



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

WEDNESDAY, SEPTEMBER 2, 2015, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Jill Arabe, Joanna Cortez, Tess Nguyen, Ethan Edwards, Judy Demers

MINUTES: NONE

ORAL COMMUNICATION: NONE.

SCHEDULED ITEMS:

1. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 15-010 (WILLIAMS RESIDENCE)

APPLICANT: Peter Kavoian, P.O. Box 5249, Santa Barbara, CA 93150

PROPERTY OWNER: Mel Williams, 511 E. Garvey Ave., Suite 201, Monterey Park, CA 91755

REQUEST: To permit the demolition of an existing single family residence and construct a new approximately 4,053 sq. ft. two-story residence with 579 sq. ft. attached garages. 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: 4002 Figaro Circle, 92649 (terminus of Figaro Cir., west of Edgewater Ln. – Huntington Harbour)

CITY CONTACT: Jill Arabe

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

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL

2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 15-013 (MAUSHUND ADDITION)

APPLICANT: Jay Earl, 16541 Marina Circle, Huntington Beach, CA 92649

PROPERTY OWNER: Mark and Mari Maushund, 17046 Marina Bay Drive, Huntington Beach, CA 92649

REQUEST: To permit an approximately 616 sq. ft. addition to an existing 3,921 sq. ft. two-story single family dwelling.

LOCATION: 17046 Marina Bay Drive, 92649 (at the terminus of Marina Bay Dr. - Huntington Harbour)

CITY CONTACT: Joanna Cortez

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

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL

ACTION AGENDA
(Continued)

- 3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 15-004 (VERIZON MONOPALM)**
- APPLICANT: Gary Ferrara, 2081 Business Center Drive, Suite 219, Irvine CA 92612
- PROPERTY OWNER: Lester C. and Jimmy L. Smull Family Trust, 17631 Fitch, Irvine CA 92614
- REQUEST: To permit the installation, maintenance, and operation of a 56 ft. high wireless communication facility designed as a palm tree (monopalm) with twelve (12) 8 foot long panel antennas, one (1) GPS antenna, twelve (12) remote radio units, two (2) raycaps, and associated support equipment (2 equipment cabinets, 1 standby generator with a 55 gallon fuel tank) within a 238 sq. ft., 6 foot high equipment enclosure.
- LOCATION: 9062 Adams Avenue, 92646, (southeast corner of Magnolia St. and Adams Ave.)
- CITY CONTACT: Tess Nguyen
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

CONTINUED TO THE SEPTEMBER 16, 2015, MEETING AT STAFF'S REQUEST

- 4. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 15-009/ CONDITIONAL USE PERMIT NO. 15-014 (CHASE BANK)**
- APPLICANT: Bob Superneau, Stantec Architecture Inc., 38 Technology Drive, Suite 100, Irvine, CA 92618
- PROPERTY OWNER: 58 Wilfred LLC, 2700 Pacific Coast Highway, Second Floor, Torrance, CA 90505
- REQUEST: To permit the construction of an approximately 3,130 sq. ft. bank with a drive-thru canopy and 21 parking spaces on a 0.52-ac. site within the appealable area of the Coastal Zone.
- LOCATION: 21502 Brookhurst Street, 92646 (southeast corner of Brookhurst St. and Hamilton Ave.)
- CITY CONTACT: Tess Nguyen
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL