



**AGENDA**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 – Lower Level - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, NOVEMBER 16, 2005, 1:30 P.M.**

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Rami Talleh, Ron Santos, Ramona Kohlmann

MINUTES: None

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

**SCHEDULED ITEMS:**

- 1. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 05-18 (REED RESIDENCE):**

APPLICANT: Robert Reed  
REQUEST: To permit the partial reconstruction and expansion of an existing two-story single-family home to approximately 5,641 sq. ft. in size, with an overall building height of 30'-0. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.

LOCATION: 16255 Tisbury Circle (south side of Tisbury Cr., west of Mistral Dr.)

PROJECT PLANNER: Rami Talleh  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 2. PETITION DOCUMENT: ENTITLEMENT PLAN AMENDMENT NO. 05-02 (AMENDMENT TO USE PERMIT NO 69-40 – CASA DEL SOL DRIVEWAY/PARKING LOT EXPANSION)**

APPLICANT: Eana Yeh  
REQUEST: To permit modifications to a previously approved site plan to permit a third driveway entrance and the expansion of a visitor parking lot along Brookhurst Street, serving an existing 448 unit apartment complex

LOCATION: 21661 Brookhurst Street (west side of Brookhurst St., and south of Hamilton Ave.)

PROJECT PLANNER: Rami Talleh  
STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval

**AGENDA**  
**(Continued)**

- 3. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 05-19 (SOEELY ADDITION):**
- APPLICANT: Gary Sorely
- REQUEST: To permit the construction of a 2,050 sq. ft. second-floor addition with an overall building height of 29'-6" to an existing single-story, single-family home.
- LOCATION: 17022 Bolero Lane (east side of Bolero Lane, north of Sirius Drive)
- PROJECT PLANNER: Rami Talleh
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

***Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Sixty Three Dollars (\$1263.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Forty Dollars (\$1540.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.***

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

**TO:** Zoning Administrator  
**FROM:** Rami Talleh, Assistant Planner  
**DATE:** November 16, 2005

**SUBJECT: COASTAL DEVELOPMENT PERMIT NO. 05-18 (REED RESIDENCE):**

**LOCATION:** 16255 Tisbury Circle (south side of Tisbury Cr., west of Mistral Dr.)

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**Applicant/  
Property**

**Owner:** Robert Reed, 7573 Slater Ave. Suite J, Huntington Beach, CA 92647

**Request:** To permit the partial reconstruction and expansion of an existing two-story single-family home to approximately 5,641 sq. ft. in size, with an overall building height of 30'-0. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.

**Environmental Status:** This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act, 1996.

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

**General Plan:**  
RL-7 (Residential Low Density – 7  
units per acre) Designation

**Existing Use:** Single Family Residential

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**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 an addition greater than 50% to existing single-family home.

**SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 05-18:**

1. Coastal Development Permit No. 05-18 for the partial reconstruction and expansion of an existing two-story single-family home to approximately 5,641 sq. ft. in size, with an overall building height of 30'-0', as conditioned, conforms with the General Plan, including the Local Coastal Program land use designation of Residential Low-Density. The project is consistent with Coastal Element Land Use Policy C 1.1.1 to encourage development within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed construction will occur on a previously developed site, contiguous to existing residential development.
2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The project, as conditioned, complies with all applicable development regulations, including maximum building height, minimum yard setbacks, and minimum on-site parking.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The proposed addition will be constructed on a previously developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer and roads.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access or impact public views to coastal resources.

**SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 05-18:**

1. The site plan, floor plans, and elevations received and dated October 25, 2005, shall be the conceptually approved design with the following modifications:
  - a. The six ft. high block wall proposed within the 15 ft. front yard setback shall be relocated and setback a minimum of 15 ft. from the front property line. The existing six ft. high block wall located within the 15 ft. front yard setback may remain in its existing location.
  - b. The second floor shall be redesigned to comply with the minimum required 15 ft. front yard setback.
  - c. The second floor balcony located at the front of the property shall be redesigned to comply with the minimum required 12 ft. front yard setback.
  - d. The proposed three-car garage shall provide minimum interior dimensions of 27 ft. wide by 19 ft. deep.
  - e. The site plan shall be modified as follows:
    - i. Correctly identify the proposed block walls and existing block walls within the 15 ft. front yard setback.

- ii. Depict the existing cantilevered deck with a note that states: “Modifications to the cantilevered deck shall require separate permits.”
- iii. Depict the front yard setback dimensions as measured from the shortest distance between the front property line and second floor and second floor balcony.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

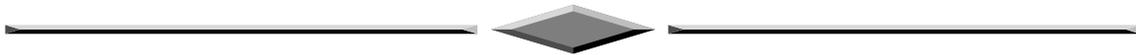
The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, 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.

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

**TO:** Zoning Administrator  
**FROM:** Rami Talleh, Assistant Planner  
**DATE:** November 16, 2005

**SUBJECT:** **ENTITLEMENT PLAN AMENDMENT NO. 05-02 (AMENDMENT TO USE PERMIT NO 69-40 – CASA DEL SOL DRIVEWAY/PARKING LOT EXPANSION)**

**LOCATION:** 21661 Brookhurst Street (west side of Brookhurst St., and south of Hamilton Ave.)



**Applicant:** Eana Yeh, 3366 Via Lido, Newport Beach, CA 92663

**Property**

**Owner:** Richard Battaglia, 3366 Via Lido, Newport Beach, CA 92663

**Request:** To permit modifications to a previously approved site plan to permit a third driveway entrance and the expansion of a visitor parking lot along Brookhurst Street, serving an existing 448 unit apartment complex.

**Environmental Status:** This request is covered by Categorical Exemption, Section 15301, Class 11, California Environmental Quality Act, 1996.

**Zone:**  
RMH (Medium High Density – Residential)

**General Plan:**  
RMH-25 (Residential Medium High Density  
– 25 units per acre)

**Existing Use:**  
Multi-family Development



**RECOMMENDATION:** Staff recommends approval with modifications 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 15311 of the CEQA Guidelines, because the project involves the construction of a minor parking lot expansion.

**SUGGESTED FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 05-02:**

1. Entitlement Plan Amendment No. 05-02 for the modifications to a previously approved site plan to permit the expansion of a visitor parking lot along Brookhurst Street, serving an existing 448 unit apartment complex 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 parking lot expansion will be located in an existing landscaped area along the front property line of the site to provide additional parking opportunities for visitors of the Casa Del Sol leasing office and guests/residents of the apartment community. The parking lot as modified by conditions of approval will take access from one of two existing driveway entrances along Brookhurst Street thus minimizing impacts to traffic flow on Brookhurst Street. In addition the proposed parking lot expansion, as modified by conditions of approval, will preserve a majority of the existing mature trees. In addition, as a condition of approval, every tree to be removed will be replaced with two trees. A 20 to 30 ft. wide landscaped planter will adequately buffer the nearest residences from the parking lot. A 30 ft. wide landscaped planter will adequately screen the parking lot from Brookhurst Street preserving a majority of the existing greenbelt. Furthermore, the parking lot expansion will not generate noise, traffic, odor or other impacts at levels inconsistent with the residential zoning applicable to the subject property.
2. The entitlement plan amendment will be compatible with surrounding uses. The parking lot expansion is located in an area along the front property line consistent with parking facilities of other residential developments in the neighborhood. Furthermore, the size and shape of the lot is consistent with other parking lots in the neighborhood.
3. The proposed Entitlement Plan Amendment No. 05-02 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). The proposed parking lot complies with the applicable development standards such as paving surface, stall dimensions and aisle widths, and landscaping.
4. The granting of the entitlement plan amendment will not adversely affect the General Plan. It is consistent with the Land Use Element designation of RMH-25 (Residential Medium High density – 25 units per acre) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:
  - a. LU 9.1.2: Site and design parking areas and facilities that are integrated with but do not dominate the architectural character of the structure.
  - b. LU 9.1.3: Include an adequate landscape setback along the street frontage that is integrated with the abutting sidewalks and provides continuity throughout the neighborhood.

The proposed parking lot expansion will be integrated with the structures on the site and provide adequate landscape setbacks by maximizing the amount of landscaping within the existing greenbelt along Brookhurst Street and preserving a majority of the existing mature trees. In addition, as a condition of approval, every tree to be removed will be replaced with two trees. The parking lot will also tie into the existing network of walkways within the greenbelt and connect to the leasing office and residences.

**SUGGESTED CONDITIONS OF APPROVAL - ENTITLEMENT PLAN AMENDMENT**  
**NO. 05-02:**

The site plan, received and dated June 21, 2005, shall be modified consistent with the site plan identified as Staff Alternative No. 1 dated August 31, 2005, and maintained the project file.

**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.

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

**TO:** Zoning Administrator  
**FROM:** Rami Talleh, Assistant Planner  
**DATE:** November 16, 2005

**SUBJECT:** COASTAL DEVELOPMENT PERMIT NO. 05-19 (SORELY ADDITION)

**LOCATION:** 17022 Bolero Lane (east side of Bolero Lane, north of Sirius Drive)

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**Applicant/  
Property**

**Owner:** Gary Sorely, 17022 Bolero Lane, Huntington Beach, CA 92649

**Request:** To permit the construction of a 2,050 sq. ft. second-floor addition with an overall building height of 29'-6" to an existing single-story, single-family home.

**Environmental Status:** This request is covered by Categorical Exemption, Section 15304, Class 4, California Environmental Quality Act, 1996.

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

**Existing Use:**  
Single-Family Home

**General Plan:**  
RL-7 (Residential Low Density –  
7 units per acre)

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**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 an addition greater than 50% to existing single-family home.

**SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 05-19:**

1. Coastal Development Permit No. 05-19 for the construction of a 2,050 sq. ft. second-floor addition with an overall building height of 29'-6" to an existing single-story, single-family home, as proposed, conforms with the General Plan, including the Local Coastal Program

land use designation of Residential Low-Density. The project is consistent with Coastal Element Land Use Policy C 1.1.1 to encourage development within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed construction will occur on a previously developed site, contiguous to existing residential development.

2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The project, as proposed, complies with all applicable development regulations, including maximum building height, minimum yard setbacks, and minimum on-site parking.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program.
4. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The proposed addition will be constructed on a previously developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer and roads.
5. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access or impact public views to coastal resources.

**SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT  
NO. 05-19:**

The site plan, floor plans, and elevations received and dated August 16, 2005 shall be the conceptually approved design.

**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.