



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

WEDNESDAY, JANUARY 19, 2011, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Tess Nguyen, Hayden Beckman, Jill Arabe, Andrew Gonzales, Judy Demers (recording secretary)

MINUTES: March 3, 2010
May 5, 2010
May 19, 2010
July 7, 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: CONDITIONAL USE PERMIT NO. 10-013 (NGUYEN RESIDENCES – CONTINUED FROM THE NOVEMBER 17, 2010 MEETING)

APPLICANT: Thom Jacobs, Architect, 202 Alabama Street
PROPERTY OWNER: Xuan Mai Nguyen, 16761 Tim Lane, Lake Balboa, CA, 91406
REQUEST: To permit the construction of two (2) detached multi-family dwelling units with an overall height of 35 ft.
LOCATION: 17102-17112 Bolsa Chica Street, 92649 (east side of Bolsa Chica Street, south of Warner Avenue)
PROJECT PLANNER: Tess Nguyen
STAFF RECOMMENDS: Continued to a date uncertain at the applicant's request.

2. PETITION DOCUMENT: DRAFT MITIGATED NEGATIVE DECLARATION NO. 10-007/ COASTAL DEVELOPMENT PERMIT NO. 10-011 (MAGNOLIA OIL STORAGE TANKS DEMOLITION AND TRANSFER PIPING REMOVAL)

**APPLICANT/
PROPERTY OWNER:
REQUEST:** Thomas McLane, Plains All American Pipeline
MND: To analyze the potential environmental impacts associated with the implementation of the proposed project.
CDP: To permit the demolition and removal of three empty above-ground oil storage tanks, approximately 2,342 linear feet of above-ground transfer piping and ancillary site improvements at a former oil storage and pumping facility.
LOCATION: 21845 Magnolia Street, 92646 (northwest of Banning Avenue and Magnolia Street intersection)
PROJECT PLANNER: Hayden Beckman
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

AGENDA
(Continued)

- 3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 10-029 (MATEJKA FRONT YARD WALL)**
- APPLICANT/
PROPERTY OWNER: Dennis Matejka, 627 8th Street, Huntington Beach, CA 92648
REQUEST: To permit the construction of an approximately 47 linear ft. wall measuring 2 ft. 6 in. high with a total of six (6) 3 ft. 6 in. high pilasters in lieu of a maximum height of 1 ft. 6 in. permitted.
- LOCATION: 521 11th Street, 92648 (west side of 11th Street, south of Acacia)
- PROJECT PLANNER: Jill Arabe
- 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.