

Zoning Administrator
Wednesday, March 6, 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

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. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

CONSENT CALENDAR - None

PUBLIC HEARING ITEMS

19-148

COASTAL DEVELOPMENT PERMIT NO. 18-040 (TRAN RESIDENCE)

REQUEST:

To demolish an existing 3,881 sq. ft. single-family residence and construct a two-story, 4,497 sq. ft. single-family residence and a 440 sq. ft. garage at an overall height of 30 ft. 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:

17091 Edgewater Lane, 92649 (between Courtney Ln. and Waverly Ln.)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Coastal Development Permit No. 18-040 based upon suggested findings and conditions of approval

19-158 COASTAL DEVELOPMENT PERMIT NO. 18-039 (TRAN RESIDENCE)

REQUEST:

To demolish an existing 3,441 sq. ft. single-family residence and construct a two-story, 5,187 sq. ft. single-family residence and 640 sq. ft. garage at an overall height of 27.5 ft. 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:

16962 Coral Cay Lane, 92649 (north of Marinabay Drive)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Coastal Development Permit No. 18-039 based upon suggested findings and conditions of approval.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, March 20, 2019, at 1:30 PM in Room B-8, Lower Level, Civic Center, 2000 Main Street, Huntington Beach, California.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of Three Thousand One Hundred and Two Dollars (\$3,102.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Four Thousand Two Hundred Eighty-One Dollars (\$4,281.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.

**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 at (714) 536-5271 for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting.