



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

WEDNESDAY, DECEMBER 17, 2014, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Hayden Beckman, Ethan Edwards, Judy Demers

MINUTES: June 4, 2014
July 2, 2014
August 6, 2014
September 3, 2014
September 17, 2014

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. 14-015 (LE RESIDENCES)****
APPLICANT/
PROPERTY OWNER: Hung M. Le, 17810 Candelo Street, Fountain Valley, CA
92708
REQUEST: To permit the construction of two two-story attached multi-family residential apartment units on a vacant property that abuts an arterial highway (Garfield Ave.) and includes buildings exceeding 25 ft. in height.
LOCATION: 7761 Garfield Avenue, 92648 (northeast corner of Garfield Ave. at Delaware St.)
CITY CONTACT: Hayden Beckman
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

AGENDA
(Continued)

- 2. PETITION DOCUMENT: VARIANCE NO. 14-005/ ADMINISTRATIVE PERMIT NO. 14-005 (WIESE ADDITION)**
- APPLICANT: Thom Jacobs, 202 Alabama Street, Huntington Beach, CA 92648
- PROPERTY OWNER: Kent Wiese, 1009 Main Street, Huntington Beach, CA 92648
- REQUEST: **VAR:** To permit an approximately 2,376 sq. ft. first and second floor addition to a non-conforming structure in lieu of the maximum allowed square footage of 785 sq. ft. (50% addition). **AP:** To permit the addition to match the existing non-conforming side yard setbacks of 4 ft. 2 in. and 4 ft. in lieu of the minimum required side yard setbacks of 5 ft..
- LOCATION: 1009 Main Street, 92648 (west side of Main St., between 12th St. and 13th St.)
- 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.