

MINUTES
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, JANUARY 25, 2012 - 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBER: Jill Arabe, Andrew Gonzales, Judy Demers (recording secretary)

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

ITEM 1: SITE PLAN REVIEW NO. 11-003/ VARIANCE NO. 11-004 (HOAG HEALTH CENTER EXPANSION - CONTINUED FROM THE DECEMBER 21, 2011 MEETING)

APPLICANT: Darci Hernandez, Boulder Associates, Inc.
PROPERTY OWNER: Hoag Memorial Hospital Presbyterian, c/o Rosie Adams, 500 Superior Avenue, No. 300, Newport Beach, CA 92663
REQUEST: **SPR:** To permit the phased construction of an approximately 52,775 sq. ft. three-story addition to an existing 52,177 sq. ft. medical office building; a three-story, approximately 486-space parking structure; and associated site improvements including perimeter and interior landscaping, public open space, and the reconfiguration of the surface parking lot and onsite vehicular circulation. The expanded services will include urgent care, pharmacy, rehab/therapy, imaging, café, wellness center for public education, medical oncology/infusion, and physician clinical space. The proposal also includes a request for a temporary parking reduction to accommodate for the phased construction of the project. **VAR:** To permit a proposed parking structure with a (a) 0 ft. southerly side yard setback in lieu of 5 ft., (b) 10 ft. easterly rear yard setback in lieu of 25 ft., and (c) the structure to be visually exposed to the street in lieu of the facade being hidden along the entire street frontage.
LOCATION: 19582 Beach Blvd., 92646 (east side of Beach Blvd., south of Yorktown Avenue – Hoag Health Center)
PROJECT PLANNER: Jill Arabe

Jill Arabe, Planning Aide, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff presented an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary.

Ricky Ramos, Zoning Administrator, stated he no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Darci Hernandez, applicant, stated that the request

Mr. Moss, 16251 San Clemente Circle, stated that he wanted to verify the proposed project did not have a negative impact on his harbor view. He stated that he reviewed the plans for the proposed project and is in support of the application.

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

Mr. Ramos stated that, based on the information provided, he would approve the request as recommended by staff.

COASTAL DEVELOPMENT PERMIT NO. 11-014 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 involves an addition to an existing single family residence which will not result in an increase of more than 50 percent of the floor area of the structure before the addition.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 11-014:

1. Coastal Development Permit No. 11-014 for the construction of an approximately 450 sq. ft., 1st and 2nd floor addition to an existing 3,332 sq. ft., two-story single family residence conforms with the General Plan, including the Local Coastal Program land use designation of Residential Low Density. The addition will involve the addition of a new formal entry and office on the first floor, and the expansion of an existing bedroom and bathroom on the second floor. 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 developed site, contiguous to existing residential development. The proposed addition will not result in an increase of height beyond the existing condition of the residence.
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. Although the project will increase the existing footprint of the residence, the site will comply with the maximum allowable site coverage. The project also complies with maximum building height, minimum 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 roadways.

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.

CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 11-014:

1. The site plan, floor plans, and elevations received and dated December 20, 2011, shall be the conceptually approved design with the modification that the site plan (Sheet No. SP-1) shall be revised to include a minimum 40% landscaping within the front yard setback area.
2. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - 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.
3. The structure cannot be occupied and the final building permit cannot be approved until the following have been completed:
 - a. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.
 - b. Compliance with all conditions of approval specified herein shall be verified by the Planning and Building Department.
 - c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
4. Coastal Development Permit No. 11-014 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 Planning and Building Department a minimum 30 days prior to the expiration date.

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.

THE MEETING WAS ADJOURNED AT 1:46 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, FEBRUARY 1, 2012, AT 1:30 P. M.

Ricky Ramos
Zoning Administrator

RR:jd