



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

WEDNESDAY, MARCH 2, 2016, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: John Ramirez, Ethan Edwards, Judy Graham

MINUTES: July 1, 2015
July 15, 2015

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. 16-001
(GUSTAFSON ATTIC REMODEL)**
- APPLICANT/
PROPERTY OWNER:** Gunnar & Kristine Gustafson, 7294 Arcadia Drive, Huntington Beach CA 92648
- REQUEST:** To permit the conversion of an approximately 347 sq. ft. third floor attic space into habitable area, 30 sq. ft. entryway addition, and a 27 sq. ft. third floor deck within an existing 1,890 sq. ft. attached townhome.
- ENVIRONMENTAL
STATUS:** This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.
- LOCATION:** 3861 Aruba Circle, 92649 (north side of Aruba Cir., east of Bimini Ln. – Huntington Harbour)
- CITY CONTACT:** John Ramirez
- STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval.

AGENDA
(Continued)

2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 15-060/ COASTAL DEVELOPMENT PERMIT NO. 15-031 (FABRICANT RESIDENCE):

APPLICANT/ James Caldwell, Harbour Bay Homes, 1614 Warwick Lane, Newport Beach CA 92660

PROPERTY OWNER: Robert Fabricant, 16531 Peale Lane, Huntington Beach CA 92648

REQUEST: **CDP:** To permit the demolition of an existing 2,700 sq. ft. single family residence and construct a new two-story, 4,972 sq. ft. single family residence with a 615 sq. ft. attached garage. **CUP:** To permit a new single-family residence with a 560 sq. ft. third floor deck at an overall building height of 33 feet, 7 inches. 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: 16777 Bolero Lane, 92649 (west side of Bolero Ln., between Nalu Cir. and S. Finisterre Dr. – Huntington Harbour)

CITY CONTACT: John Ramirez

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

3. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 15-033/ ADMINISTRATIVE PERMIT NO. 16-002 (RODRIGUEZ ADDITION)

APPLICANT/ James & Kelly Rodriguez, 16941 Bolero Lane, Huntington Beach, CA 92649

PROPERTY OWNER: James & Kelly Rodriguez, 16941 Bolero Lane, Huntington Beach, CA 92649

REQUEST: To permit an approximately 970 sq. ft. second story addition with a 39 sq. ft. deck to an existing 2,257 sq. ft. one-story single family dwelling with lot coverage of 54.4% in lieu of the maximum 50%.

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

LOCATION: 16941 Bolero Lane, 92649 (west side of Bolero Ln., south of S. Finisterre Dr. – Huntington Harbour)

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.