

Zoning Administrator
Wednesday, May 20, 2020
1:30 PM - Regular Meeting
AGENDA

City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

JOANNA CORTEZ, Associate Planner
ISELA SIORDIA, Administrative Secretary



Zoning Administrator
RICKY RAMOS, Senior Planner

DUE TO GOVERNOR NEWSOM'S EXECUTIVE ORDER and the City Council's Declaration of Local Emergency regarding the Covid-19 pandemic, the City will be holding the Zoning Administrator public hearing via the Zoom meeting platform. Public comments may be submitted via two options:

- 1) Submit written comments to community.development@surfcity-hb.org (reference Zoning Administrator and the agenda item number) by 10:00 AM the day of the meeting. If you would like your e-comment read aloud at the hearing, please indicate so in your email; or
- 2) Join the meeting remotely from your phone. Please let staff know at the start of the meeting that you wish to speak on a particular item. You will have THREE MINUTES to speak, per person, no donating of time.

The following is the phone number for the Zoom meeting and dial-in instructions:

- a. Phone Number: +1 669 900 6833 US (San Jose)
- b. Meeting ID: 919 2986 4298
- c. Password: 614718

Any interested parties can participate in the public hearing via telephone. The dial-in information is the same as Option 2, which is listed above. All interested parties are invited to contact the staff planner at 714-536-5271 before the meeting if you have any questions about the project or if you need information on participating in the public hearing.

CALL TO ORDER

PUBLIC COMMENTS

Anyone wishing to speak on items not on today's agenda, may do so during PUBLIC COMMENTS. The Zoning Administrator can take no action on this date, unless the item is agendized. 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

20-1554 **CONDITIONAL USE PERMIT NO. 20-004 AND COASTAL DEVELOPMENT PERMIT NO. 20-004 (ASDOURIAN RESIDENCE REMODEL AND ADDITION)**

REQUEST:

To remodel an existing 2,708 sq. ft. single family dwelling and construct a 2,059 sq. ft. first and second floor addition along with a 789 sq. ft. rooftop deck at an overall height of 32 ft.

LOCATION:

3817 Mistral Drive, 92649 (west side of Mistral Drive, between Ladona Cir. And Wanderer Ln.)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 20-004 and Coastal Development Permit No. 20-004 with suggested findings and conditions of approval.

20-1573 **CONDITIONAL USE PERMIT NO. 20-009 (JAYBIRDS CHICKEN BEER AND WINE)**

REQUEST:

To permit the sales, service, and consumption of beer and wine (ABC Type 41 License) within a 1,676 sq. ft. eating and drinking establishment.

LOCATION:

303 3rd St. #100, 92648 (west side of 3rd St., between Olive Ave. and Orange Ave.)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 20-009 with suggested findings and conditions of approval.

20-1623**CONDITIONAL USE PERMIT NO. 20-007/COASTAL DEVELOPMENT PERMIT NO. 20-007 (NGUYEN REMODEL AND DECK)****REQUEST:**

To construct a 1,336 sq. ft. addition to an existing 3,816 sq. ft. two-story, single family dwelling and construct a 1,214 sq. ft. roof top deck at an overall height of 29 ft.-4 in.

LOCATION:

16205 Wayfarer Lane, 92649 (located near the terminus of Wayfarer Ln.)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 20-007 and Coastal Development Permit No. 20-007 with suggested findings and conditions of approval.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, June 3, 2020, at 1:30 PM via Zoom Meeting.

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 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) 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 714-536-7251, for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting