



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

WEDNESDAY, DECEMBER 9, 2009, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Andrew Gonzales, Kimberly De Coite (recording secretary)

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

**1. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 2009-006/
CONDITIONAL USE PERMIT NO. 2009-027 (BESHA
RESIDENCE)**

APPLICANT: Georgina and Youssef Beshai

REQUEST: **CDP:** To permit the partial demolition of an existing single-family dwelling and the construction of an approximately 5,665 sq. ft., 33 ft. 3 in. tall single-family dwelling with a 485 sq. ft. attached garage; **CUP:** To allow (a) approximately 350 sq. ft. of 3rd floor habitable area; (b) an approximately 142 sq. ft. 3rd floor deck; and (c) an overall building height exceeding 30 ft. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.

LOCATION: 16245 Tisbury Circle, 92649 (terminus of Tisbury Circle – Humboldt Island)

PROJECT PLANNER: Andrew Gonzales

STAFF RECOMMENDS: Approval with modifications 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 One Thousand Five Hundred Thirty-Four Dollars (\$1,534.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand and Two Dollars (\$2,002.00) 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.