



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

WEDNESDAY, JUNE 19, 2013, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Jennifer Villasenor, Kristi Rojas, Ethan Edwards, Judy Demers
(recording secretary)

MINUTES: October 3, 2012
October 17, 2012
May 15, 2013

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: MITIGATED NEGATIVE DECLARATION NO. 11-012
(BEACH BOULEVARD AND WARNER AVENUE
INTERSECTION IMPROVEMENTS)**

APPLICANT: William Janusz, Principal Civil Engineer, Public Works
Department, City of Huntington Beach, 2000 Main Street,
Huntington Beach, CA 92648

PROPERTY OWNER: Warner Avenue & A Lane ROW: City of Huntington Beach, CA
92647; 16990 & 8021 Warner Avenue: George Pearson,
16868 A Lane, Huntington Beach, CA 92647; 8071 Warner
Avenue: Guillermo Galvez, 8071 Warner Avenue, Huntington
Beach, CA 92647

BUSINESS OWNER: 16990 Beach Boulevard: George Pearson, 16868 A Lane,
Huntington Beach, CA 92647; 8021 Warner Avenue: SNEH
Corporation, 8031 Warner Avenue, Huntington Beach, CA
92647; 8071 Warner Avenue: Guillermo Galvez, 8071 Warner
Avenue, Huntington Beach, CA 92647

REQUEST: Draft Mitigated Negative Declaration No. 11-012 analyzes the
potential environmental impacts associated with the
construction of a westbound right turn lane on Warner Avenue
at the intersection of Beach Boulevard and associated
improvements including a new five-foot wide sidewalk along
the west side of A Lane for a length of approximately 150 feet.
In addition, the project's scope of work includes clearing and

grubbing, the construction of asphalt concrete roadway, striping, curb, gutter, sidewalk, landscaping and relocation of existing signage on the adjacent gas station parcel, reconstruction of driveways on the adjacent gas station and liquor store properties, removal of a defunct drainage inlet, relocation of irrigation lines on the auto repair property, and utility and traffic signal adjustment and relocation, including a fire hydrant and one utility pole. Above- and below-ground utilities within the right-of-way and on private property will be protected in-place or relocated during project construction. The proposed project would require right-of-way acquisition from adjacent privately owned commercial properties to the north (16990 Beach Boulevard/APN:107-011-067; 8021 Warner Avenue/APN:107-100-068; 8071 Warner Avenue/APN: 107-100-078). The acquisition of right-of-way along Warner Avenue varies in width from nine to 14 feet. Acquisition on the west side of A Lane would be three feet. Variances will be required to deviate from resulting development standards on the adjacent commercial properties that would be non-compliant as a result of the project's right-of-way acquisition. In addition, with Beach Boulevard being a state highway, the project will require review and approval by Caltrans

LOCATION: Intersection of Beach Boulevard and Warner Avenue (north side of Warner Avenue from Beach Boulevard to 65 feet east of A Lane) including portions of the adjacent commercial properties to the north: 16990 Beach Boulevard, 8021 Warner Avenue, 8071 Warner Avenue, Huntington Beach, CA 92647; A Lane from Warner Avenue to approximately 150 feet north of Warner Avenue

PROJECT PLANNER: Jennifer Villasenor

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 13-015 (RAMIREZ BLOCK WALL)

APPLICANT: Karen Kelley, Designer

PROPERTY OWNER: Roman Ramirez, 214 Venice, Avenue, Huntington Beach, CA 92648

REQUEST: To permit the construction of a 6 ft. - 11in. front yard in lieu of the maximum height of 42 in. and a 1 ft. - 6 in. setback in lieu of 12 ft. within the front yard setback area.

LOCATION: 214 Venice Avenue, 92648 (north side of Venice Avenue, between Alabama Street and Huntington Street)

PROJECT PLANNER: Kristi Rojas

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

AGENDA
(Continued)

- 3. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 13-005 (SAN CLEMENTE SINGLE FAMILY RESIDENCE)**
- APPLICANT: John Hamilton, Hamilton Architects
PROPERTY OWNER: John & Patty Reilly, 16262 San Clemente Circle, Huntington Beach, CA 92649
REQUEST: To permit the demolition of an existing single-family residence and construct a new approximately 5,197 sq. ft. 2-story, single family residence within the appealable area of the Coastal Zone. The request includes a review and analysis for compliance with 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..
LOCATION: 16262 San Clemente Circle, 92649 (southeast side of San Clemente Circle, Huntington Harbour).
PROJECT PLANNER: Ethan Edwards
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 4. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 12-091/ COASTAL DEVELOPMENT PERMIT NO. 13-007 (BARK CITY DOG DAYCARE FACILITY)**
- APPLICANT: Bryson Berryman
PROPERTY OWNER: Daniel Brimlow, 1820 NW Carty Road, Ridgefield, WA 98642
REQUEST: To permit the establishment of a dog daycare facility, including the placement and operation of two, 1-story modular structures totaling approximately 2,160 sq. ft. within the appealable area of the Coastal Zone.
LOCATION: 8451 Edison, 92646 (north side of Edison Drive, between Newland Street and Beach Maintenance Yard)
PROJECT PLANNER: Ethan Edwards
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 (\$1917.00) 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 (\$2501.00) 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.