



# **AGENDA**

## **ZONING ADMINISTRATOR**

**Wednesday, April 21, 2021**  
**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 HBTB-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 comments to <https://huntingtonbeachca.gov/zacomment> by 10:00 AM the day of the meeting. If you would like your e-comment read aloud at the hearing, please indicate so on the survey; 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: 975 0303 2931

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**

## **ROLL CALL**

## **PUBLIC COMMENTS**

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**

## **PUBLIC HEARING ITEMS**

**21-349**

**COASTAL DEVELOPMENT PERMIT NO. 20-023 (NGUYEN RESIDENCE)**

### **REQUEST:**

**To demolish an existing 2,464 sq. ft. single-story residence and**

construct a 6,105 sq. ft. two-story residence with an attached three-car garage at an overall height of 29 ft.-5 in.

**LOCATION:**

16852 Coral Cay Lane, 92649 (East side of Coral Cay Lane, north of Marina Bay Lane)

**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Coastal Development Permit No. 20-023 with Suggested Findings and Conditions of Approval.

**21-297**

**ENTITLEMENT PLAN AMENDMENT NO. 21-002 (CHEVRON CONVENIENCE MARKET)**

**REQUEST:**

To amend Conditional Use Permit No. 15-055 to 1) allow the sale of beer, wine, and distilled spirits for off-sale consumption (ABC License Type 21) in conjunction with a 1,631 sq. ft. convenience market; and 2) amend the hours of operation of the gas station and convenience market to 24-hours a day daily with alcohol sales proposed from 6:00 am to 2:00 am.

**LOCATION:**

16921 Algonquin Street (northwest corner of Algonquin Street and Davenport Drive)

**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Entitlement Plan Amendment No. 21-002 based upon suggested findings and conditions of approval.

**21-344**

**COASTAL DEVELOPMENT PERMIT 20-020 (TRONG RESIDENCE)**

**REQUEST:**

To construct a 2,229 sq. ft. second floor addition, 400 sq. ft. two-car garage, 250 sq. ft. one-car garage, 112 sq. ft. covered patio, a 1,125 sq. ft. lattice patio, and 60 sq. ft. of balcony space to an existing 2,021 sq. ft. one-story single-family residence.

**LOCATION:****3392 Gilbert Dr., 92649 (east side of Gilbert Dr., south of Peale Ln.)****Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Coastal Development Permit 20-020 with suggested findings and conditions of approval.

**21-342****COASTAL DEVELOPMENT PERMIT NO. 20-017 (TRAN RESIDENCE)****REQUEST:**

To demolish 511 sq. ft. from an existing 3,170 sq. ft. two-story single-family residence and construct a 2,071 sq. ft. first and second floor addition, 1,017 sq. ft. first floor deck, and 344 sq. ft. second floor balcony.

**LOCATION:****3282 Gilbert Drive, 92649 (northeast of PCH and east of Gilbert Dr.)****Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Coastal Development Permit No. 20-017 with suggested findings and conditions of approval.

**21-346****CONDITIONAL USE PERMIT NO. 20-027/COASTAL DEVELOPMENT PERMIT NO. 21-004 (REISINGER WALL)****REQUEST:**

To permit the construction of a 12 ft. high wrought iron/block wall (approximately 69 linear feet), fronted by a 5 ft.-6 in. wide planter, within the rear yard setback of a through lot in lieu of the maximum allowed height of 42 in. within the rear yard setback.

**LOCATION:****17091 Westport Drive, 92649 (south side of Westport Dr., north of Roundhill Dr.)****Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 20-027 and Coastal Development Permit No. 21-004 with suggested findings and conditions of approval.

**ADJOURNMENT**

**The next regularly scheduled meeting of the Zoning Administrator is Wednesday, May 5, 2021, at 1:30 P.M. in 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/>**

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