



AGENDA

ZONING ADMINISTRATOR

Wednesday, November 18, 2020

Virtual ZOOM Meeting

2000 Main Street

Huntington Beach, CA 92648

Regular Meeting - 1:30 PM

Zoning Administrator

RICKY RAMOS, Senior Planner

STAFF

JOANNA CORTEZ, Associate Planner

ISELA SIORDIA, Administrative Secretary

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 City Clerk's Office at (714) 536-5227 for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting.

PUBLIC COMMENTS: To address the legislative body on items of interest not scheduled for public hearing, *Request to Speak* forms will be made available at the meeting and are collected by the staff or Sergeant at Arms. Some legislative bodies may provide different *Request to Speak* forms for public hearing items.

AUDIO/VIDEO ACCESS TO BROADCASTED MEETINGS: City Council and Planning Commission meetings are televised live on HBTV-3 Channel 3, and can be viewed via live or archived website at <https://huntingtonbeach.legistar.com>.

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 zoningadministrator@surfcity-hb.org (reference 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: 951 1199 8008

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 or participating in the public hearing.

CALL TO ORDER

ROLL CALL

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

**[20-1977](#) TENTATIVE PARCEL MAP NO. 19-164 / COASTAL DEVELOPMENT
PERMIT NO. 19-017 / SPECIAL PERMIT NO. 19-001 (KELTER
DEVELOPMENT)**

REQUEST:

TPM: To permit a one-lot subdivision of an approximately 7,926 sq.

ft. lot for condominium purposes. CDP: To permit the construction of a four-unit, three-story residential project at an overall height of 34 ft.-11 in. in the coastal zone. SP: To allow the street side setback at three feet in lieu of the minimum required setback of five feet.

LOCATION:

1620 Pacific Coast Highway, 92648 (southeast corner of Pacific Coast Highway and 17th Street)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Tentative Parcel Map No. 19-164, Coastal Development Permit No. 19-017, and Special Permit No. 19-001 with suggested findings and conditions of approval.

20-2032

CONDITIONAL USE PERMIT NO. 20-016 (FERRARI WALL)

REQUEST:

To permit the construction of an approximately 36 in. high wall with 44 in. high pilasters along the front property line (50 linear feet) in lieu of the minimum required setback of three ft. within the front yard setback.

LOCATION:

510 11th Street, 92648 (East side of 11th Street, midblock between Pecan Avenue and Acacia Avenue)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 20-016 with suggested findings and conditions of approval.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, December 2, 2020, at 1:30 P.M. via Zoom meeting.

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

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