



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

**WEDNESDAY, JANUARY 18, 2017, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Kimo Burden, Tess Nguyen, Judy Graham

**MINUTES:** **NONE**

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

**SCHEDULED ITEMS:**

**1. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 16-022 (NGUYEN RESIDENCE)**

**APPLICANT:** An Ha, 13472 Jessica Drive, Garden Grove, CA 92843  
**PROPERTY OWNER:** Son Nguyen, 9039 Bolsa Avenue Suite 116, Westminster, CA 92683

**REQUEST:** To permit the demolition of an existing 4,420 sq. ft. single-family residence and construct a new 4,268 sq. ft. home with a 600 sq. ft. garage and a 120 sq. ft. second floor deck. 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.

**ENVIRONMENTAL STATUS:** This request is covered by Categorical Exemption, Section, 15303, Class 3, California Environmental Quality Act.

**COASTAL STATUS:** Appealable

**LOCATION:** 4121 Morning Star Drive, 92649 (north of Morning Star Dr., west of Harbor Ln.)

**CITY CONTACT:** Kimo Burden

**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 Two Thousand Four Hundred Fifty-Eight Dollars (\$2,458.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Three Thousand Three Hundred Ninety-Three Dollars (\$3,393.00) 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.***