



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

WEDNESDAY, FEBRUARY 5, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Hayden Beckman, Jennifer Villasenor, Tess Nguyen, Kristi Rojas, Ethan Edwards, Judy Demers (recording secretary)

MINUTES: June 5, 2013
August 7, 2013
APPROVED AS SUBMITTED

ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

- 1. PETITION DOCUMENT:** **CONDITIONAL USE PERMIT NO. 13-031/ COASTAL DEVELOPMENT PERMIT NO. 13-020/ SPECIAL PERMIT NO. 14-001 (MAKAR RESIDENTIAL ADDITION-CONTINUED FROM THE JANUARY 15, 2014 MEETING)**
- APPLICANT: George Bostos
PROPERTY OWNER: George Makar, 920 N. State Street, Hemet, CA 92543
REQUEST: **CUP:** To permit an approximately 1,758 sq. ft. three-story addition at the rear of an existing, two-story legal nonconforming structure. **CDP:** To permit an approximately 1,758 sq. ft. three-story addition in the non-appealable area of the coastal zone. **SP:** To permit a 55% maximum building lot coverage in lieu of 50% maximum building lot coverage.
- LOCATION: 123 8th Street, 92648, (north side of 8th Street, east of Pacific Coast Highway)
- CITY CONTACT: Hayden Beckman
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL

AGENDA
(Continued)

- 2. PETITION DOCUMENT: TENTATIVE PARCEL MAP NO. 13-169 (WILLIAMS CONDOS)**
- APPLICANT: Billy Chen, Land Co. Development
PROPERTY OWNER: SCEL Properties, LLC, 620 Newport Center Drive, suite 1200, Newport Beach, CA 92660
- REQUEST: To permit the subdivision of a 10,131 sq. ft. parcel proposed for the development of two residential units for condominium purposes
- LOCATION: 727 Williams Drive, 92648 (north side of Williams Drive, west of Beach Boulevard)
- CITY CONTACT: Tess Nguyen
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL

- 3. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 13-019 (NODLAND-HASKETT ADDITION)**
- APPLICANT: Mark Wheeler
PROPERTY OWNER: James Haskett and Larry Nodland
- REQUEST: To permit the construction of an approximately 2,580 sq. ft. second floor addition to an existing 2,795 sq. ft. one-story single family residence for a total square footage of approximately 5,375 sq. ft.
- LOCATION: 3301 Easter Circle, 92649 (north side of Easter Circle, east of Channel Lane)
- CITY CONTACT: Kristi Rojas
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL

- 4. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 13-015/ VARIANCE NO. 13-009 (OCSD SLUDGE DEWATERING AND ODOR CONTROL FACILITIES REPLACEMENT PROJECT)**
- APPLICANT/
PROPERTY OWNER: Orange County Sanitation District, Daisy Covarrubias, 10844 Ellis Avenue, Fountain Valley, CA 92708
- REQUEST: **CDP:** To permit the demolition of existing Plant 2 sludge dewatering and odor control system and construction of a new 2-story approximately 13,000 sq. ft. building footprint sludge dewatering and odor control system, associated power distribution center and utilities. **VAR:** To permit a maximum building height of up to approximately 51 feet in lieu of the maximum permitted height of 40 feet to the roof peak and 44 feet to the top of the parapet.
- LOCATION: 22212 Brookhurst Street, 92646 (east side of Brookhurst Street, and north of Pacific Coast Highway)
- CITY CONTACT: Ethan Edwards
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH MODIFIED FINDINGS AND MODIFIED CONDITIONS OF APPROVAL

AGENDA
(Continued)

- 5. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 13-022 (OCSD FINAL EFFLUENT SAMPLER BUILDING REPLACEMENT AND AREA UPGRADES PROJECT)**
- APPLICANT/
PROPERTY OWNER: Orange County Sanitation District, Daisy Covarrubias, 10844 Ellis Avenue, Fountain Valley, CA 92708
- REQUEST: To permit the demolition of two existing trailers (Final Sampler and Ocean Monitoring) and a masonry block storage building and construction of a new Final Effluent Sampler Building; rehabilitation of the inland portion of the 120-inch short ocean outfall; and site improvements including drainage correction, paving replacement, improved landscaping along the easterly property line, replacement of a 2-inch high-pressure air supply to Surge Tower No. 1, and the replacement of a 4-inch and a 6-inch natural gas supply lines.
- LOCATION: 22212 Brookhurst Street, 92646 (east side of Brookhurst Street, and north of Pacific Coast Highway)
- CITY CONTACT: Ethan Edwards
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL

- 6. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 13-016 (KAVOIAN ADDITION)**
- APPLICANT/
PROPERTY OWNER: Peter Kavonian, PO Box 5249, Santa Barbara, CA 93150
- REQUEST: To permit an approximately 812 sq. ft. first and second floor addition, 267 sq. ft. balcony and remodel to an existing 2,155 sq. ft. two-story townhome.
- LOCATION: 16122 Bonaire Circle, 92649 (southern terminus of Bonaire)
- CITY CONTACT: Ethan Edwards
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND MODIFIED 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 (\$1,917.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand and Five Hundred One Dollars (\$2,501.00) 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.