



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

WEDNESDAY, JANUARY 31, 2018, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Jessica Bui, Joanna Cortez, Judy Graham (recording secretary)

MINUTES: December 6, 2017

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: **CONDITONAL USE PERMIT NO. 17-040/VARIANCE NO. 17-006 (ROD & GUN CLUB - CONTINUED FROM THE JANUARY 17, 2018 MEETING)**

APPLICANT: Julio Gener, Studio Architects, PO Box 3793, Costa Mesa, CA 92628

PROPERTY OWNER: Tim Miller, 5872 Engineer Drive, Huntington Beach, CA 92649

REQUEST: **CUP:** To permit: 1) an approximately 5,084 sq. ft. addition to an existing 26,124 sq. ft. industrial building; 2) a commercial recreation use consisting of a private shooting range, car collection showroom, and members lounge with the onsite sales and consumption of alcohol (Type 57 ABC License); and 3) a request for reduced parking with a parking study. **VAR:** To permit: 1) a 6 ft. 5 in. wide landscape planter in lieu of the required minimum of 10 ft. along Engineer Drive; 2) a 17 ft. 1 in. wide drive aisle width in lieu of the required minimum of 20 ft. on the north parking lot fronting Engineer Drive; 3) a 19 ft. 5 in. wide drive aisle in lieu of the required minimum of 20 ft. in the parking lot fronting Transistor Lane; and 4) a 19 ft. 3 in. drive aisle width in lieu of the required minimum 26 ft. in the parking lot fronting Transistor Lane.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

LOCATION: 5872 Engineer Drive, 92649 (northwest corner of Engineer Dr. and Transistor Ln.)

CITY CONTACT: Jessica Bui

STAFF RECOMMENDS: Approval of Conditional Use Permit No. 17-040 and denial of Variance No. 17-006 based upon suggested findings and conditions of approval

AGENDA
(Continued)

- 2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 17-013 (OWENS NEW SFR)**
- APPLICANT: Jeffrey Dahl, 1102 Main Street, Huntington Beach, CA 92648
PROPERTY OWNER: Chris Owens, 501 N. Sarah Deel Drive, Webster, Texas 77598
REQUEST: To demolish an existing single family residence and construct an approximately 4,997.2 sq. ft., 2-story, single family residence with an attached 958.6 sq. ft. 3-car garage and a 130 sq. ft. balcony. The 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.
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption Section 15301, Class 1, California Environmental Quality Act.
COASTAL STATUS: Appealable
LOCATION: 3565 Courtside Circle, 92649 (north of Coral Cay Ln. and west side of Courtside Cir.)
CITY CONTACT: Jessica Bui
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 Two Thousand Seven Hundred Sixty-Five Dollars (\$2,765.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Three Thousand Eight Hundred Seventeen Dollars (\$3,817.00) 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.