



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

WEDNESDAY, August 4, 2010, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Tess Nguyen, 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: COASTAL DEVELOPMENT PERMIT NO. 2010-003/ CONDITIONAL USE PERMIT NO. 2010-006 (GOCHMAN RESIDENCE ADDITION)

APPLICANT: Phil Nielsen, Architect

REQUEST: **CDP:** To permit a 1,151 sq. ft., 2nd and 3rd story addition with an overall building height of 35 ft. to an existing 2,825 sq. ft., two-story single-family residence. **CUP:** To permit (a) approximately 295 sq. ft. of 3rd floor habitable area and (b) an overall building height exceeding 30 ft

LOCATION: 16452 Sundancer Lane, 92649 (east side of Sundancer Lane, south of Escapade Circle-Trinidad Island)

PROJECT PLANNER: Tess Nguyen

STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval

AGENDA
(Continued)

- 2. PETITION DOCUMENT: RECONSIDERATION OF CONDITIONAL USE PERMIT NO. 2010-011/ COASTAL DEVELOPMENT PERMIT NO. 2010-009 (MAIN PROMENADE & PLAZA ALMERIA VALET PARKING)**
- APPLICANT: City of Huntington Beach, Economic Development, 2000 Main Street, Huntington Beach, CA 92648
- REQUEST: **CUP:** To permit the establishment of valet parking programs within designated portions of the Main Promenade and Plaza Almeria parking structures. Valet service will operate at designated times during peak parking conditions on a daily basis. The drop-off and pick-up of vehicles will occur on the public right-of-way adjacent to each development and consist of a valet kiosk and waiting area. **CDP:** To permit the temporary removal of four on-street metered parking spaces on 3rd Street (Main Promenade) and two metered spaces on Olive Avenue (Plaza Almeria) for the drop-off/pick-up of valet vehicles.
- LOCATION: 200 Main Street, 92648 (east of Main Street, south of Olive Avenue) & 301 Main Street, 92648 (west of Main Street, north of Olive Avenue)
- PROJECT PLANNER: Andrew Gonzales
- 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 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.