



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

WEDNESDAY, APRIL 27, 2011 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Jill Arabe, Andrew Gonzales, Judy Demers (recording secretary)

MINUTES: June 2, 2010
September 22, 2010

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. 11-003/
CONDITIONAL USE PERMIT NO. 11-003/ VARIANCE NO.
11-001 (GOODMAN RESIDENCE – CONTINUED FROM THE
APRIL 6, 2011 MEETING)**

APPLICANT: Marcelo E. Lische, Architect

PROPERTY OWNER: Randy Goodman

REQUEST: **CDP:** To permit the demolition of an existing single-family dwelling and the construction of an approximately 5,869 sq. ft. single-family dwelling at an overall building height of 35 ft. with a 683 sq. ft. attached garage; **CUP:** To permit (a) an approximately 1,361 sq. ft. 3rd story deck including an approximately 300 sq. ft. access area and (b) an overall building height exceeding 30 ft.; **VAR:** To permit the 3rd floor deck railing and flagpole at variable setbacks ranging between 0 ft. and 3 ft. from the exterior of the side and rear building elevations in lieu of a minimum 5 ft. required. 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: 16591 Ensign Circle, 92649 (terminus of Ensign Circle, south of Humboldt Drive – Humboldt Island)

PROJECT PLANNER: Jill Arabe

STAFF RECOMMENDS: Approval of the Coastal Development Permit and Conditional Use Permit based upon suggested findings and conditions of approval. Denial of the Variance based upon suggested findings for denial.

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 Seven Hundred Twenty-Five Dollars (\$1,725.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand Two Hundred Fifty-Two Dollars (\$2,252.00) 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.