

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

WEDNESDAY, APRIL 2, 2025 - 1:30 P.M.

ZONING ADMINISTRATOR: Joanna Cortez

STAFF MEMBER: Hayden Beckman, Michelle Romero

PUBLIC COMMENTS: **NONE**

ITEM 1: TENTATIVE PARCEL MAP NO. 24-155 (16811 14th STREET SUBDIVISION):

APPLICANT: Carlos Losada, 9451 Firestone Blvd., Suite B, Downey CA 90241
PROPERTY OWNER: Luis Armona, Gage Village Residential Development, LLC, 9451 Firestone Blvd., Suite B, Downey CA 90241
REQUEST: To allow a one-lot subdivision of an approximately 2,699 sq. ft. lot for the construction of two residential condominiums.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15315, Class 15, California Environmental Quality Act.
LOCATION: 16811 14th Street, 90742 (Northwest corner of 14th Street at North Pacific Avenue)
CITY CONTACT: Hayden Beckman

Hayden Beckman, Senior 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. Staff received no public comments on the proposed project.

Joanna Cortez, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Carlos Losada, applicant, had no comments or concerns with staff's recommendations.

Ms. Cortez confirmed that the development got approved through the IPZR process. She also suggested to the applicant to verify with the Coastal Commission to see whether he needs an amended Coastal Development Permit to include the parcel map.

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

Ms. Cortez stated that she would approve the request as recommended by staff.

TENTATIVE PARCEL MAP NO. 24-155 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) CALENDAR 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 15315 of the CEQA Guidelines, because the proposed project consists of the division of property into four or fewer parcels and is in conformance with the General Plan, no variances or exceptions are required, and all services and access to the proposed parcels are available.

FINDINGS FOR APPROVAL - TENTATIVE PARCEL MAP NO. 24-155:

1. Tentative Parcel Map No. 24-155 to allow a one-lot subdivision of a 2,699 sq. ft. lot for the construction of two residential condominiums is consistent with the General Plan land use designation of RH-sp (Residential High Density – specific plan overlay) of the subject property in that it permits the proposed subdivision and residential use. This tentative parcel map is consistent with the Draft Sunset Beach Specific Plan, Sunset Beach Residential zoning designation and other applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The resulting subdivision will allow for the development of two residential units, consistent with the allowable density of the specific plan. Because this location has reverted to the original permit jurisdiction, the City has also reviewed it for compliance with the California Coastal Act and has determined that this subdivision request meets the standards for an “approval in concept.”
2. The site is physically suitable for the type and density of development. The site consists of one parcel of land, approximately 2,699 sq. ft. in area, was previously developed with existing multi-family residences that have been demolished to facilitate the construction of two future residential units. The project involves a one-lot subdivision for condominium purposes. The site will comply with maximum density requirements of the Draft Sunset Beach Specific Plan and the HBZSO.
3. The design of the one-lot subdivision of a 2,699 sq. ft. lot to allow the construction of two residential condominiums and the proposed improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The subdivision is proposed on property currently zoned for residential development and located in an urbanized area. The subject parcel does not serve as habitat for fish or wildlife and is currently vacant. The proposed condominium map will comply with the Draft Sunset Beach Specific Plan and the HBZSO.
4. The design of the one-lot subdivision of a 2,699 sq. ft. lot to allow the construction of two residential condominiums and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision, since no easements exist within the proposed subdivision. Vehicular access to the site would be along 14th Street abutting the front property line and along the rear property line abutting the alley. Reciprocal easements for access and utility services will be provided for both proposed units as a part of this proposed tentative parcel map.

CONDITIONS OF APPROVAL – TENTATIVE PARCEL MAP NO. 24-155:

1. The Tentative Parcel Map No. 24-155 received and dated March 4, 2025 shall be the conceptually approved design.
2. Prior to submittal of final map, the following shall be completed: The property owner shall obtain all required approvals from the California Coastal Commission (CCC). A copy of the written notice of approval from the CCC shall be submitted to the Community Development Department for inclusion in the entitlement record.
3. Any conditions of approval, imposed by the California Coastal Commission that are more restrictive than those set forth in this approval shall be adhered to.
4. At least 90 days before the City Engineer's approval of the final map, Conditions Covenants & Restrictions (CC&Rs) shall be submitted to the Community Development Department, Public Works, Fire, and City Attorney's office for review and approval. The CC&Rs shall include the following:
 - a. Provide for maintenance, repair and replacement by a Homeowner's Association (HOA) for all common area landscaping, maintenance of walls, irrigation, drainage facilities, water quality BMP's, water system lines, fire system lines, sewer system lines, and private service utilities.
 - 1.
 - b. Best Management Practices (BMP's as per the approved Water Quality Management Plan (WQMP).
5. The applicant and/or applicant's representative shall be responsible for ensuring that accuracy of all plans and information submitted to the City for review and approval.
6. Tentative Parcel Map No. 24-155 shall become null and void unless exercised within two years of the date of final Coastal Commission 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.
7. The final map for Tentative Parcel Map No. 24-155 shall not be approved by the City Engineer until the California Coastal Commission has approved the Coastal Development Permit for the development.
8. 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. Final Map review 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.

ITEM 2: COASTAL DEVELOPMENT PERMIT NO. 25-001 (ZUMWALT ADDITION):

APPLICANT: Jon Roberts, 11982 Mayfield Avenue, Unit B, Los Angeles CA 90049
PROPERTY OWNER: Richard and Nanette Zumwalt, 3432 Windspun Drive, Huntington Beach CA 92649
REQUEST: To permit an addition and remodel of an existing three-story attached single-family residence that consists of a 134 sq. ft. first floor addition, a 65 sq. ft. addition and 32 sq. ft. deck on the second floor, and a 300 sq. ft. addition and 139 sq. ft. deck on the third floor at the existing maximum overall height of 28 feet.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 03, California Environmental Quality Act.
LOCATION: 3432 Windspun Drive, 92649 (South side of Windspun Drive, east of Surprise Lane)
CITY CONTACT: Hayden Beckman

Hayden Beckman, Senior 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. Staff received one public comments on the proposed project, right before the hearing started from an adjacent property owner.

Joanna Cortez, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Neither the applicant nor the property owner were present to speak on behalf of the project.

Marti Demetropolis, adjacent resident, cited concerns with the project causing view blockage from her property. She noted that this will set a precedent for people to keep building near the waterfront and that she did reach out to the properties HOA.

Mr. Beckman stated that from a massing standpoint, the applicant is proposing to convert the roofline and fill out the area by the deck.

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

Mrs. Cortez stated that she would continue the project to allow staff to review the public comment, along with the applicant and property owner.

COASTAL DEVELOPMENT PERMIT NO. 25-001 WAS CONTINUED TO THE APRIL 16, 2025, ZONING ADMINISTRATOR MEETING.

THE MEETING WAS ADJOURNED AT 2:00 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, APRIL 16, 2025, AT 1:30 P. M.



Joanna Cortez
Zoning Administrator

JC:mr