



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

**WEDNESDAY, MAY 15, 2013, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Kristi Rojas, Ethan Edwards, Judy Demers (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: TENTATIVE PARCEL MAP NO. 13-036 (DAVIDE SUBDIVISION)**

**APPLICANT:** Dewey Davide, P.O. Box 911, Huntington Beach, CA 92648  
**PROPERTY OWNER:** Guss Investment Group, LLC, 419 Main Street, Suite 240, Huntington Beach, CA 92648  
**REQUEST:** To permit the subdivision of an existing 50 ft. wide, 5,875 sq. ft. parcel into two 25 ft. wide, approximately 2,937.5 sq. ft. lots for residential purposes.  
**LOCATION:** 520 13<sup>th</sup> Street, 92648 (east side of 13<sup>th</sup> Street, south of Acacia Avenue and north of Pecan)  
**PROJECT PLANNER:** Kristi Rojas  
**STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval.

**2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 13-005 (DOGGY DAY FACILITY)**

**APPLICANT:** Jerauld Clarke, 27389 Paseo Placentia, San Juan Capistrano, CA 92660  
**PROPERTY OWNER:** Yvette Solomon, 1712 Highland Drive, Newport Beach, CA 92660  
**REQUEST:** To permit the establishment of a 1,228 sq. ft. dog daycare facility within an existing historic structure and to allow a 6 ft. high wood fence in lieu of a maximum height of 42 in. permitted within the front yard setback area.  
**LOCATION:** 17052 Gothard Street, 92647 (east side of Gothard Street, between Warner Avenue and Cain Drive)  
**PROJECT PLANNER:** Kristi Rojas  
**STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval.

**AGENDA**  
**(Continued)**

- 3. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 12-017/  
CONDITIONAL USE PERMIT NO. 12-017 (SEA HARBOUR  
COMMUNITY GATES):**
- APPLICANT: Don Maisel, President of Sea Harbour HOA  
PROPERTY OWNER: Sea Harbour HOA, c/o Team Property Management, 1588  
North Batavia, Suite 2, Orange, CA 92867
- REQUEST: To permit the installation and operation of two automatic  
sliding privacy gates and associated fencing with pilasters at a  
maximum height of 9 ft. in lieu of maximum height of 42 in.  
permitted within the front yard setback area for two existing  
driveways into the Sea Harbour Homeowners Association  
areas. The request includes accessibility improvements  
including two gates for pedestrian access..
- LOCATION: 16991 Bluewater Lane, 92649 (east and west side of the  
intersection of Bluewater Lane and Coral Cay Lane)
- PROJECT PLANNER: Ethan Edwards
- STAFF RECOMMENDS: **Continuance to the June 5, 2013 meeting.**

***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 (\$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.***