



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

WEDNESDAY, NOVEMBER 16, 2016, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Jessica Bui, Joanna Cortez, Judy Graham

MINUTES: April 20, 2016
June 1, 2016
June 15, 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: COASTAL DEVELOPMENT PERMIT NO. 16-014/
ADMINISTRATIVE PERMIT NO. 16-015 (BUCCIARELLI
LIVE/WORK)**
- APPLICANT:** Erin Cherson, 606 Central Avenue, Seal Beach, CA 90740
- PROPERTY OWNER:** Ed Rohaly & Nancy Bucciarelli, 111 6th Street, Huntington Beach, CA 92648
- REQUEST:** To permit the conversion of an existing 2,935 sq. ft. single family residence into an approximately 3,614 sq. ft. live/work unit with 478 sq. ft. office/work area and 3,136 sq. ft. of residential/garage area. The project includes an addition of approximately 639 sq. ft. of residential floor area and approximately 40 sq ft. of additional garage space.
- ENVIRONMENTAL STATUS:** This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.
- COASTAL STATUS:** Appealable
- LOCATION:** 111 6th Street (west side of 6th St., and south of Walnut Ave.)
- CITY CONTACT:** Jessica Bui
- STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval.

AGENDA
(Continued)

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.