



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

WEDNESDAY, JULY 6, 2016, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: 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: COASTAL DEVELOPMENT PERMIT NO. 16-010 (MANDLA ADDITION)

APPLICANT: Jason Yaw, 26 Meridian Dr., Aliso Viejo, CA 92656
PROPERTY OWNER: Vikram Mandla, 16612 Channel Lane, Huntington Beach, CA 92649

REQUEST: To permit an approximately 1,075 sq. ft. second story addition and a 217 sq. ft. single car garage to an existing 2,814 sq. ft. single-family dwelling. 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 15301, Class 1, California Environmental Quality Act.

COASTAL STATUS: Appealable

LOCATION: 8471 Warner Avenue, 92647 (northwest corner of Warner Avenue and Newland Street)

CITY CONTACT: Jessica Bui

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

2. PETITION DOCUMENT: ENTITLEMENT PLAN AMENDMENT 16-004 (TEMPORARY PARKING METERS)

**APPLICANT/
PROPERTY OWNER:** Kellee Fritzal, City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

REQUEST: To amend the conditions of approval of Temporary Use Permit No. 15-001 to extend the temporary use of the site, including the addition of seven temporary public parking meters for a period of five years.

AGENDA
(Continued)

ENVIRONMENTAL STATUS:	This request is covered by Categorical Exemption, Section 15304, Class 4, California Environmental Quality Act.
COASTAL STATUS:	Non-Appealable
LOCATION:	101 Walnut Avenue, 92648 (west side of Walnut Ave., north of First St.)
CITY CONTACT:	Joanna Cortez
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.