



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

WEDNESDAY, JUNE 5, 2013, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Kristi Rojas, Tess Nguyen, David Schlegel, Ethan Edwards, , Judy Demers (recording secretary)

MINUTES: August 15, 2012
September 19, 2012

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: CONDITIONAL USE PERMIT NO. 13-011 (RAFFAY DECORATIVE WALL)

APPLICANT: Karen Holt, P.O. Box 3261 Newport Beach, CA 92663t
PROPERTY OWNER: Kevin and Michelle Raffay, 205 Chicago Avenue, Huntington Beach, CA 92648
REQUEST: To permit the construction of a 5'-6" high decorative wall in lieu of the maximum allowed height of 42 in. and a 1 ft. setback in lieu of 3 ft. within the front yard setback area.
LOCATION: 205 Chicago Avenue, 92648 (north side of Chicago Avenue, between Alabama Street and Huntington Street)
PROJECT PLANNER: Kristi Rojas
STAFF RECOMMENDS: Approval with based upon suggested findings and conditions of approval.

2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 13-004/ ADMINISTRATIVE PERMIT NO. 13-008 (PEPE RESIDENCE ADDITION)

APPLICANT/
PROPERTY OWNER: Spencer Pepe, 16521 Channel Lane, Huntington Beach, CA 92649
REQUEST: **CDP:** To permit an 807 sq. ft. addition and a 363 sq .ft. deck to an existing 4,391 sq. ft. two-story single family residence. **AP:** To permit the addition at the existing nonconforming rear setback of 9 ft. 6.5 in. in lieu of minimum required 10 ft.
LOCATION: 16521 Channel Lane, 92649 (west side of Channel Lane, north of Admiralty Drive, Huntington Harbour)
PROJECT PLANNER: Tess Nguyen
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

AGENDA
(Continued)

- 3. PETITION DOCUMENT: TEMPORARY USE PERMIT NO. 13-001 (TRADING POST TEMPORARY TRUCK TRAILER DISPLAY)**
- APPLICANT: Bryan Schauer, General Manager
PROPERTY OWNER: Paul Christ, P.O. Box 9757, Huntington Beach, CA 92647
REQUEST: To permit the temporary display of a truck trailer which will occupy a total of five (5) spaces in an existing shopping center parking lot for up to fifty-nine (59) days per year for a period of five (5) years (2013 – 2017).
LOCATION: 6952 Warner Avenue, 92647 (southwest corner of Goldenwest and Warner Avenue)
PROJECT PLANNER: David Schlegel
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.
- 4. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 13-004 (RADIANT CHURCH)**
- APPLICANT: James Randall, 5022 Galway Circle, Huntington Beach, CA 92649
PROPERTY OWNER: VDAP Properties LLC, 26440 La Alameda, Suite 270, Mission Viejo, CA 92691
REQUEST: To establish an approximately 5,100 sq. ft. religious assembly use within an existing industrial building and reduction of required parking spaces based on divergent business hours.
LOCATION: 15155 Springdale Street, 92649 (southwest corner of Springdale Street and Bolsa Avenue)
PROJECT PLANNER: Ethan Edwards
STAFF RECOMMENDS: Approval based upon suggested 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 One Thousand Nine Hundred Seventeen Dollars (\$1,917.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand Five Hundred One Dollars (\$2,501.00) 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.