



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

WEDNESDAY, AUGUST 1, 2018, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Hayden Beckman, Lindsay Ortega, Joanna Cortez, Judy Graham

MINUTES: March 7, 2018

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. 18-020 (FOX IN A BOX ESCAPE ROOM):

APPLICANT: Myrriah Sijabat, Dave Madden Architect, 3563 Linnet Dr., Lake Elsinore, CA 92530

PROPERTY OWNER: David Beckerman, Sher Lane LLC, 10500 NE 8th St., Suite 1930, Bellevue, WA 90084

REQUEST: To establish a commercial recreation and entertainment use (Fox in a Box Escape Room) in an existing 3,851 sq. ft. vacant commercial space.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

LOCATION: 7700 Edinger Ave., 92647 (south side of Edinger Ave., west of Sher Ln.)

CITY CONTACT: Hayden Beckman

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

2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 18-009 (TRABERT RESIDENTIAL DESIGN):

APPLICANT: Eric Trabert, 9521 Irvine Center Drive, Irvine, Ca 92618

PROPERTY OWNER: Babak Kashani and Neda Ghaffari, 514 11th Street, Huntington Beach, CA 92648

REQUEST: To demolish three residential units and construct a three-story, 4,875 sq. ft. single family residence with a 683 sq. ft. three-car garage at a height of 30 ft. and to permit a 42 in. high block wall fence (approximately 80 linear feet) at a two ft. front yard setback in-lieu of the required minimum three ft. front yard setback. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot

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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:

LOCATION:

This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act. 1318 Olive St., 92648 (northeast corner of Olive Ave. and 14th St.)

CITY CONTACT:

STAFF RECOMMENDS:

Lindsay Ortega
Approval based upon suggested findings and conditions of approval

3. PETITION DOCUMENT:

CONDITIONAL USE PERMIT NO. 18-021/COASTAL DEVELOPMENT PERMIT NO. 18-009 (DOHMAN RESIDENCE)

APPLICANT:

PROPERTY OWNER:

Jeffrey Dahl, 1102 Main Street, Huntington Beach, CA 92648
Matthew Dohman, 17341 Tidal View Lane, Huntington Beach, CA 92648

REQUEST:

To demolish an existing single-family residence and construct a two-story, 6,024 sq. ft. single-family residence with a 490 sq. ft. roof top deck at a height of 29.75 ft. high. 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:

LOCATION:

COASTAL STATUS:

CITY CONTACT:

STAFF RECOMMENDS:

This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act. 3531 Courtside Cir., 92649 (at the terminus of Courtside Cir.)
Appealable
Lindsay Ortega
Approval based upon suggested findings and conditions of approval

4. PETITION DOCUMENT:

CONDITIONAL USE PERMIT NO. 18-008 (PETER'S LANDING PARKING PROGRAM)

APPLICANT/

PROPERTY OWNER:

Kevin Hayes, Pendulum Properties Partners, 5 Park Plaza, Suite 370, Irvine, CA 92614

REQUEST:

To establish a shared parking program for an existing 98,823 sq. ft. shopping center (Peter's Landing), which includes a reduction in the number of parking spaces required for the mixed-use project (retail, office, restaurant, and religious assembly) for existing and future commercial uses.

ENVIRONMENTAL

STATUS:

LOCATION:

CITY CONTACT:

STAFF RECOMMENDS:

This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act. 16390-16450 Pacific Coast Hwy., 92648 (northeast corner of Anderson St. and Pacific Coast Hwy.)
Lindsay Ortega
Continuance to the August 15, 2018, meeting

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- 5. PETITION DOCUMENT: CONDITIONAL USE PERMIT 18-022 (PETCO VET HOSPITAL)**
- APPLICANT: Susan Thomas, 654 Richland Hills Dr., San Antonio, TX 78245
- PROPERTY OWNER: Bill Lekas, Kitsigianis Properties LLC, 3191 D Airport Loop, Costa Mesa, CA 92626
- REQUEST: To establish a 1,748 sq. ft. veterinary hospital within an existing 20,282 sq. ft. retail store (Petco).
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
- LOCATION: 5961 Warner Ave., 92649 (northeast corner of Warner Ave. and Springdale 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 Two Thousand Seven Hundred Sixty-Five Dollars (\$2,765.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Three Thousand Eight Hundred Seventeen Dollars (\$3,817.00) 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.