



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

WEDNESDAY, DECEMBER 6, 2017, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Joanna Cortez, Judy Graham

MINUTES:
May 17, 2017
August 16, 2017
September 6, 2017
September 20, 2017

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. 17-019 (WILLIAMS DUPLEXES)

APPLICANT: Robert Lawrence, 760 W 16th St., Costa Mesa, CA 92627
PROPERTY OWNER: HB 718720 WILL, LLC, 20951 Brookhurst St., Huntington Beach, CA 92646
REQUEST: To permit the construction of four, two-story residential units (1,267 sq. ft. each) on a parcel with eight existing residential units.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.
LOCATION: 718 Williams Drive, 92648 (south side of Williams Dr., between Florida St. and Beach Blvd.)
CITY CONTACT: Joanna Cortez
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 17-012 (OCSD PUMP STATION AND IMPROVEMENTS)

APPLICANT: Daisy Covarrubias, Orange County Sanitation District, 10844 Ellis Ave., Fountain Valley, CA 92708
PROPERTY OWNER: Orange County Sanitation District, 10844 Ellis Ave. Fountain Valley, Ca 92708
REQUEST: To permit the construction of a 7,200 sq. ft. water pump station and rehabilitation of existing facilities within a portion of the Orange County Sanitation District (OCSD) Plant No. 2.
ENVIRONMENTAL STATUS: This request is covered under the Ocean Outfall System Rehabilitation/ Outfall Low Flow Pump Station (Project No. J-117B) Initial Study/ Mitigated Negative Declaration prepared by the Orange County Sanitation District in accordance with the California Environmental Quality Act.

AGENDA
(Continued)

COASTAL STATUS: Appealable
LOCATION: 22212 Brookhurst Street, 92646 (northeast corner of Brookhurst St. and Pacific Coast Hwy. - Orange County Sanitation District)
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.