



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

WEDNESDAY, OCTOBER 7 2015, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Joanna Cortez, John Ramirez, Ethan Edwards, Judy Demers

MINUTES: NONE

ORAL COMMUNICATION: NONE

SCHEDULED ITEMS:

- 1. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 15-011 (CYPRUS REMODEL)**
- APPLICANT:** Rolando Serrano, 112 E. Chapman Avenue, Suite D, Orange, CA 92866
- PROPERTY OWNER:** Kip and Amy Cyprus, 3542 Courtside Circle, Huntington Beach, CA 92649
- REQUEST:** To permit an approximately 1,723 sq. ft. addition to an existing 3,959 two-story single family dwelling. This 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:** 3542 Courtside Circle, 92649 (located at the terminus of Courtside Cir. - Huntington Harbour)
- CITY CONTACT:** Joanna Cortez
- STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval.

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL

ACTION AGENDA
(Continued)

2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 15-014, TENTATIVE PARCEL MAP NO. 15-026 (DOLPHIN LLC CONDOS)

APPLICANT/
PROPERTY OWNER: George P. Brown III, 129 Dolphin LLC, 17212 Argo Circle, Huntington Beach CA 92647

REQUEST: **TPM:** To permit the one-lot subdivision of a 2,700 sq. ft. parcel for two residential condominium units. **CDP:** To “approve in concept” the demolition of an existing 1,200 sq. ft. duplex and construction of a new 5,040 sq. ft. 3-story duplex with a rooftop deck and a one-lot subdivision.

LOCATION: 16891 11th Street, 90742 (North side of 11th St., between North Pacific Ave. and PCH – Sunset Beach)

CITY CONTACT: John Ramirez

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

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL

3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 15-045 (RALPH’S ALCOHOL TASTING)

APPLICANT: Ralphy’s Grocery Company, C/O Art Rodriguez, Art Rodriguez & Associates, 709 E. Colorado Blvd. #200, Pasadena CA 91326.

PROPERTY OWNER: ROIC California LLC, Richard Schoebel, 8905 Towne Center Drive #108, San Diego CA 92122

REQUEST: To permit an approximately 30-sq. ft. alcohol beverage tasting area (ABC Type 86 License – Instructional Tasting) within an existing grocery store.

LOCATION: 19081 Goldenwest Street, 92648 (southwest corner of Goldenwest St. and Garfield Ave.)

CITY CONTACT: John Ramirez

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

APPROVED WITH 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.