WEDNESDAY, JULY 18, 2018, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Jessica Bui, Joanna Cortez, Judy Graham

MINUTES: NONE

ORAL COMMUNICATION: NONE

SCHEDULED ITEMS:

1. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 18-008 (NICCOLE TOWNHOUSES)
   
   APPLICANT: Niall Saunders, 2700 West Coast Highway # 200, Newport Beach, CA 92663
   
   PROPERTY OWNER: Devon Nicole, 1116 Pacific Coast Highway, Huntington Beach, CA 92648
   
   REQUEST: To construct two attached three-story townhomes, approximately 2,650 sq. ft. each, on an approximately 8,156 sq. ft. lot with an existing one-story residence.

   ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption,
   
   LOCATION: 1116 Pacific Coast Highway, 92646 (north of Pacific Coast Highway between 11th and 12th Street)

   COASTAL STATUS: Appealable

   CITY CONTACT: Jessica Bui

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

   APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL

2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 18-011 (GULDJIAN RESIDENCE REMODEL)
   
   APPLICANT: John Stutzel, Stutzel Design, 2775 Pioneer Ranch Road, Templeton, CA 93465
   
   PROPERTY OWNER: Harry Guldjian, 4037 Mistral Drive, Huntington Beach, CA 92649
   
   REQUEST: To add approximately 794 sq. ft. to the first and second floor of an existing 3,442 sq. ft. single-family residence that is approximately 23 ft. and 10 in. in height. The 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.
ENVIROMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.
LOCATION: 16481 Peale Lane, 92649 (west side of Peale Ln. and south of Malden Cir.)
COASTAL STATUS: Appealable
CITY CONTACT: Jessica Bui
STAFF RECOMMENDS: No Action; this application has been withdrawn by the applicant.

WITHDRAWN AT APPLICANT'S REQUEST

3. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 18-012 (GRENKE NEW SINGLE FAMILY RESIDENCE)
APPLICANT: Lyle Hutson, 305 N. Coast Highway, Suite L, Laguna Beach, CA 92651
PROPERTY OWNER: Frank Greinke, 1800 West Katella Avenue, Suite 400, Orange, CA 92867
REQUEST: To demolish an existing single-family residence and construct an approximately 5,632 sq. ft., two-story, single-family residence and a 628 sq. ft. attached garage with a height of approximately 30 ft. The 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.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.
LOCATION: 3647 Mistral Drive, 92649 (north side of Mistral Dr. and south of Wayfarer Ln.)
COASTAL STATUS: Appealable
CITY CONTACT: Jessica Bui
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL

4. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 18-018/ COASTAL DEVELOPMENT PERMIT NO. 18-007 (DEGELAS RESIDENCE)
APPLICANT: Katelynn Rodgers, Brion Jeannette Architecture, 470 Old Newport Blvd., Newport Beach CA 92663
PROPERTY OWNER: Frank and Donna DeGelas, 3632 Venture Circle, Huntington Beach, CA 92649
REQUEST: To demolish an existing two story single-family residence and permit the construction of a 5,365 sq. ft. two story single-family residence, a 749 sq. ft. three car garage, and a 973 sq. ft. third floor deck with a maximum overall height of 29 ft. 2 in. 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.
ENVIROMENTAL
This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act

LOCATION:
3632 Venture Circle, 92649 (south side of Venture Drive cul-de-sac, southeast of Venture Drive at Sundancer Lane)

COASTAL STATUS:
Appealable

CITY CONTACT:
Hayden Beckman

STAFF RECOMMENDS:
Approval with modifications 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 Two Thousand Seven Hundred Sixty-Five Dollars ($2,765.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Three Thousand Eight Hundred Seventeen Dollars ($3,817.00) 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._