



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

WEDNESDAY, NOVEMBER 18, 2015, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: John Ramirez, Jill Arabe, Ethan Edwards, 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:** **CONDITIONAL USE PERMIT NO. 15-051 (YELLOW VAN DUPLEX)**
- APPLICANT:** Greg Howell, Sky View Designs, 20561 Suburbia Lane, Huntington Beach CA 92646
- PROPERTY OWNER:** Yellow Van Development, LLC. c/o Greg Howell, Sky View Designs, 20561 Suburbia Lane, Huntington Beach CA 92646
- REQUEST:** To permit the demolition of existing accessory structures and a portion of an existing single family home and construct a 35-foot high, 2,990 square foot duplex.
- LOCATION:** 900 Palm Avenue, 92648 (on the north side of Palm Ave., at 9th St.)
- ENVIRONMENTAL STATUS:** This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.
- CITY CONTACT:** John Ramirez
- STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval.

AGENDA
(Continued)

- 2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 15-024 (JABER PROPERTY)**
- APPLICANT: Louie Hernandez, The Louie Group, 19092 Callaway Cir., Huntington Beach, CA 92648
- PROPERTY OWNER: George Jaber, AJ1 Development, LLC, 5050 W. Mission Blvd., Ontario, CA 91762
- REQUEST: To construct one three-story single-family dwelling on each of two contiguous lots with a grade differential greater than three feet between the high and low points. The proposed dwellings are 35 ft. tall and approximately 3,200 sq. ft. and include third floor decks oriented toward California Street and the alley.
- LOCATION: 808 and 810 California Street, 92648 (east side of California St., between Hartford Ave. and Indianapolis Ave.)
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.
- CITY CONTACT: Jill Arabe
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.
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- 3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 15-054, COASTAL DEVELOPMENT PERMIT NO. 15-028 (RUSSELL RESIDENCE)**
- APPLICANT: Karen Otis, 909 Electric Avenue, Suite 207, Seal Beach, CA 90740
- PROPERTY OWNER: Bob & Julie Russell, 16691 Peale Lane, Huntington Beach, CA 92649
- REQUEST: **CDP:** To permit an approximately 460 sq. ft. addition to an existing 1,517 sq. ft. single-story single-family dwelling. **CUP:** To permit a 6 ft. high courtyard wall 5 ft. from the front property line in lieu of the maximum height of 42 inches within the front yard setback.
- LOCATION: 16691 Peale Lane, 92649 (west side of Peale Ln., north of Gilbert Dr. – Huntington Harbour)
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.
- CITY CONTACT: Ethan Edwards
- 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.