



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

WEDNESDAY, NOVEMBER 21, 2012, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Rosemary Medel, Hayden Beckman, 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: **SITE PLAN REVIEW NO. 11-04/ VARIANCE NO. 12-04/ ENVIRONMENTAL ASSESSMENT NO. 11-06 (CASA RINCON)**

APPLICANT: Wayne Dietz, Global Premier Development

PROPERTY OWNER: Morrie Golcheh, Progressive Real Estate

REQUEST: **EA:** To analyze the potential environmental impacts associated with the proposed project and identified within the certified Beach and Edinger Program EIR No. 08-008. **SPR:** To permit the construction of an approximately 10,900 square foot, four-story affordable housing apartment project with an overall height of 50 feet within the Town Center Neighborhood Segment of Beach & Edinger Corridors Specific Plan (SP 14). The project will consist of 24 affordable housing units containing 4 one-bedroom units (615 sq. ft./unit), 5 two-bedroom units (843 sq. ft./unit), 6 three-bedroom units (1,028 sq. ft./unit) and 9 four-bedroom units (1,224 sq. ft./unit) including a 693 square foot, two-story community recreation building with an overall height of 33 feet. **VAR:** To permit (a) 8 feet high perimeter privacy walls in lieu of a maximum height of 6 feet permitted; (b) a reduction in required public open space requirement from a minimum 1,200 sq. ft. permitted to 925 square feet; and (c) eliminating the private entry type requirement from the project design.

LOCATION: 18431 Beach Boulevard, 92648 (Northwest corner of Main Street and Beach Boulevard)

PROJECT PLANNER: Rosemary Medel

STAFF RECOMMENDS: Denial based upon suggested findings for denial

AGENDA
(Continued)

2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 12-15/VARIANCE NO. 12-07 (SMITH FRONT YARD WALL)

APPLICANT/
PROPERTY OWNER: Vanessa Smith
REQUEST: **CUP:** To permit the existing approximately 24 linear ft. wall with pilasters and a gate measuring 3 ft., 3 in. high in lieu of a maximum height of 1ft., 6 in. permitted within 3 ft. of the front property line. **VAR:** To permit the existing approximately 50 in. high freestanding fireplace in lieu of the maximum 42 in. high at a setback of approximately 2 ft. in lieu of the minimum 3 ft. within the front yard setback.

LOCATION: 422 7th Street, 92648 (southeast of 7th Street, at Pecan Avenue)

PROJECT PLANNER: Hayden Beckman
STAFF RECOMMENDS: Approval with modifications 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.