



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

WEDNESDAY, SEPTEMBER 20, 2017, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Jessica Bui, Kimo Burden, 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: CONDITONAL USE PERMIT NO. 17-024 (CALTRANS BLOCK WALL)

APPLICANT: Thomas Nguyen, 12031 Loma Street, Garden Grove, CA 97841

PROPERTY OWNER: Orlando Olivos, State of California Department of Transportation, 19601 Beach Boulevard, Huntington Beach, CA 92648

REQUEST: To construct an 8 ft., 8 in. high block wall (approx. 331 linear feet) at 10 feet front yard setback in lieu of maximum 42 inches high within the front yard setback area.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

LOCATION: 19601 Beach Boulevard, 92648 (west of Beach Blvd. and south of Yorktown Ave.)

CITY CONTACT: Jessica Bui

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

2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 17-011 (KAITZ RESIDENCE)

APPLICANT: Elizabeth Howell, 20561 Suburbia Lane, Huntington Beach, CA 92646

PROPERTY OWNER: Paul Kaitz, 3271 East Philips Court, Brea, CA 92821

REQUEST: To permit the construction of a new 3,873 sq. ft. single-family residence, a 615 sq. ft. garage and a 126 sq. ft. second story balcony located on a vacant lot. 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: 4062 Diablo Circle, 92649 (west of Edgewater Ln., south of Diablo Cir.)
CITY CONTACT: Kimo Burden
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

3. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 17-010 (RUDOLPH RESIDENCE)

APPLICANT: Thomas Drummond, 846 S. State College Blvd., Anaheim CA 92806
PROPERTY OWNER: Dewey Rudolph, 16322 Sundancer Dr., Huntington Beach, CA 92649
REQUEST: To demolish an existing 3,400 sq. ft. single family dwelling and construct a new 4,292 sq. ft. two-story single family dwelling.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.
COASTAL STATUS: Appealable
LOCATION: 16322 Sundancer Dr., 92649 (near the northeast corner of Sundancer Dr. and Aquarius Dr.)
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.