



**ACTION 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

**APPROVED AS SUBMITTED**

**ORAL COMMUNICATION:** **NONE**

**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 (OCS D 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 (OCS D) 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.

**ACTION 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

**APPROVED WITH FINDINGS AND MODIFIED 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.***