



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

WEDNESDAY, MAY 7, 2014, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Kristi Rojas, Ethan Edwards, Judy Demers (recording secretary)

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. 13-023/ CONDITIONAL USE PERMIT 13-034 (MAI RESIDENCE)**
- APPLICANT: Jeffrey Jonsson, 946 Calle Amanecer #C, San Clemente, CA 92673C
- PROPERTY OWNER: David Mai, 11730 Seaboard Circle, Stanton, CA 90680
- REQUEST: **CDP:** To permit the demolition of an existing approximately 2,879 sq. ft. residence and to construct a new approximately 4,173 sq. ft. single-family dwelling with an 812 sq. ft. attached garage and an 805 sq. ft. covered entry. **CUP:** To permit a third story of approximately 1,090 sq. ft. and a 407 sq. ft. deck. This 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.
- LOCATION: 16375 Ardsley Circle, 92649 (south side of Ardsley Cir. east of Humboldt Dr.)
- CITY CONTACT: Kristi Rojas
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

AGENDA
(Continued)

2. **PETITION DOCUMENT:** **COASTAL DEVELOPMENT PERMIT NO. 14-004/
CONDITIONAL USE PERMIT NO. 14-004 (NGUYEN
RESIDENCE)**
- APPLICANT: Brad Smith, Architect, 425 30th Street, Suite 22, Newport
Beach, CA 92663
- PROPERTY OWNER: Darren Nguyen, 14072 Magnolia Street, Suite 200,
Westminster, CA 92683
- REQUEST: **CDP:** To permit the construction of a new approximately 5,363
sq. ft. single-family dwelling with a 737 sq. ft. attached garage.
CUP: To permit (a) a third story of approximately 402 sq. ft
and a 109 sq. ft. deck; and (b) an overall building height of
approximately 32 ft. 6 in. This 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.
- LOCATION: 16541 Channel Lane, 92649 (west side of Channel Ln.,
between Bounty Cir. and Admiralty Dr.)
- 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.