



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

WEDNESDAY, MAY 31, 2017, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Kimo Burden, Jessica Bui, Christopher Wong, Nicolle Bourgeois, Joanna Cortez, Judy Graham (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: CONDITIONAL USE PERMIT NO. 16-033 / COASTAL DEVELOPMENT PERMIT NO. 16-017 (TEMPORARY PARKING LOT)-CONTINUED FROM MAY 17, 2017

APPLICANT/
PROPERTY OWNER:
REQUEST: Max Daffron, Office Business Development, City of Huntington Beach, 2000 Main St., Huntington Beach, CA 92648
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: Approval based upon suggested findings and conditions of approval

2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 17-005 (LINDBORG RESIDENCE)

APPLICANT: Louie Hernandez, 19092 Callaway Circle, Huntington Beach, CA 92648

PROPERTY OWNER: Zachary Lindborg, 18051 Upperlake Circle, Huntington Beach, CA 92648

REQUEST: To permit a new two-story, approximately 3,699 sq. ft. single family dwelling on a vacant lot. 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,

AGENDA
(Continued)

ENVIRONMENTAL STATUS: such as window alignments, building pad height, and floor plan layout.
COASTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.
LOCATION: Appealable
16971 Edgewater Lane, 92649 (south of Davenport Dr. and west of Edgewater Ln.)
CITY CONTACT: Jessica Bui
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 17-0017 (TOM VO'S TAEKWONDO)

APPLICANT: Stephanie Ellingwood, 17071 Magnolia Avenue, Fountain Valley, CA 92708
PROPERTY OWNER: Karen Gaerttner, PK II Marina Village, LP, 2429 Park Avenue, Tustin, CA 92782
REQUEST: To permit a personal enrichment facility (taekwondo studio) within an existing 5,131 sq. ft. tenant space.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
LOCATION: 5872 Edinger Avenue, 92649 (southwest corner of Springdale St. and Edinger Ave.)
CITY CONTACT: Jessica Bui
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

4. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 16-043 (COHEN AND SCHWAB RESIDENCE)

APPLICANT: Eric Trabert, 9521 Irvine Center Drive, Irvine, CA 92618
PROPERTY OWNER: Anh Cohen and David Schwab, 228 Hamilton Avenue, 3rd Floor, Palo Alto, CA 94301
REQUEST: To permit the demolition of an existing single-family residence and detached garage, and the construction of a new 5,443 sq. ft. single family dwelling with habitable area above the second story. This 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: 1217 Acacia Avenue, Huntington Beach, CA 92648 (on the southeast corner of Acacia Avenue and 13th Street)
CITY CONTACT: Christopher Wong
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

5. PETITION DOCUMENT: **COASTAL DEVELOPMENT PERMIT NO. 17-006 (ASCON LAGOON 5 SOLIDIFICATION AND OIL WELL ABANDONMENT)**

APPLICANT: Tamara Zeier, Project Navigator, One Pointe Drive, Suite 320, Brea, CA 92821

PROPERTY OWNER: Cannery Hamilton Properties LLC, 6001 Bollinger Canyon Road, Room C2136, San Ramon, CA 94583

REQUEST: To permit the abandonment of two oil wells located beneath Lagoon 5 of the ASCON site. The request includes grading activities, solidification of Lagoon 5 utilizing both on-site and imported materials, and construction of an access ramp to facilitate the oil well abandonment activities.

ENVIRONMENTAL Covered under EIR for the Remedial Action Plan for the ASCON Landfill Site (State Clearinghouse No. 2013041010)

COASTAL STATUS: Appealable

LOCATION: 21641 Magnolia Street, 92646 (southwest corner of Magnolia Street and Hamilton Avenue)

CITY CONTACT: Nicolle Bourgeois

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 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.