



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

WEDNESDAY, NOVEMBER 6, 2013, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Hayden Beckman, Jill Arabe, Ethan Edwards, Judy Demers
(recording secretary)

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: CONDITIONAL USE PERMIT NO. 13-027 (WILLIAMS FRONT YARD WALL)**
- APPLICANT: Harry Monck, Architect
PROPERTY OWNER: Teri Williams, 208 7th Street, Huntington Beach, CA 92648
REQUEST: To permit the construction of an existing approximately 53 linear foot wall measuring 3 ft. 3 in. high in lieu of a maximum height of 1 ft. 6 in. permitted within 3 ft. of the front property line.
- LOCATION: 208 7th Street, 92648 (northeast of Walnut Avenue at 7th Street)
- CITY CONTACT: Hayden Beckman
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 2. PETITION DOCUMENT: VARIANCE NO. 13-010/ COASTAL DEVELOPMENT PERMIT 13-018 (ODO RESIDENCE)**
- APPLICANT: Louie Hernandez, The Louie Group
PROPERTY OWNER: Dave Oddo, 815 Main Street, Huntington Beach, CA 92648
REQUEST: To permit the construction of a three-story 2,586 sq. ft. single-family residence and 428 sq. ft. attached two-car garage with (a) reduced side yard setbacks to one foot for the garage and two feet for the house in lieu of three feet, and (b) 53% lot coverage in lieu of the maximum 50%.
- LOCATION: 112 12th Street (east side of 12th Street, between Pacific Coast Highway and Walnut Avenue)
- CITY CONTACT: Jill Arabe
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

AGENDA
(Continued)

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.