



AGENDA

ZONING ADMINISTRATOR

Wednesday, June 16, 2021
Room B-8, Lower Level and via Zoom
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>.

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

Additionally, 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; 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: 946 9504 8110

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.

CONSENT CALENDAR**PUBLIC HEARING ITEMS****[21-435](#)****CONDITIONAL USE PERMIT NO. 20-022/COASTAL DEVELOPMENT PERMIT NO. 20-019 (SEAWITCH SFD - Lot 81)****REQUEST:**

To demolish an existing single family dwelling that spans two legal lots (lot 80 and lot 81) and construct one single family dwelling on each lot. This application requests to construct an approximately 5,676 sq. ft., two-story single family dwelling with an approximately 822 sq. ft. three-car garage, 741 sq. ft. 2nd floor deck, and a 918 sq. ft. 3rd floor deck.

LOCATION:

16791 Sea Witch Lane, 92649 (north side of Sea Witch Ln. between Bolero Ln. and Finisterre Dr.)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 20-022 and Coastal Development Permit No. 20-019 with suggested conditions and findings of approval.

21-436

CONDITIONAL USE PERMIT NO. 20-023/COASTAL DEVELOPMENT PERMIT NO. 20-022 (SEAWITCH SFD - Lot 80)

REQUEST:

To demolish an existing single family dwelling that spans two legal lots (lot 80 and lot 81) and construct one single family dwelling on each lot. This application requests to construct an approximately 4,721 sq. ft., two-story single family dwelling with an approximately 800 sq. ft. three-car garage, 720 sq. ft. 2nd floor deck, and a 950 sq. ft. 3rd floor deck.

LOCATION:

16781 Sea Witch Lane, 92649 (north side of Sea Witch Ln. between Bolero Ln. and Finisterre Dr.)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 20-023 and Coastal Development Permit No. 20-022 with suggested conditions and findings of approval.

21-440

CONDITIONAL USE PERMIT NO. 21-002 (MAKIN SUSHI & THAI BEER AND WINE)

REQUEST:

To establish the sale, service, and consumption of beer and wine (Type 41 ABC License) within a 1,403 sq. ft. eating and drinking establishment with a 240 sq. ft. outdoor dining patio.

LOCATION:

303 3rd Street, Suite 140, 92648 (West side of 3rd Street, between

Olive Ave. and Orange Ave.)**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 21-002 with suggested findings and conditions of approval.

21-456**ADMINISTRATIVE PERMIT NO. 20-010, COASTAL DEVELOPMENT PERMIT NO. 20-018 (PONTICELLO LIVE/WORK UNIT)****REQUEST:**

To construct a three-story, approximately 2,996 sq. ft. live/work unit, consisting of 344 sq. ft. non-residential area and 2,652 sq. ft. habitable area with a three-car garage at a maximum overall height of 34 ft.-10 in.

LOCATION:

115 6th Street, 92648 (North side of 6th Street, between Pacific Coast Highway and Walnut Avenue)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Administrative Permit No. 20-010 and Coastal Development Permit No. 20-018 with suggested findings and conditions of approval.

21-460**COASTAL DEVELOPMENT PERMIT NO. 20-024/CONDITIONAL USE PERMIT NO. 20-026 (DUONG RESIDENCE)****REQUEST:**

To permit the construction of a 1st and 2nd floor addition totaling 1,386 sq. ft., a 220 sq. ft. garage addition to an existing 2-car garage, an attached 1,200 sq. accessory dwelling unit on the 2nd floor, 748 sq. ft. of 2nd floor decks, a 614 sq. ft. 3rd floor addition and 339 sq. ft. 3rd floor deck at an overall height of 35 ft. to an existing single-family residence.

LOCATION:

16792 Channel Ln., 92649 (north side of Channel Ln., east of Admiralty Dr.)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Coastal Development Permit No 20-024 and Conditional Use Permit No. 20-026 with suggested findings and conditions of approval

21-468**TENTATIVE PARCEL MAP NO. 2019-109 (VALERIAN SUBDIVISION)****REQUEST:**

To allow a one-lot subdivision of a 2,704 sq. ft. lot for the construction of two residential condominiums.

LOCATION:

16457 24th Street, 90742 (north side of 24th St., between PCH and N. Pacific Ave.)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Continue Tentative Parcel Map No. 2019-109 to the July 21, 2021 Zoning Administrator Meeting at the request of the applicant.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, July 7, 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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