



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

WEDNESDAY, JULY 15, 2015, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Joanna Cortez, Jill Arabe, Ethan Edwards, Judy Demers

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. 15-007 (DRAKE REMODEL)

APPLICANT: Peter Kavoian, P.O. Box 5249, Santa Barbara, CA 93150

PROPERTY OWNER: Kitty Drake, 6572 Cedarwood Dr., Huntington Beach, CA 92648

REQUEST: To permit an approximately 931 sq. ft. addition to an existing 2,537 sq. ft. two-story single family dwelling. This 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.

LOCATION: 4051 Davenport Drive, 92649 (North side of Davenport Dr., west of Edgewater Ln.)

CITY CONTACT: Joanna Cortez

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

2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 15-008/ ADMINISTRATIVE PERMIT NO. 15-006 (CYPRUS RESIDENCE)

APPLICANT: John Stuetzel, 3130 Airway Ave., Costa Mesa, CA 92626

PROPERTY OWNER: Brett Cyprus, 3641 Pirate Cir., Huntington Beach, CA 92649

REQUEST: **CDP:** To permit the construction of an approximately 6,705 sq. ft. two-story residence with 814 sq. ft. garage. This 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. **AP:** To permit a single family dwelling with lot coverage of 54.2% in lieu of the maximum 50%.

**AGENDA
(Continued)**

LOCATION: 16836 Marinabay Dr., 92649 (terminus of Marinabay Dr., west of Coral Cay Ln.)
CITY CONTACT: Jill Arabe
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 15-019 (HB PITA ALCOHOL)

APPLICANT: Roger Samawi, 10270 Rainbow Cir., Fountain Valley, CA 92708
PROPERTY OWNER: Town House Plaza, Mark Sork, 13 Corporate Plaza Dr., Suite 214, Newport Beach, CA 92660
REQUEST: To permit the sales, service, and consumption of alcohol (ABC Type 41 – on sale beer & wine) within an existing restaurant.
LOCATION: 19893 Brookhurst Street, 92646 (northwest corner of Brookhurst St. and Adams 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.