



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

**WEDNESDAY, SEPTEMBER 5, 2012, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Hayden Beckman, Rosemary Medel, Andrew Gonzales, Judy Demers (recording secretary)

**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: DRAFT MITIGATED NEGATIVE DECLARATION NO. 12-02 (WARNER AVENUE SEWER LIFT STATION PROJECT)**
- APPLICANT:** Andrew Ferrigno, Public Works Department, City of Huntington Beach
- PROPERTY OWNER:** City of Huntington Beach; Sunset Beach Sanitary District, Caltrans District #12; California State Lands Commission
- REQUEST:** To analyze the potential environmental impacts associated with replacement of existing sewer facilities. The project will replace sewer Lift Station #C in a new location and demolish existing Lift Stations #B and #C, former Lift Station #D, and an existing Sunset Beach Sanitary District Lift Station, as well as 12 sanitary manholes located within the Warner Avenue and PCH public street rights-of-way. Construction includes new gravity sewers from the existing lift stations to the new Lift Station #C; a new 12-inch forcemain from new Lift Station #C across the Warner Avenue Bridge to Weatherly Lane; and a new 15-inch gravity sewer from the new 12-inch forcemain terminus near Weatherly Lane to Edgewater Avenue. The proposed project has been designed to serve existing demand with no net increase in an overall sewer capacity.
- LOCATION:** The project site is located along segments of Warner Avenue and Pacific Coast Highway (PCH) in the City of Huntington Beach. Specifically, the project site includes improvements within and immediately adjacent to Warner Avenue, between North Pacific Avenue and Edgewater Lane, and within and immediately adjacent to a 600-foot segment of northbound PCH, north of Warner Avenue. Within the Warner Avenue segment, Warner Avenue is bridged approximately 100 feet over a channel connecting Huntington Harbour with Upper Bolsa Bay.
- PROJECT PLANNER:** Hayden Beckman
- STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval

**AGENDA**  
**(Continued)**

- 2. PETITION DOCUMENT:      SITE PLAN REVIEW NO. 11-04/ VARIANCE NO. 12-04/  
ENVIRONMENTAL ASSESSMENT NO. 11-06 (CASA  
RINCON)**
- APPLICANT:                      Wayne Dietz, Global Premier Development.  
PROPERTY OWNER:              Morrie Golcheh, Progressive Real Estate  
REQUEST:                         **SPR:** To permit the construction of an approximately 10,900 square foot, four-story affordable housing apartment project with an overall height of 50 feet within the Town Center Neighborhood Segment of Beach & Edinger Corridors Specific Plan (SP 14). The project will consist of 24 affordable housing units containing 3 one-bedroom units (615 sq. ft./unit), 5 two-bedroom units (843 sq. ft./unit), 6 three-bedroom units (1,028 sq. ft./unit) and 9 four-bedroom units (1,224 sq. ft./unit) including a 693 square foot, two-story community recreation building with an overall height of 33 feet. **VAR:** To permit (a) 8 feet high perimeter privacy walls in lieu of a maximum height of 6 feet permitted; (b) a reduction in required public open space requirement from a minimum 1,200 square feet permitted to 925 square feet; and (c) eliminating the private entry type requirement from the project design.
- LOCATION:                         18431 Beach Boulevard, 92648 (Northwest corner of Main Street and Beach Boulevard).
- PROJECT PLANNER:              Rosemary Medel  
STAFF RECOMMENDS:         Denial based upon suggested findings for denial

***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.***