

**Zoning Administrator**  
**Wednesday, February 19, 2020**  
**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  
ISELA SIORDIA, 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 agendized. 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**

### **20-1415      **CONDITIONAL USE PERMIT NO. 19-028/COASTAL DEVELOPMENT PERMIT NO. 19-014 (O'NEILL RESIDENCE)****

#### **REQUEST:**

**To demolish an existing two-story single-family residence and permit the construction of a new three-story 4,515 sq. ft. single family residence with a 595 sq. ft. garage, 81 sq. ft. porch, and an approximately 400 sq. ft. 3rd floor deck at an overall height of 30 ft.-3 in. This 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:**

**17007 Edgewater Lane, 92649 (South side of Edgewater Lane, fronting Weatherly Bay in Huntington Harbour)**

**Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 19-028 and Coastal Development Permit No. 19-014 with suggested conditions and findings of approval.

**20-1416      CONDITIONAL USE PERMIT NO. 19-030 (O'BRIEN WALL)**

**REQUEST:**

To permit the installation of a 24 in. high glass wall extension on top of an existing 33.5 in. high wall for a maximum overall height of 57.5 inches in lieu of the maximum 42 in. allowable wall height within the front yard setback.

**LOCATION:**

**312 3rd Street, 92648 (East side of 3rd Street, midblock between Orange Avenue and Olive Avenue)**

**Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 2019-030 with suggested findings and conditions of approval.

**20-1434      CONDITIONAL USE PERMIT NO. 19-033 (SOCIAL KITCHEN ALCOHOL)**

**REQUEST:**

To allow the sale, service, and consumption of alcohol (ABC License Type 47) within a 3,800 sq. ft. eating and drinking establishment with 212 sq. ft. of outdoor dining.

**LOCATION:**

**16400 Pacific Coast Highway #100, 92649 (northeast corner of PCH and Anderson St.)**

**Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 19-033 with suggested findings and conditions of approval.

**20-1435      TENTATIVE PARCEL MAP NO. 19-123 (MARINIA SUBDIVISION)**

**REQUEST:**

**To subdivide an existing 5.62 acre (marina) parcel and create a .384 acre parcel that will consist of a dock and five existing boat slips. This request also requires review and approval from the California Coastal Commission.**

**LOCATION:**

**APN: 178-291-33 (Associated with 4121 Warner Ave., 92649, near the northeast corner of Warner Ave. and Sceptre Ln.)**

**Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Continue Tentative Parcel Map No. 19-123 to the March 4, 2020, Zoning Administrator Meeting at Staff's request.

**ADJOURNMENT**

**The next regularly scheduled meeting of the Zoning Administrator is Wednesday, March 4, 2020, 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 interest 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 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 (\$4281.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or (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 Department at 714-536-5271 for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting.