



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

WEDNESDAY, JANUARY 15, 2014,, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Tess Nguyen, Jennifer Villasenor, Hayden Beckman, 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: SITE PLAN REVIEW NO. 13-002/ VARIANCE NO. 13-006/ TENTATIVE PARCEL MAP NO. 13-112 (MARRIOTT SPRINGHILL SUITES HOTEL – CONTINUED FROM THE DECEMBER 18, 2013 MEETING)

APPLICANT: Martin Campbell
PROPERTY OWNER: KPHL, LLC, 2050 Santa Cruz Street, Suite #2000, Anaheim, CA 92805

REQUEST: **SPR:** To permit the development of a four-story 126-room hotel on a 1.89-acre site within the Town Center Boulevard Segment of the Beach and Edinger Corridors Specific Plan. **TPM:** To consolidate 10 lots into one lot. **VAR:** To allow (a) 5% frontage coverage in lieu of the required 50% for Parkside Lane and 0% frontage coverage in lieu of the required 50% for Aldrich Drive; (b) building not within the build-to-corner zone in lieu of the required build-to-corner for the intersection of Parkside Lane and Aldrich Drive; (c) exposed surface parking lot type in lieu of the other permitted parking lot types; (d) 26 ft. wide driveways in lieu of the maximum 24 ft. wide driveways; (e) one tree per 10 parking spaces in continuous parking rows in lieu of one tree per 5 parking spaces; (f) 12 ft. long, 18 in. step-off area adjacent to landscape planter in lieu of 17 ft. long; and (g) 8% glazing on the Aldrich Drive facade in lieu of the required minimum 20% glazing.

LOCATION: 7872 Edinger Avenue, 92647 (southeast corner of Edinger Avenue and Parkside Lane)

CITY CONTACT: Tess Nguyen

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

(Continued)

- 2. PETITION DOCUMENT: SITE PLAN REVIEW NO. 13-004/ VARIANCE NO. 13-011
(CHASE BANK)**
- APPLICANT: Dawn Dimond, Nadel Studio One, Inc.
PROPERTY OWNER: Chris Cole, 10500 NE 8th Street, Suite 850, Bellevue, WA 98004
- REQUEST: **SPR:** To demolish an existing 8,284 sq. ft. retail building (Pier One Imports) and construct a new 4,460 sq. ft. bank (Chase).
VAR: To allow additional parking along Ellis Avenue in lieu of no side surface parking lots allowed.
- LOCATION: 18501 Main Street, 92648 (southwest corner of Main Street and Ellis Avenue)
- CITY CONTACT: Tess Nguyen
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 13-032 (EL PORTON
RESTAURANT ON-SITE ALCOHOL SALES)**
- APPLICANT: Henry Ataei
PROPERTY OWNER: Jodyne Roseman, Pacific Plaza Shopping Center, LP, 1741 Grand Avenue, Del Mar, CA 92014
- REQUEST: To permit the on-site sale, service, and consumption of alcoholic beverages within an existing, vacant, approximately 1,620 sq. ft. eating and drinking establishment.
- LOCATION: 8863 Adams Avenue, 92646 (northwest corner of Adams Avenue and Magnolia Street)
- CITY CONTACT: Tess Nguyen
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 4. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 13-021
(BRIGHTWATER CONSTRUCTION TRAILERS)**
- APPLICANT: Ed Mountford
PROPERTY OWNER: Signal Landmark, 27285 Las Ramblas, Suite 210, Mission Viejo, CA 92691
- REQUEST: To permit three construction office trailers and several storage bins on the subject property during build-out of the adjacent Brightwater Residential Project. The trailers and storage bins would be relocated from the Brightwater Project site and are anticipated to be placed on the subject property until July, 2016.
- LOCATION: 17202 Bolsa Chica, 92649 (southeast corner of Bolsa Chica Street and Los Patos Avenue)
- CITY CONTACT: Jennifer Villasenor
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

AGENDA
(Continued)

5. PETITION DOCUMENT: TENTATIVE PARCEL MAP NO. 08-118/ CONDITIONAL USE PERMIT NO. 13-019/ VARIANCE NO. 13-016 (YORK HB ASSOCIATES SUBDIVISION)

APPLICANT: Ray Dorame
PROPERTY OWNER: York HB Associates, 20201 SW Birch Street, Suite 100, Newport Beach, CA 92660

REQUEST: **TPM:** To subdivide a previously subdivided 1.25 acre parcel into three parcels for residential development including an easement for right-of-way access. **CUP:** To permit development on a vacant site with a grade differential greater than three (3) feet between the high point and the low point of the site; and to permit the construction of retaining walls greater than two feet high. **VAR:** To permit accessory structures to project beyond the front building line of the principal structures of each parcel.

LOCATION: 7501 Yorktown Avenue, 92648 (north side of Yorktown Avenue, east of Lake Street)

CITY CONTACT: Hayden Beckman

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

6. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 13-031/ COASTAL DEVELOPMENT PERMIT NO. 13-020/ VARIANCE NO. 13-014/ DESIGN REVIEW NO. 13-021 (MAKAR RESIDENTIAL ADDITION)

APPLICANT: George Bostros
PROPERTY OWNER: City of Huntington Beach, Community Services Department

REQUEST: **CUP:** To permit an approximately 1,758 sq. ft. three story expansion of floor area to an existing, tow-story legal nonconforming structure greater than 10%. **CDP:** To permit an increase of square footage greater than 10% and an addition of height greater than 10% of an existing two story legal nonconforming structure. **VAR:** To permit 55% lot coverage in lieu of maximum 50% lot coverage

LOCATION: 123 8th Street, 92648, (north side of 8th Street, east of Pacific Coast Highway)

CITY CONTACT: Hayden Beckman

STAFF RECOMMENDS: Staff recommends continuance to the February 5, 2014, Zoning Administrator meeting at the applicant's request

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.