



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

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

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: John Ramirez, Ethan Edwards, Judy Graham

MINUTES: August 19, 2015
March 2, 2016

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. 15-163/ CONDITIONAL USE PERMIT NO. 15-058/ COASTAL DEVELOPMENT PERMIT NO. 15-030 (DAVENPORT MARINA RESIDENTIAL – CONTINUED FROM THE MARCH 16, 2016 MEETING)**
- APPLICANT:** Otis Architecture, Karen Otis, 909 Electric Avenue, Suite 207, Seal Beach CA 90740
- PROPERTY OWNER:** Stanko Family Trust, John Stanko, 7 Hitching Post Drive, Rolling Hills Estates, CA 90274
- REQUEST:** **TPM:** To subdivide one existing parcel into three parcels to establish two residential lots and reconfigure an existing marina parking lot. **CUP:** To permit a reduction in the number of required marina parking spaces based on a parking survey. **CDP:** To subdivide one existing parcel into three parcels.
- ENVIRONMENTAL STATUS:** This request is covered by Categorical Exemption, Section 15315, Class 15, California Environmental Quality Act.
- LOCATION:** 4052 Davenport Drive, 92649 (south side of Davenport Dr. between Edgewater Ln. and the Channel - Huntington Harbour)
- CITY CONTACT:** John Ramirez
- STAFF RECOMMENDS:** Denial based upon suggested findings

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(Continued)

2. PETITION DOCUMENT: ENTITLEMENT PLAN AMENDMENT NO. 16-003 (BARBATA RESIDENCE WINDOW-CONTINUED FROM THE APRIL 6, 2016, MEETING)

APPLICANT: Karen Otis, Otis Architecture, 909 Electric Avenue, Seal Beach CA 90740

PROPERTY OWNER: Mike & Gail Barbata, 16581 Peale Lane, Huntington Beach CA 92649

REQUEST: To amend Condition of Approval No. 1 of Coastal Development Permit No. 04-05 to allow transparent glass in the two most southerly windows of the second floor master bedroom within an existing single family home.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

LOCATION: 16581 Peale Lane, 92649 (west side of Peale Ln., between Malden Cir. and Gilbert Dr.)

CITY CONTACT: John Ramirez

STAFF RECOMMENDS: Denial based upon suggested findings

3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 16-011/ TEMPORARY USE PERMIT NO. 16-001 (FOUR SONS BREWERY EATING & DRINKING ESTABLISHMENT)

APPLICANT/
PROPERTY OWNER: Gerard Dufresne, 1506 Pacific Coast Highway, Huntington Beach CA 92648

REQUEST: **CUP:** To permit a 2,200 sq. ft. eating and drinking establishment in conjunction with an existing brewery with a joint use parking arrangement within an existing industrial condominium complex. **TUP:** To allow limited outdoor food service for a period of five (5) years in conjunction with an existing brewery.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

LOCATION: 18421 Gothard Street, Suites 100 & 100B, 92647 (west side of Gothard St. approximately 300 feet north of Ellis Ave.)

CITY CONTACT: John Ramirez

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

AGENDA
(Continued)

- 4. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 16-006/ COASTAL DEVELOPMENT PERMIT NO. 16-003 (PHAN RESIDENCE)****
- APPLICANT: Joseph Phan, 15182 Summerwood Street, Westminster CA 92683
- PROPERTY OWNER: Quy Phan, 1934 West Red Fox Road, Santa Ana CA 92704
- REQUEST: To demolish an existing two story 3,341 sq. ft. single family home and permit the construction of an approximately 4,826 sq. ft., three-story single family home, a 400 sq. ft. garage, and 144 sq. ft. of balconies on the second floor. The entitlement request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as, window alignments, building pad height, and floor plan layout.
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.
- LOCATION: 16711 Carousel Lane, Huntington Beach (on west side of Carousel Lane between the north and south ends of Wanderer Lane – Humboldt Island)
- CITY CONTACT: John Ramirez
- 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.