



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

WEDNESDAY, JUNE 20, 2018, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Jessica Bui, Joanna Cortez, Judy Graham

MINUTES: December 20, 2017
January 31, 2018

APPROVED AS SUBMITTED

ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

- 1. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 18-010/COASTAL DEVELOPMENT PERMIT NO. 18-005 (NGUYEN NEW SINGLE FAMILY RESIDENCE)****
- APPLICANT:** Juintow Lin, 392 Camino De Estrella, San Clemente, CA 92672
- PROPERTY OWNER:** Toan Nguyen, 21581 Bahama Lane, Huntington Beach, CA 92646
- REQUEST:** To demolish an existing single-family residence and construct an approximately 4,596 sq. ft. two-story single family residence, a 580 sq. ft. third floor deck, and a privacy gate across the driveway. 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.
- LOCATION:** 9162 Christine Drive, 92646 (south side of Christine Dr. and north of Capistrano Ln.)
- COASTAL STATUS:** Appealable
- CITY CONTACT:** Jessica Bui
- STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval.

APPROVED WITH FINDINGS AND MODIFIED 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.