



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

WEDNESDAY, MAY 18, 2016, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Tess Nguyen, 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: COASTAL DEVELOPMENT PERMIT NO. 15-012/
CONDITIONAL USE PERMIT NO. 15-023 (RICHARDS
RESIDENCE ADDITION)**
- APPLICANT: William Larson, 3626 Long Beach Boulevard, Long Beach CA 90807
- PROPERTY OWNER: Matthew Richards, 3626 Long Beach Boulevard, Long Beach CA 90807
- REQUEST: **CDP:** To permit a 1,563 sq. ft. second floor and third floor addition to an existing one-story single family residence. **CUP:** To permit a 553 sq. ft. third floor habitable area addition and a 115 sq. ft. third floor deck at an overall building height of 33 feet.
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
- COASTAL STATUS: Appealable
- LOCATION: 16854 Bayview Drive, 92649 (east side of Bayview Dr., south of Broadway – Huntington Harbour)
- CITY CONTACT: Tess Nguyen
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 2. PETITION DOCUMENT: TENTATIVE PARCEL MAP NO. 16-016 (HANNA CONDOS)**
- APPLICANT: Zachary Hanna, 141 Wilshire Avenue, Suite B, Fullerton CA 92832
- PROPERTY OWNER: Steve Hanna, 141 Wilshire Avenue, Suite B, Fullerton CA 92832
- REQUEST: To permit the one-lot subdivision of a 2,700 sq. ft. parcel for two residential condominium units. The project is located in the non-certified Sunset Beach Specific Plan area and includes a review via an “approval in concept” process for the demolition of an existing duplex and the construction of a new 4,800 sq. ft. 3-story duplex with a rooftop deck and a one-lot subdivision.

AGENDA
(Continued)

ENVIRONMENTAL STATUS:	This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.
COASTAL STATUS:	Non-certified Sunset Beach Specific Plan
LOCATION:	17125 4 th Street, 90742 (northeast corner of 4 th St. and North Pacific Ave. - Sunset Beach)
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.