



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

WEDNESDAY, SEPTEMBER 18, 2013, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Tess Nguyen, Hayden Beckman, Jill Arabe, Ethan Edwards, 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: COASTAL DEVELOPMENT PERMIT NO. 12-014/ CONDITIONAL USE PERMIT NO. 13-027 (LARSON RESIDENCE ADDITION):**
- APPLICANT: Garrett Hoskins, Architect
PROPERTY OWNER: Lory Larson, 16621 Nalu Circle, Huntington Beach, CA 92649
REQUEST: **CDP:** To permit an approximately 1,935 sq. ft. building addition, an approximately 694 sq. ft. garage addition, and approximately 488 sq. ft. decks and balconies addition to an existing two-story single family residence; **CUP:** To permit (a) approximately 433 sq. ft. of third-floor building area addition and (b) approximately 442 sq. ft. of decks and balconies above the second story top plate line.
- LOCATION: 3761 Nimble Circle, 92649 (terminus of Nimble Circle – Trinidad Island)
- CITY CONTACT: Tess Nguyen
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 13-013 (JOHNSON RESIDENCE ADDITION):**
- APPLICANT: Jay Earl, Jay Earl Designs
PROPERTY OWNER: Rich and Lynn Johnson, 16792 Coral Cay Lane, Huntington Beach, CA 92649
REQUEST: To permit an increase of more than 10% of internal floor area for an approximately 766 sq. ft. second story addition including two new balconies (approximately 22 sq. ft. and 55 sq. ft.) and a new 208 sq. ft. first floor covered entryway with privacy wall on a property located within the Coastal Zone..
- LOCATION: 16792 Coral Cay Lane, 92649 (west of Coral Cay Lane, south of Courtside Circle)
- CITY CONTACT: Hayden Beckman
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

AGENDA
(Continued)

- 3. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 13-021 (VERIZON MONOPOLE):****
- APPLICANT: Kim Nguyen, Core Development
PROPERTY OWNER: Huntington Beach Union High School District, Nelson Cayabyab
REQUEST: To permit the installation of five unpermitted antennas at a rad center location of 60 ft. high on an existing 126 ft. high monopole, replacement of three 4 ft. long antennas with three 6 ft. - 4 in. long antennas and addition of three new radio remote units.
LOCATION: 15871 Springdale Street, 92649 (northwest corner of Springdale Street and Edinger Avenue – Marina High School)
CITY CONTACT: Jill Arabe
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 4. PETITION DOCUMENT: **SITE PLAN REVIEW NO. 13-003 (HARBOR BEVERAGE DISTRIBUTION):****
- APPLICANT: Mike Vaca, Loan-Oak Huntington Beach LLC
PROPERTY OWNER: LBA RIV-Company VX LLC, Mike Johnson
REQUEST: To permit revisions to CUP 95-63 including a new curb cut adjacent to Able Lane, create an approximately 10,000 sq. ft. fleet maintenance shop within an existing building, adding 15 new delivery dock doors, modifying the parking lot and landscape areas, and modifying the existing conditions of approval to allow 24-hour trucking operations for a wholesale beverage distributor.
LOCATION: 5901 Bolsa Avenue, 92647 (northwest corner of Bolsa Avenue and Springdale Street)
CITY CONTACT: Jill Arabe
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 13-021:

1. The site plan, floor plans, and elevations received and dated July 16, 2013 shall be the conceptually approved design with the modification that the monopole be painted a light blue color pursuant to Condition of Approval No. 1a of Conditional Use Permit No. 94-5.
2. CUP No. 13-021 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Division a minimum 30 days prior to the expiration date.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.