



AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, JANUARY 20, 2016, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: John Ramirez, Ethan Edwards, Judy Graham

MINUTES: None

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

SCHEDULED ITEMS:

- 1. PETITION DOCUMENT: TENTATIVE PARCEL MAP NO. 15-166/ COASTAL DEVELOPMENT PERMIT NO. 15-032/ VARIANCE 15-006 (ARMONA DUPLEX)**
- APPLICANT:** Carlos Losada, Merona Inc., 9451 Firestone Boulevard, Suite B, Downey, CA 90241
- PROPERTY OWNER:** Luis and Margaret Armona, Merona Inc., 9451 Firestone Boulevard, Suite B, Downey, CA 90241
- REQUEST:** **TPM:** To permit the one-lot subdivision of a 2,700 sq. ft. parcel for two residential condominium units. **CDP:** To “approve in concept” the demolition of an existing 980 sq. ft. single family home with an accessory unit and the construction of a new 4,910 sq. ft. 3-story duplex with a rooftop deck and a one-lot subdivision. **VAR:** To permit a building height of 37 feet in lieu of the maximum allowed height of 35 feet.
- ENVIRONMENTAL STATUS:** This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.
- LOCATION:** 16926 10th Street, 90742 (south side of 10th St. between North Pacific Ave. and PCH)
- CITY CONTACT:** John Ramirez
- STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval.

AGENDA
(Continued)

- 2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 15-015/
VARIANCE 15-005 (ALABAMA SINGLE FAMILY
RESIDENCE)**
- APPLICANT: Art Kent, Kent Architects, 619 16th Street, Huntington Beach
CA 92648
- PROPERTY OWNER: Nasser Mahgerefteh, 518 Geneva Avenue, Huntington Beach
CA 92648LC
- REQUEST: **CDP:** To permit the construction of a new 2,950 sq. ft. 3-story
single family home. **VAR:** To permit a building height of 35
feet within the front and rear 25-foot setback areas in lieu of
the maximum allowed height of 25 feet.
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section
15303, Class 3, California Environmental Quality Act.
- LOCATION: 101 Alabama Street, 92648 (northwest corner of Alabama St.
and Atlanta Ave.)
- CITY CONTACT: John Ramirez
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of
approval.
- 3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 15-059 (FARRELL WALL)**
- APPLICANT: City of Huntington Beach, Public Works Department, c/o
James Wagner, 2000 Main Street, Huntington Beach, CA
92648
- PROPERTY OWNER: Patrick Farrell, 216 Crest Avenue, Huntington Beach, CA
92648
- REQUEST: To construct a 6 ft. high block wall (approx. 80 lf.) at a 1 ft.
front yard setback in lieu of maximum 42 inches within the
front yard setback area.
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section
15303, Class 3, California Environmental Quality Act.
- LOCATION: 815 Lake Street, 92648 (west side of Lake St., between 10th
St. and Crest Ave.)
- CITY CONTACT: Ethan Edwards
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of
approval.

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 One Thousand Nine Hundred Seventeen Dollars (\$1,917.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand Five Hundred One Dollars (\$2,501.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.