

Zoning Administrator
Wednesday, May 18, 2022
1:30 PM - Regular Meeting
AGENDA

City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Civic Center, Lower Level, B-8

Staff Liaisons
JOANNA CORTEZ, Associate Planner
KIMBERLY DE COITE, Administrative Assistant



Zoning Administrator
Zoning Administrator
LIANE SCHULLER, Contract 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).

If you are not able to attend in person, public comments may be submitted in writing to <https://huntingtonbeachca.gov/zacomment> by 10:00 AM the day of the meeting. If you wish to listen in, you may join the meeting remotely from your phone. The following is the access phone number to listen in via ZOOM:

- a. Phone Number: +1 669 900 6833 US (San Jose)
- b. Meeting ID: 972 6987 8757

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.

PUBLIC HEARING ITEMS

22-400

CONDITIONAL USE PERMIT NO. 21-018 & COASTAL DEVELOPMENT PERMIT NO. 21-016 (PHAM RESIDENCE)

REQUEST:

To renovate an existing two-story, single-family residence by adding 875 sq. ft. to the first and second floor, expanding the existing two-car garage to allow for a third enclosed space, and adding a 730 sq. ft. roof deck at an overall height of 28 feet -1 9/16 inches.

LOCATION:

3522 Running Tide Circle, Huntington Beach, CA 92649 (southeast of Conrad Park and west of Sundancer Lane)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit 21-018 and Coastal Development Permit No. 21-016 with suggested findings and conditions.

22-404

CONDITIONAL USE PERMIT NO. 22-009/COASTAL DEVELOPMENT PERMIT NO. 22-006 (SEASONAL PARKING LOT)

REQUEST:

To permit a seasonal parking lot for a period of five years on a vacant, 2.9-acre site north of Huntington State Beach.

LOCATION:

Assessor's Parcel Number: 114-151-06 (west side of Newland, south of Huntington Beach Channel)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 22-009 and Coastal Development Permit No. 22-006 with suggested findings and conditions of approval.

22-416

CONDITIONAL USE PERMIT NO. 21-028/COASTAL DEVELOPMENT PERMIT NO. 21-022 (WONG RESIDENCE)

REQUEST:

To demolish an existing two story single-family residence and permit the construction of a new two-story approximately 5,092 sq. ft. single-family residence with a 667 sq. ft. 3-car garage, and an approximately 690 sq. ft. rooftop deck with stairway and elevator access at an overall height of 35 feet.

LOCATION:

16205 Wayfarer Lane, 92649 (South side of terminus of Wayfarer Lane in Huntington Harbour)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 21-028 and Coastal Development Permit No. 21-022 with suggested findings and conditions of approval.

22-443 **CONDITIONAL USE PERMIT NO. 22-002/VARIANCE 22-001/COASTAL DEVELOPMENT PERMIT NO. 22-002 (ALABAMA DUPLEX)**

REQUEST:

To demolish two residential units and construct a three-story duplex, each 2,251 sq. ft., with a 369 sq. ft. garage and 285 sq. ft. of decks at an overall height of 35 feet. The request includes two, 10 ft. wide open parking spaces in-lieu of the required minimum width of 12 feet.

LOCATION:

210 Alabama St., 92648 (near the northeast corner of Alabama St. and Baltimore Ave.)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 22-002, Variance No. 22-001, and Coastal Development Permit No. 22-002 with suggested findings and conditions of approval.

22-442 **COASTAL DEVELOPMENT PERMIT NO. 22-008 (ADDISON RESIDENCE)**

REQUEST:

To remove an existing single story manufactured home and replace it with a two-story, 2,046 sq. ft. manufactured home at an overall height of 27 feet within a manufactured home park.

LOCATION:

21752 Pacific Coast Highway., 17A, 92646 (north of PCH, between Beach Blvd. and Newland St.)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Coastal Development Permit No. 22-008 with suggested findings and conditions of approval.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, June 1, 2022, at 1:30 P.M. 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/>**

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.