



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

WEDNESDAY, MARCH 18, 2015, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

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

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: COASTAL DEVELOPMENT PERMIT NO. 15-001/
ADMINISTRATIVE PERMIT NO. 15-002 (PROSSER
RESIDENCE)**

APPLICANT: Jay Earl, 16541 Mariana Circle, Huntington Beach, CA 92649
PROPERTY OWNER: Ron and Christine Prosser, 3291 Falkland Circle, Huntington Beach, CA 92649
REQUEST: To permit an approximately 822 sq. ft. addition to an existing two-story single family dwelling and allow the expansion of an existing room at a 7 ft. 8 in. non-conforming rear yard setback in lieu of 10 ft.
LOCATION: 3291 Falkland Circle, 92649 (at the terminus of Falkland Cir. - Huntington Harbor)
CITY CONTACT: Joanna Cortez
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

**2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 14-031/ COASTAL
DEVELOPMENT PERMIT NO. 14-013 (MILLER
RESIDENCE)**

APPLICANT: Karin Otis, Architect, 909 Electric Avenue, Seal Beach, CA 90740
PROPERTY OWNER: Rob Miller, 16582 Somerset Lane, Huntington Beach, CA 92649
REQUEST: To demolish the existing residence and permit the construction of an approximately 4,088 sf. ft., two-story single-family dwelling, 786 sq. ft. of attached garages, and a 1,430 sq. ft. rooftop deck above the second story. 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.

AGENDA
(Continued)

LOCATION: 16582 Somerset Lane, 92649 (north side of Somerset Ln., between Malden Cir. and Gilbert Dr.)
CITY CONTACT: Ethan Edwards
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

3. PETITION DOCUMENT: TEMPORARY USE PERMIT NO. 15-001 (EQUINOX TEMPORARY BUILDING)

APPLICANT/
PROPERTY OWNER: Kellee Fritzal, Office of Business Development, 2000 Main Street, 5th Floor, Huntington Beach, CA 92648
REQUEST: To permit a temporary modular building and parking lot for Equinox Gym marketing and new membership signups during construction of their permanent location at Pacific City.
LOCATION: 101 Walnut Avenue, 92648 (west side of Walnut Ave., north of First St.)
CITY CONTACT: Jill Arabe
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 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 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.