

Zoning Administrator
Wednesday, January 16, 2019
1:30 PM - Regular Meeting
AGENDA

City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Room B-8, Lower Level

JOANNA CORTEZ, Associate Planner
JUDY GRAHAM, Administrative Secretary



Zoning Administrator
RICKY RAMOS, Senior Planner

Zoning Administrator

AGENDA

January 16, 2019

CALL TO ORDER

PUBLIC COMMENTS

Anyone wishing to speak during PUBLIC COMMENTS must fill out and submit a form to speak. The Zoning Administrator can take no action on this date, unless the item is agendaized. Anyone wishing to speak on items not on today's agenda, may do so during PUBLIC COMMENTS. Please note comments on closed public hearing items will not be part of the permanent entitlement record. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (3 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

CONSENT CALENDAR - NONE

PUBLIC HEARING ITEMS

18-643

VARIANCE NO. 18-006 (McKINNEY RESIDENCE)

REQUEST:

To permit the re-orientation of an existing side entry garage to a front entry garage at a reduced setback of 16 ft. in lieu of a required setback of 20 ft.

LOCATION:

16461 Ladona Circle, 92649 (southwest corner of Ladona Circle and Mistral Drive)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Variance No. 18-006 based upon suggested findings and conditions of approval.

19-004**CONDITIONAL USE PERMIT NO. 18-040/COASTAL
DEVELOPMENT PERMIT 18-035 (PHAM RESIDENCE)****REQUEST:**

To demolish an existing single-family residence and construct a two-story, 5,430-square-foot single-family residence at a height of 34 feet. 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:

16396 Ardsley Circle, 92649 (south of Humboldt Drive)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Continuance of Conditional Use Permit No. 18-040 and Coastal Development Permit No. 18-035 to the February 6, 2019 Zoning Administrator meeting.

19-038 **COASTAL DEVELOPMENT PERMIT NO. 18-038 (SHANE RESIDENCE)**

REQUEST:

To allow the demolition of a single family dwelling and allow for the construction of a two-story 4,661 sq. ft. single family dwelling at an overall height of 30 ft. This request includes a review and analysis for compliance with 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:

3302 Admiralty Drive, 92649 (near the terminus of Admiralty Dr. and northwest of Channel Ln.)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Coastal Development Permit No. 18-038 based upon suggested findings and conditions of approval.

19-049 **ENTITLEMENT PLAN AMENDMENT NO. 18-004 (BLACK TRUMPET ALCOHOL)**

REQUEST:

To amend CUP No. 13-025 to allow alcohol sales (Type 47 ABC License) in an existing 2,400 sq. ft. eating and drinking establishment with a 360 sq. ft. outdoor patio area.

LOCATION:

7041 Yorktown Ave. #104, 92648 (north side of Yorktown Ave., between Goldenwest St. and Main St.)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Entitlement Plan Amendment No. 18-004 based upon suggested findings and conditions of approval.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, February 6, 2019, at 3:00 PM in Room B-8, Lower Level, Civic Center, Huntington Beach, California.

**INTERNET ACCESS TO THE ZONING ADMINISTRATOR AGENDA AND STAFF
REPORT MATERIAL IS AVAILABLE PRIOR TO ZONING ADMINISTRATOR MEETINGS
AT: <https://huntingtonbeach.legistar.com/>**

MEETING ASSISTANCE NOTICE:

In accordance with the Americans with Disabilities Act, services are available to members of our community who require special assistance to participate in public meetings. If you require special assistance, 48-hour prior notification will enable the City to make reasonable arrangements for an assisted listening device (ALD) for the hearing impaired, American Sign Language interpreters, a reader during the meeting and/or large print agendas. Please contact the Community Development Department at (714) 536-5271 for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting.