



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

WEDNESDAY, OCTOBER 19, 2016, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: 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: COASTAL DEVELOPMENT PERMIT NO. 16-013 (SOLIMAN RESIDENCE)

APPLICANT: Rene Alvarez, 12208 Nita Drive, Moreno Valley, CA 92557

PROPERTY OWNER: Ash Soliman, 4012 Ondine Circle, Huntington Beach, CA 92649

REQUEST: To permit the demolition of an existing 1,012 sq. ft. second floor and construct a new 1,792 sq. ft. second floor with a 167 sq. ft. deck; construct a 47 sq. ft. addition to the first floor with a 23 sq. ft. porch; and convert 213 sq. ft. of livable space to non habitable garage space.

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

COASTAL STATUS: Appealable

LOCATION: 4012 Ondine Circle, 92649 (north of Fargo Cir., south of Morning Star Dr.)

CITY CONTACT: Kimo Burden

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

2. PETITION DOCUMENT: ENTITLEMENT PLAN AMENDMENT 16-006 (CROSSPOINT CHURCH NEW BUILDING)

APPLICANT: Bill Dunlap, W.E. Dunlap Consulting, P.O. Box 1654, Newport Beach, CA 92659

PROPERTY OWNER: Jim Gane, CrossPoint Baptist Church, 7661 Warner Avenue, Huntington Beach, CA 92647

REQUEST: To permit the construction of a two-story, 2,730 sq. ft. building within an existing church property.

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

LOCATION: 7661 Warner Avenue, 92647 (northeast corner of Warner Ave. and Nichols Ln.)

AGENDA
(Continued)

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.