

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

**TO:** Zoning Administrator  
**FROM:** Hayden Beckman, Planning Aide  
**DATE:** December 19, 2012

**SUBJECT: COASTAL DEVELOPMENT PERMIT NO. 12-015 (KOELLER NEW SINGLE-FAMILY RESIDENCE)**

**LOCATION:** 17011 Bolero Lane, 92649 (south of Davenport Drive, west of Bolero Lane, Huntington Harbour)

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**Applicant:** Tracy Marx, Recreational Land Investments, 5642 research Driver, Unit A, Huntington Beach, CA 92649

**Property Owner:** Keith Koeller, 3 Park Plaza, Suite 1500, Irvine, CA 92614

**Request:** To permit A) the demolition of an existing 2,290 sq. ft. single family dwelling with an attached garage; and B) the construction of a new 4,053 sq. ft. two-story single family dwelling with an attached 362 sq. ft. garage on a property located within the Coastal Zone.

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

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

**General Plan:** RL – 7 (Residential Low Density – 7 dwelling units/acre)

**Existing Use:** Single Family Residence

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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 the construction of one single family residence in a residential zone.

**SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 12-015:**

1. Coastal Development Permit No. 12-015 for the demolition of an existing single family residence and the construction of a new 4, 053 sq. ft. single family residence at an overall building height of 28 ft. 10.5 in with a 362 sq. ft. garage, as modified by conditions of approval, conforms with the General Plan, including the Local Coastal Program land use designation of Residential Low Density. The project is consistent with Coastal Element Policy C 1.1.1 to encourage development within, contiguous to or in close proximity to existing developed areas to accommodate it. The proposed construction will occur on a developed site, contiguous to existing single-family residential developments.
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 complies with the maximum site coverage, 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 single-family residence 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 proposed single-family residence will not impede public access, recreation, or views to coastal resources.

**SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 12-015:**

1. The site plan, floor plans, and elevations received and dated October 19, 2012 shall be the conceptually approved design with the following modifications:
  - a. Provide a percentage lot coverage calculation on the title sheet (A0.1). Lot coverage shall not exceed 50% of the gross lot size **(HBZSO 210.06)**.
  - b. Depict location and dimensions of the 2<sup>nd</sup> floor balcony on the site plan (A1.1).
  - c. Doorway entrances shall not swing into garage parking area. Revise doors to show entry doors swinging out, or away from the parking area (A1.2).
  - d. Provide a detail or cross section demonstrating any and all equipment located on the rooftop equipment platform will be screened from view on all sides. Rooftop mechanical equipment shall be screened from view on all sides **(HBZSO 230.76)**.
  - e. Demonstrate compliance with the Infill Lot Ordinance **(HBZSO 230.22)**. On sheet A1.2:

- B. Modify the two largest proposed windows along the north elevation of the second floor to demonstrate that they will not align or overlap any second floor window on the adjacent residential structure.
  - C. Modify the proposed second floor bathroom window located along the south elevation to demonstrate that it will not align or overlap any second floor window on the adjacent residential structure. Add a note that this bathroom window shall be obscure.
  - D. Modify the most easterly window in the living room and the dining room window on the first floor plan to demonstrate that they will not align or overlap any first floor window on the adjacent residential structure.
  - E. Submit evidence of adjacent neighbor notification (to neighbors located at the north and south of the subject property) providing a minimum 10-day review and comment period (**HBZSO 230.22 (D)**).
2. Prior to issuance of building permits, the following shall be completed:
- a. A revised sheet A1.2 in compliance with Condition No. 1 above shall be submitted for review and approval by the Planning and Building Department.
  - b. Zoning entitlement (CDP No. 12-015) conditions of approval shall be printed verbatim on one of the first three pages of all the working architectural drawing sets used for issuance of building permits and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
  - c. Staff shall stamp the demo/infill requirements on the plans.
3. 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.
4. The final building permit cannot be approved until the following has 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 & 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.
5. Coastal Development Permit No. 12-15 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 Division a minimum 30 days prior to the expiration date.
  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. 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.