



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

WEDNESDAY, JANUARY 11, 2006, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Rami Talleh, Ron Santos, Ramona Kohlmann

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: VARIANCE NO. 05-06 (ITSON RESIDENCE)**
APPLICANT: Cary and Diana Itson
REQUEST: To permit a 10 ft. wide, 15 ft. deep driveway in lieu of the minimum required driveway depth of 20 ft and to reduce the percentage of landscaping within the front yard setback from 40 percent (378 sq. ft.) to four percent (39 sq. ft.).
LOCATION: 20172 Imperial Cove Lane (East side of Imperial Cove Lane and north of Masters Drive)
PROJECT PLANNER: Rami Talleh
STAFF RECOMMENDS: Continuance to the January 25, 2006 meeting with re-notification
- 2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 05-21 (HARBOUR BAY HOMES DEVELOPMENT)**
APPLICANT: Jim Caldwell
REQUEST: To permit construction of a new 5,706 sq. ft., two-story, single-family dwelling and attached garage with an overall building height of 29 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.
LOCATION: 3352 Bounty Circle (Terminus of Bounty Circle east of Channel Lane)
PROJECT PLANNER: Rami Talleh
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**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 One Thousand Two Hundred Sixty Three Dollars (\$1263.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Forty Dollars (\$1540.00) 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.