

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

WEDNESDAY, OCTOBER 20, 2021 - 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBER: Hayden Beckman, Joanna Cortez, Isela Siordia

ORAL COMMUNICATION: **NONE**

ITEM 1: CONDITIONAL USE PERMIT NO. 2021-012 (HIMALAYAN GRILL BEER AND WINE):

APPLICANT: Amrit Mahato, 16400 Pacific Coast Highway, Suite 120, Huntington Beach CA 92649
PROPERTY OWNER: C. Parks, Peter's Landing Property Owner LLC, 4 Park Plaza, Suite 400, Irvine CA 92627
REQUEST: To permit the sales, service, and consumption of beer and wine (ABC Type 41 License) within a new 1,948 sq. ft. restaurant.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
LOCATION: 16400 Pacific Coast Highway, Suite 120, 92649 (North side of PCH, south of Anderson Street)
CITY CONTACT: Hayden Beckman

Hayden Beckman, Senior Planner, reported that the applicant is requesting a continuance to the November 3, 2021, meeting.

THE PUBLIC HEARING WAS OPENED.

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

Mr. Ramos stated that he would approve the continuation as recommended by staff.

CONDITIONAL USE PERMIT NO. 2021-012 WAS CONTINUED TO THE NOVEMBER 3, 2021, MEETING BY THE ZONING ADMINISTRATOR. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY NOT BE APPEALED TO THE PLANNING COMMISSION.

ITEM 2: COASTAL DEVELOPMENT PERMIT NO. 21-015 (SICILIANO RESIDENCE):

APPLICANT: Lerik F Silva, 4092 Garfield St., Carlsbad, CA 92008
PROPERTY OWNER: Brett Siciliano, 21752 Pacific Coast Hwy 15, Huntington Beach, CA 92646

REQUEST: To remove and replace an existing manufactured home with a 1,859 sq. ft., two-story double wide manufactured home at an overall height of 30 ft. within a manufactured home park.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption Section 15303, Class 03, California Environmental Quality Act. Appealable

LOCATION: 21752 Pacific Coast Highway #15, Huntington Beach, CA 92646 (North side of PCH, between Beach Blvd. and Newland St.)

CITY CONTACT: Joanna Cortez

Joanna Cortez, Associate Planner, displayed project plans and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary. It was explained that the California Department of Housing and Community Development has jurisdiction over improvements done on existing manufactured homes and local ordinances do not apply in this case.

Ms. Cortez noted that staff did receive fourteen comments in opposition and one comment in support of the proposed permits.

Ricky Ramos, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Chris Bishop, applicant's representative, stated that he had no comments or concerns with the staff's recommendations.

Brett Siciliano, property owner, spoke in support of the proposed permit and gave a personal statement about the purpose for the application.

Christy Mitchell, resident, spoke in opposition of the proposed permit citing concerns with view obstruction, potential loss of privacy, and ground stabilization.

Michelle Vespe, resident, spoke in opposition of the proposed permit citing concerns with view obstruction and potential negative impact on property value.

Ben Blair, resident, spoke in opposition of the proposed permit citing concerns with late notification of legal notice, size of structure, potential parking issues, potential view obstruction, and concerns with rental space increase.

Thomas Bouffard, resident, spoke in opposition of the proposed permit citing concerns with view obstruction, parking impact, potential cost increase of space rental, and potential fire hazards.

Gene Vuyovich, resident, spoke about concerns with the loss of affordable housing representation within the mobile home park and with the foundation on the property being able to support the structure.

Ernie Solorzano, resident, spoke in opposition of the proposed permit citing concerns with view obstruction and potential rent increase.

Mr. Bishop, applicant's representative, responded stating that all requirements from state of California and from the city are being met.

Danette Ewala, realtor, spoke in support of the proposed permit citing potential for increase in property values.

THERE WAS NO ONE ELSE PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.

Mr. Ramos addressed the concerns with view obstruction and height stating that there is no zoning requirement that protects private views and height cannot be regulated as staff had explained. Mr. Ramos stated that he would approve the request with modified finding and conditions as recommended by staff.

COASTAL DEVELOPMENT PERMIT NO. 21-015 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 15303 of the CEQA Guidelines because the project consists of the construction of one single-family residence within a residential zone.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 21-015:

1. Coastal Development Permit No. 21-015 to remove and replace an existing manufactured home with a 1,859 sq. ft., two-story double wide manufactured home at an overall height of 30 ft. within a manufactured home park conforms with the General Plan, including the Local Coastal Program because the project is consistent with the Coastal Element Land use Policy C 1.1.1 to encourage new development to locate within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed development will replace an existing home and occur entirely on a developed site, contiguous to existing residential development.
2. Coastal Development Permit No. 21-015 to remove and replace an existing manufactured home with a 1,859 sq. ft., two-story double wide manufactured home at an overall height of 30 ft. within a manufactured home park is consistent with the requirements of the CZ (Coastal Zone) Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code because the project, as proposed, will comply with all applicable development regulations from the permitting authority, the Department of Housing and Community Development (HCD). The new home will replace an existing manufactured home, within an existing mobile home park and will not increase the density of the site. Additionally, the proposal has been approved for compliance by HCD.
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 because Coastal Development Permit No. 21-015 to remove and replace an existing manufactured home with a 1,859 sq. ft., two-story double wide manufactured home at an overall height of 30 ft. is located in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways.

4. Coastal Development Permit No. 21-015 to remove and replace an existing manufactured home with a 1,859 sq. ft., two-story double wide manufactured home at an overall height of 30 ft. conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act in that the project will not impede public access, recreation, or views to coastal resources.

CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 21-015:

1. The site plan, floor plan, and elevations received and dated September 3, 2021 shall be the conceptually approved layout.
2. 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.
3. Coastal Development Permit No. 21-015 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 Community Development Department a minimum 30 days prior to the expiration date.
4. 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 Community Development 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.

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 2:19 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, NOVEMBER 3, 2021, AT 1:30 P. M.



Ricky Ramos
Zoning Administrator

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