



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

WEDNESDAY, JULY 6, 2011, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Jill Arabe, Ethan Edwards, Andrew Gonzales, Judy Demers
(recording secretary)

MINUTES: August 4, 2010
September 15, 2010
November 17, 2010

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: TENTATIVE TRACT MAP NO. 11-010 (HUNTINGTON HARBOR VILLAGE MOBILE HOME PARK CONVERSION)**
- APPLICANT: Ariel Bedell, The Loftin Firm, LLP
PROPERTY OWNER: Huntington Mobile Home Investments, LLC
REQUEST: To waive the requirement for a tentative and final map pursuant to Huntington Beach Zoning and Subdivision Ordinance section 251.20 and California Government Code section 66428.1. The waiver of tentative map would permit the conversion of an existing 130 space mobilehome park from rental to resident owned. The applicant has obtained a signed petition indicating that at least two-thirds of the owners of the mobilehomes, who are tenants in the mobilehome park, have indicated their intent to purchase the mobilehome park for purposes of converting it to resident ownership. The applicant has also submitted the required field survey.
- LOCATION: 16400 Saybrook Lane, 92649 (east side of Saybrook Lane, south of Edinger Avenue and north of Heil Avenue)
- PROJECT PLANNER: Ethan Edwards
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

- 2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 11-008 (MENARD RESIDENCE)**
 APPLICANT: Jay Earl, Jay Earl Design
 PROPERTY OWNER: Tony & Brenna Menard
 REQUEST: To permit the construction of an approximately 850 sq. ft., 1st and 2nd floor addition to an existing 3,259 sq. ft., 25 ft. 6in. high, two-story single family residence.
 LOCATION: 16782 Coral Cay Lane, 92649 (east side of Coral Cay Lane, north of Pacific Coast Highway - Huntington Harbour)
 PROJECT PLANNER: Jill Arabe
 STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval
- 3. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 11-007 (HOLMWOOD RESIDENCE)**
 APPLICANT: Michael Mehalick, Michael Mehalick Design
 PROPERTY OWNER: John Holmwood
 REQUEST: To permit the construction of an approximately 1,351 sq. ft., 25 ft. 6 in. high, 2nd floor addition to an existing 3,248 sq. ft. single- story, single family residence.
 LOCATION: 3271 Gilbert Drive, 92649 (northwest corner of Channel Lane and Gilbert Drive - Huntington Harbour)
 PROJECT PLANNER: Andrew Gonzales
 STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval
- 4. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 11-011/ TEMPORARY USE PERMIT NO. 11-001 (THE AGENDA TRADE SHOW)**
 APPLICANT: Seth Haber, Agenda Trade Show
 PROPERTY OWNER: City of Huntington Beach
 REQUEST: To permit the temporary street closure of Twin Dolphin Drive for a period of seven days (July 30, 2011 through August 5, 2011) to accommodate an approximately 25,200 sq. ft., 30 ft. high tent that will serve as additional exhibit space for a trade show event located at the Hyatt Regency. The proposed non-public event will occur for a period of two days (August 3, 2011 through August 4, 2011) and include beer and wine service.
 LOCATION: 21100 Pacific Coast Highway, 92648 (inland side of Pacific Coast Highway, along Twin Dolphin Drive)
 PROJECT PLANNER: Andrew Gonzales
 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 Seven Hundred Twenty Five Dollars (\$1,725.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand Two Hundred Fifty Two Dollars (\$2,252.00) 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.