



**ACTION 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

**APPROVED AS SUBMITTED**

**ORAL COMMUNICATION:** **NONE**

**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 6<sup>th</sup> 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 6<sup>th</sup> Street (west side of 6<sup>th</sup> St., and south of Walnut Ave.)

CITY CONTACT: Jessica Bui

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

**APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL**

**ACTION 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.***