



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

WEDNESDAY, NOVEMBER 30, 2005, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Rami Talleh, Jason Kelley, Ron Santos, Ramona Kohlmann

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: ENTITLEMENT PLAN AMENDMENT NO. 05-02
(AMENDMENT TO USE PERMIT NO 69-40 – CASA DEL SOL DRIVEWAY/PARKING LOT EXPANSION – CONTINUED FROM THE NOVEMBER 16, 2005 MEETING WITH THE PUBLIC HEARING OPEN)**

APPLICANT: Eana Yeh

REQUEST: To permit modifications to a previously approved site plan to permit a third driveway entrance and the expansion of a visitor parking lot along Brookhurst Street, serving an existing 448 unit apartment complex.

LOCATION: 21661 Brookhurst Street (west side of Brookhurst Street, and south of Hamilton Avenue)

PROJECT PLANNER: Rami Talleh

STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval
- 2. PETITION DOCUMENT: ENTITLEMENT PLAN AMENDMENT NO. 05-08 /
CONDITIONAL USE PERMIT NO. 05-31 (AMENDMENT TO
USE PERMIT NO. 75-11 – MICHAEL’S ADDITION/PARKING
LOT EXPANSION)**

APPLICANT: Gary Belzung

REQUEST: **EPA:** To amend Use Permit No. 75-11 (approved in 1975) by deleting Condition No. 1-a, which prohibits the placement of parking spaces along the southerly property line at the rear of the site. **CUP:** To construct a 5,304 sq. ft. addition to the existing commercial building, reconfigure the existing parking lot by adding 51 parking spaces along southerly property line at the rear of the site.

LOCATION: 7600 Edinger Avenue Suite 22 (south side of Edinger Avenue, west of Sher Lane)

PROJECT PLANNER: Rami Talleh

STAFF RECOMMENDS: Continuance to the December 7, 2005 meeting at the applicants request.

AGENDA
(Continued)

- 3. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 05-17 (DEMOS REMODEL)**
APPLICANT: Vickie Demos
REQUEST: To permit a 996 sq. ft. first and second floor addition to an existing two-story single-family dwelling with a maximum building height of approximately 25 feet.
LOCATION: 16921 Coral Cay Lane (west side of Coral Cay Lane, east of Marina Bay Drive)
PROJECT PLANNER: Jason Kelley
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 4. PETITION DOCUMENT: ENTITLEMENT PLAN AMENDMENT NO. 05-05 / TENTATIVE PARCEL MAP NO. 05-124 (DUNBAR FOUR-PLEX DEVELOPMENT)**
APPLICANT: Emil Ratsiu
REQUEST: **EPA:** To amend Conditional Use Permit No. 04-37 by deleting Condition of Approval No. 1.f (removal of exterior stairs to the third floor), which permitted four (4) apartment units. **TPM:** To permit the subdivision of 13,575 sq. ft. (.31 acres) of land into one (1) lot for condominium purposes
LOCATION: 5121 Dunbar Avenue (north side of Dunbar Avenue, east of Bolsa Chica Street)
PROJECT PLANNER: Jason Kelley
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 5. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 05-35 (HONRATH RESIDENCE)**
APPLICANT: Pat Honrath
REQUEST: To permit construction of a new 3,390 sq. ft. single-family dwelling and attached garage on a lot with a grade differential greater than three feet. The request also is to permit a maximum building height of approximately 31 ft.-6 in. in lieu of 30 feet.
LOCATION: 1040 Thirteenth Street (south side of Thirteenth Street, west of Lake Street)
PROJECT PLANNER: Ron Santos
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 Two Hundred Sixty Three Dollars (\$1263.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Forty Dollars (\$1540.00) 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.