



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

WEDNESDAY, AUGUST 16, 2017, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

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

MINUTES:
May 16, 2016
January 18, 2017
February 15, 2017

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. 17-020 (CLANTON RESIDENCE ROOF TOP DECK):****
- APPLICANT:** Craig Smith, 1041 W. 18th Street, Suite A-208, Costa Mesa, CA 92627
- PROPERTY OWNER:** Mary Ann Clanton, 7789 Bacon Road, Whittier, CA 90602
- REQUEST:** To permit an approximately 404 sq. ft. roof top deck above the second story top plate of an existing single family residence.
- ENVIRONMENTAL STATUS:** This request is covered by Categorical Exemption Section 15301, Class 1, California Environmental Quality Act.
- LOCATION:** 21851 Kiowa Lane, 92646 (west side of Kiowa Ln. at the terminus of Mahalo Dr.)
- COASTAL STATUS:** Exempt
- CITY CONTACT:** Jessica Bui
- STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval.
- 2. PETITION DOCUMENT: **COASTAL DEVELOPMENT PERMIT NO. 17-007 (SILVERMAN RESIDENCE):****
- APPLICANT:** Jim Caldwell, 1614 Warwick Lane, Newport Beach, CA 92660
- PROPERTY OWNER:** Neil and Erica Silverman, 3911 Finisterre Drive, Huntington Beach, CA 92649
- REQUEST:** To permit the demolition of an existing 2,450 sq. ft. single-family residence to construct a new 5,139 sq. ft. single-family residence with a 626 sq. ft. garage and 115 sq. ft. of second floor decks. 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.

AGENDA
(Continued)

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.
COASTAL STATUS: Appealable
LOCATION: 16777 Bolero Lane, 92649 (north of Finisterre Dr., west of Bolero Ln.)
CITY CONTACT: Kimo Burden
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

3. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 17-023 (MCGUIRE RESIDENCE ADDITION):**

APPLICANT: Earl Knowlton, 6612 Wrenfield Dr., Huntington Beach, CA 92647

PROPERTY OWNER: Renee McGuire, 8222 Snowbird Dr., Huntington Beach, CA 92646

REQUEST: To permit an approximately 418 sq. ft. addition above the second story top plate of a two-story single family residence with an accessory dwelling unit.

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

LOCATION: 8222 Snowbird Drive, 92646 (southeast corner of Snowbird Dr. and Schooner Ln.)

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 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.