



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

WEDNESDAY, APRIL 21, 2010, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Ethan Edwards, Jill Arabe, Andrew Gonzales, Kimberly De Coite
(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. 2010-005/
CONDITIONAL USE PERMIT NO. 2010-008 (BOOKOUT
ADDITION AND REMODEL)**
- APPLICANT:** Wayne Collins, W. Wayne Collins Architecture
- REQUEST:** **CDP:** To permit a 1,865 sq. ft., first and second floor addition to an existing 2,281 sq. ft., two-story single-family residence with an overall building height of 33 ft. **CUP:** To permit (a) approximately 355 sq. ft. third-story rooftop deck; and (b) an overall building height exceeding 30 ft.
- LOCATION:** 9092 Christine Drive, 92646 (south side of Christine Drive at the terminus of Surfrider Lane)
- PROJECT PLANNER:** Ethan Edwards
- STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval

(Continued)

**2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 2010-002
(STEPHEN RESIDENCE)**

APPLICANT: John McCloskey, Shulda-McCloskey Architects

REQUEST: To permit the partial demolition of an existing single-family dwelling and construction of an approximately 4,000 sq. ft., two-story residence with an existing 462 sq. ft. attached garage and an overall building height of 29 ft. 6 in. This 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: 16712 Coral Cay, 92649 (northeast of Pacific Coast Highway, east side of Coral Cay Lane - Coral Cay Peninsula)

PROJECT PLANNER: Jill Arabe

STAFF RECOMMENDS: Approval with modifications 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 Five Hundred Thirty-Four Dollars (\$1,534.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand and Two Dollars (\$2,002.00) 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.