



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

WEDNESDAY, SEPTEMBER 2, 2015, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Jill Arabe, Joanna Cortez, Tess Nguyen, 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. 15-010 (WILLIAMS RESIDENCE)

APPLICANT: Peter Kavonian, P.O. Box 5249, Santa Barbara, CA 93150
PROPERTY OWNER: Mel Williams, 511 E. Garvey Ave., Suite 201, Monterey Park, CA 91755

REQUEST: To permit the demolition of an existing single family residence and construct a new approximately 4,053 sq. ft. two-story residence with 579 sq. ft. attached garages. 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: 4002 Figaro Circle, 92649 (terminus of Figaro Cir., west of Edgewater Ln. – Huntington Harbour)

CITY CONTACT: Jill Arabe

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

2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 15-013 (MAUSHUND ADDITION)

APPLICANT: Jay Earl, 16541 Marina Circle, Huntington Beach, CA 92649
PROPERTY OWNER: Mark and Mari Maushund, 17046 Marina Bay Drive, Huntington Beach, CA 92649

REQUEST: To permit an approximately 616 sq. ft. addition to an existing 3,921 sq. ft. two-story single family dwelling.

LOCATION: 17046 Marina Bay Drive, 92649 (at the terminus of Marina Bay Dr. - Huntington Harbour)

CITY CONTACT: Joanna Cortez

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

AGENDA
(Continued)

- 3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 15-004 (VERIZON MONOPALM)**
- APPLICANT: Gary Ferrara, 2081 Business Center Drive, Suite 219, Irvine CA 92612
- PROPERTY OWNER: Lester C. and Jimmy L. Smull Family Trust, 17631 Fitch, Irvine CA 92614
- REQUEST: To permit the installation, maintenance, and operation of a 56 ft. high wireless communication facility designed as a palm tree (monopalm) with twelve (12) 8 foot long panel antennas, one (1) GPS antenna, twelve (12) remote radio units, two (2) raycaps, and associated support equipment (2 equipment cabinets, 1 standby generator with a 55 gallon fuel tank) within a 238 sq. ft., 6 foot high equipment enclosure.
- LOCATION: 9062 Adams Avenue, 92646, (southeast corner of Magnolia St. and Adams Ave.)
- CITY CONTACT: Tess Nguyen
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 4. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 15-009/ CONDITIONAL USE PERMIT NO. 15-014 (CHASE BANK)**
- APPLICANT: Bob Superneau, Stantec Architecture Inc., 38 Technology Drive, Suite 100, Irvine, CA 92618
- PROPERTY OWNER: 58 Wilfred LLC, 2700 Pacific Coast Highway, Second Floor, Torrance, CA 90505
- REQUEST: To permit the construction of an approximately 3,130 sq. ft. bank with a drive-thru canopy and 21 parking spaces on a 0.52-ac. site within the appealable area of the Coastal Zone.
- LOCATION: 21502 Brookhurst Street, 92646 (southeast corner of Brookhurst St. and Hamilton Ave.)
- CITY CONTACT: Tess Nguyen
- 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.