



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

WEDNESDAY, JUNE 3, 2015, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Joanna Cortez, 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. 15-004/ ADMINISTRATIVE PERMIT NO. 15-005 (SCHAMEL RESIDENCE- CONTINUED FROM THE MAY 20, 2015, MEETING):**
- APPLICANT:** Karen Otis, 909 Electric Ave. Suite 207, Seal Beach, CA 90740
- PROPERTY OWNER:** Duke and Mitzie Schamel, 16835 Algonquin Street, Huntington Beach, CA 92649
- REQUEST:** To permit an approximately 1,277 sq. ft. addition to an existing one-story single family dwelling with lot coverage of 51.4% in lieu of the maximum 50%.
- LOCATION:** 4081 Diablo Circle, 92649 (Near the northwest corner of Diablo Cir. and Edgewater Ln., Huntington Harbour).
- CITY CONTACT:** Joanna Cortez
- STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval.
- 2. PETITION DOCUMENT: VARIANCE NO. 15-002 (JACKSON RESIDENCE):**
- APPLICANT:** Ron Wikstrom, 2027 Ross St., Santa Ana, CA 92648
- PROPERTY OWNER:** Charles and Corrine Jackson, 6901 Lawn Haven Dr., Huntington Beach, CA 92648
- REQUEST:** To permit an approximately 2,211 sq. ft. first and second floor addition to an existing 912 sq. ft. non-conforming single family residence in lieu of the maximum increase of 456 sq. ft. (50% addition).
- LOCATION:** 824 Geneva Avenue, 92648 (east side of Geneva Ave., between Indianapolis Ave. and Hill St.)
- CITY CONTACT:** Joanna Cortez
- STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval.

AGENDA
(Continued)

- 3. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 15-007 (NGUYEN RESIDENCE):****
- APPLICANT: Dat Vu, 8822 Treva Circle, Garden Grove, CA 92844
- PROPERTY OWNER: Dan Nguyen, 22191 Malibu Lane, Huntington Beach, CA 92646
- REQUEST: To permit the demolition of an existing 2,428 sq. ft. single family residence and construct a 5,230 sq. ft., two-story single-family dwelling with a 684 sq. ft. attached garage, and a 490 sq. ft. rooftop deck above the 2nd story. 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: 22191 Malibu Lane, 92646 (west side of Malibu Ln., between Tahiti Cir. and Leilani 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.