



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

WEDNESDAY, MAY 17, 2017, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Kimo Burden, Jessica Bui, Joanna Cortez, Judy Graham

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: **CONDITIONAL USE PERMIT NO. 16-033 / COASTAL DEVELOPMENT PERMIT NO. 16-017 (TEMPORARY PARKING LOT)-CONTINUED FROM APRIL 19, 2017****
- APPLICANT/
PROPERTY OWNER: Max Daffron, Office Business Development, City of Huntington Beach, 2000 Main St., Huntington Beach, CA 92648
- REQUEST: To permit the temporary installment of 44 vehicle stalls with pay stations on a vacant 0.645 acre lot for a period of five years.
- ENVIRONMENTAL
STATUS: This request is covered by Categorical Exemption,
Section 15304, Class 4, California Environmental Quality Act
- COASTAL STATUS: Non-Appealable
- LOCATION: 131 Orange Avenue, 92648 (southwest of the intersection of 1st Street and Orange Avenue)
- CITY CONTACT: Kimo Burden
- STAFF RECOMMENDS: Continuance to the May 31, 2017 meeting at staff's request.
- 2. PETITION DOCUMENT: **CONDITONAL USE PERMIT NO. 17-007 (PENSKE TRUCK RENTAL)****
- APPLICANT: Scott Mommer, 4694 W. Jacquelyn Avenue, Fresno, CA 93722
- PROPERTY OWNER: Jeff Hardman, Home Depot USA, Inc., 3800 W. Chapman Avenue, Orange, CA 92868
- REQUEST: To permit an ancillary truck rental service located in the parking lot of a commercial retail business (Home Depot).
- ENVIRONMENTAL
STATUS: This request is covered by Categorical Exemption,
Section 15301, Class 1, California Environmental Quality Act
- LOCATION: 19101 Magnolia Street, 92646 (Southwest Corner of Magnolia St. and Garfield Ave.)
- CITY CONTACT: Jessica Bui
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

AGENDA
(Continued)

- 3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 17-003/ VARIANCE NO. 17-001 (WILFERT RESIDENCE)**
- APPLICANT: Harry Monck, 303 Cleveland Dr., Huntington Beach, CA 92648
- PROPERTY OWNER: David and Rachell Wilfert, P.O. Box 698, Huntington Beach, CA 92648
- REQUEST: **CUP:** To construct one two-story single-family dwelling and one accessory dwelling unit on a lot with a grade differential greater than three feet between the high and low points.
VAR: To permit a reduced front yard setback of 12 ft. in lieu of the required minimum 15 ft.; and permit a reduced side yard setback of four feet in lieu of the required minimum five feet. The proposed dwellings total approximately 3,439 sq. ft. with an overall height of 24 ft. 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 15303, Class 3, California Environmental Quality Act
- LOCATION: 840 14th Street, 92648 (near the southwest corner of 14th St. and Main St.)
- CITY CONTACT: Joanna Cortez
- STAFF RECOMMENDS: Approval of CUP No. 17-003 with modifications and denial of VAR No. 17-001 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 Four Hundred Fifty-Eight Dollars (\$2,458.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Three Thousand Three Hundred Ninety-Three Dollars (\$3,393.00) 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.