



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

**WEDNESDAY, November 7, 2012, 1:30 P.M.**

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Tess Nguyen, Jill Arabe, Hayden Beckman, 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:      **CONDITIONAL USE PERMIT NO. 12-23 (KIA TEMPORARY VEHICLE STORAGE)****

APPLICANT:                      Bradley Wolf, Car Pros Automotive Group  
PROPERTY OWNER:              Mountainview Properties  
REQUEST:                         To permit a temporary parking lot for the storage of new cars on an unimproved lot secured with a 6 ft. high chain-link fence along the perimeter of the site for a period of three years.

LOCATION:                         19070 Holly Street, 92648 (bounded by Holly Street, Main Street, and Garfield Avenue)

PROJECT PLANNER:              Tess Nguyen  
STAFF RECOMMENDS:          Approval based upon suggested findings and conditions of approval
  
- 2. PETITION DOCUMENT:      **COASTAL DEVELOPMENT PERMIT NO. 12-11 (BURROWS RESIDENCE)****

APPLICANT:                      John Stone  
PROPERTY OWNER:              Scott Burrows  
REQUEST:                         To permit the an approximately 469 sq. ft. demolition including an unpermitted solarium and construct an approximately 389 sq. ft. addition and remodel to an existing 4,600 sq. ft. single-family residence for a new overall building height of 25 ft. 3 in.

LOCATION:                         16761 Bolero Lane, 92649 (northwest side of Bolero Lane – Davenport Island, Huntington Harbour)

PROJECT PLANNER:              Jill Arabe  
STAFF RECOMMENDS:          Approval with modifications based upon suggested findings and conditions of approval

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

- 3. PETITION DOCUMENT: DRAFT MITIGATED NEGATIVE DECLARATION NO. 12-06 (WARNER AVENUE BRIDGE PREVENTATIVE MAINTENANCE PROJECT)**
- APPLICANT: Jonathan Claudio, City of Huntington Beach  
PROPERTY OWNER: City of Huntington Beach  
REQUEST: To analyze potential environmental impacts associated with proposed maintenance activities on the existing Warner Avenue Bridge that are intended to restore the integrity of its original design. The proposed project will remove and replace the following: existing concrete barrier and chain link railing along both sides of the bridge, existing asphalt concrete overlay providing a durable driving surface, all unsound concrete at existing bridge bents and columns, and missing rockslope protection along the channel embankment area below the bridge.
- LOCATION: Warner Avenue Bridge, spanning approximately 110 linear feet over the Bolsa Chica Channel, connecting Huntington Harbour with Upper Bolsa Bay.
- PROJECT PLANNER: Hayden Beckman  
STAFF RECOMMENDS: Approval based on findings and mitigation measures
- 4. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 12-22 (GET AIR SPORTS)**
- APPLICANT: Peter Bradshaw  
PROPERTY OWNER: Jack Chalabian  
REQUEST: To permit a commercial recreation and entertainment use (trampoline jumping) for general public use within an existing industrial building.
- LOCATION: 5142 Argosy Avenue, 92649 (south side of Argosy Avenue at the terminus of Triton Lane)
- 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 (\$1917.00) 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 (\$2501.00) 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.***