING.

Pursuant to your Development Review Request, Public Works has reviewed the subject project and has no comments.

ATTACHMENT NO. 4-4



RECEIVED

APR 18 2014
Dept. of Planning
& Building

CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 15, 2014
PROJECT NAME: MILLER RESIDENCE GARAGE EXPANSION
PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 14-003
ENTITLEMENTS: VARIANCE NO. 14-003
DATE OF PLANS: MARCH 18, 2014
PROJECT LOCATION: 16532 SOMERSET LANE (NORTH SIDE OF SOMERSET LANE, WEST OF GILBERT DRIVE)
PROJECT PLANNER: KRISTI ROJAS, CONTRACT PLANNER
PLAN REVIEWER:
TELEPHONE/E-MAIL: (714) 536-XXXX/ XXXXXX@surfcity-hb.org
PROJECT DESCRIPTION: VARIANCE: TO PERMIT THE CONSTRUCTION OF AN ADDITION TO THE EXISTING GARAGE TO ENCROACH INTO THE FRONT YARD SETBACK AREA WITH 7.5' IN LIEU OF THE 10' THAT IS REQUIRED.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

PLEASE PROVIDE COMMENTS BY MAY 6, 2014

The ABFO has no comments.

JOB RPA 4/17/14

ATTACHMENT NO. 4.5



HUNTINGTON BEACH BUILDING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MAY 1, 2014
PROJECT NAME: MILLER RESIDENCE GARAGE EXPANSION
PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 14-003
ENTITLEMENTS: VARIANCE NO. 14-003
DATE OF PLANS: MARCH 18, 2014
PROJECT LOCATION: 16532 SOMERSET LANE (NORTH SIDE OF SOMERSET LANE, WEST OF GILBERT DRIVE)
PROJECT PLANNER: KRISTI ROJAS, CONTRACT PLANNER
PLAN REVIEWER: KHOA DUONG, P.E
TELEPHONE/E-MAIL: (714) 872-6123 / KHOA@CSGENGR.COM
PROJECT DESCRIPTION: VARIANCE: TO PERMIT THE CONSTRUCTION OF AN ADDITION TO THE EXISTING GARAGE TO ENCROACH INTO THE FRONT YARD SETBACK AREA WITH 7.5' IN LIEU OF THE 10' THAT IS REQUIRED.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

I. CODE REQUIREMENT:

None.

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2013 California Building Code (CBC), 2013 California Residential Code (CRC), 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Electrical Code, 2010 California Energy Code, 2013 California Green Building Standards Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit. Please revise "Applicable Codes" shown on plan sheet #1.
2. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the city's website.
3. Structural –

ATTACHMENT NO. 4.6

- a. Provide structural framing plan support the roof due to remove the bearing walls and shear wall.
 - b. Please provide lateral brace system support the structure due to remove existing shear walls.
 - c. Provide metal strap tie between new and existing walls at top plates.
 - d. Please provide foundation plan and foundation details.
4. In addition to all of the code requirements of the 2013 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, and 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit the permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.

III. COMMENTS:

1. Planning and Building Department encourage the use of pre-submittal building plan check meetings.
2. Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: fireplaces, fountains, sculptures, light poles, walls and fences over 42" high, retaining walls over 2' high, detached trellises/patio covers, gas piping, water service, backflow anti-siphon, electrical, meter pedestals/electrical panels, swimming pools, storage racks for industrial/commercial projects. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.
3. Provide on all plan submittals for building, mechanical, electrical and plumbing permits, the Conditions of Approval and Code Requirements that are associated with the project through the entitlement process. If there is a WQMP, it is required to be attached to the plumbing plans for plan check.

Beckman, Hayden

From: Cathy Edman [cathyedman@hotmail.com]
Sent: Monday, June 16, 2014 3:38 PM
To: Beckman, Hayden
Cc: Mike Adams
Subject: 16532 Somerset Lane (Variance No 14-03)

Hayden,

The Miller family with the understanding that staff is recommending approval of their request, will grant the necessary extension of time to process their application. They understand that you were brought into the project after the previous project planner left the City and the delay does not reflect your involvement in the project.

I am the authorized agent for the Miller's, therefore let this e-mail serve as official authorization for an extension.

Mike Adams