



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

WEDNESDAY, JULY 18, 2018, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos
STAFF MEMBERS: Jessica Bui, Joanna Cortez, Judy Graham
MINUTES: **NONE**
ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

1. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 18-008 (NICCOLE TOWNHOUSES)
APPLICANT: Niall Saunders, 2700 West Coast Highway # 200, Newport Beach, CA 92663
PROPERTY OWNER: Devon Nicole, 1116 Pacific Coast Highway, Huntington Beach, CA 92648
REQUEST: To construct two attached three-story townhomes, approximately 2,650 sq. ft. each, on an approximately 8,156 sq. ft. lot with an existing one-story residence.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.
LOCATION: 1116 Pacific Coast Highway, 92646 (north of Pacific Coast Highway between 11th and 12th Street)
COASTAL STATUS: Appealable
CITY CONTACT: Jessica Bui
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL

2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 18-011 (GULDJIAN RESIDENCE REMODEL)
APPLICANT: John Stutzel, Stutzel Design, 2775 Pioneer Ranch Road, Templeton, CA 93465
PROPERTY OWNER: Harry Guldjian, 4037 Mistral Drive, Huntington Beach, CA 92649
REQUEST: To add approximately 794 sq. ft. to the first and second floor of an existing 3,442 sq. ft. single-family residence that is approximately 23 ft. and 10 in. in height. 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.

ACTION AGENDA
(Continued)

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.
LOCATION: 4037 Mistral Drive, 92649 (north side of Mistral Dr. and south of Wayfarer Ln.)

COASTAL STATUS: Appealable
CITY CONTACT: Jessica Bui
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL

3. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 18-012 (GREINKE NEW SINGLE FAMILY RESIDENCE)

APPLICANT: Lyle Hutson, 305 N. Coast Highway, Suite L, Laguna Beach, CA 92651

PROPERTY OWNER: Frank Greinke, 1800 West Katella Avenue, Suite 400, Orange, CA 92867

REQUEST: To demolish an existing single-family residence and construct an approximately 5,632 sq. ft., two-story, single-family residence and a 628 sq. ft. attached garage with a height of approximately 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.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.
LOCATION: 16481 Peale Lane, 92649 (west side of Peale Ln. and south of Malden Cir.)

COASTAL STATUS: Appealable
CITY CONTACT: Jessica Bui
STAFF RECOMMENDS: No Action; this application has been withdrawn by the applicant.

WITHDRAWN AT APPLICANT'S REQUEST

4. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 18-018/ COASTAL DEVELOPMENT PERMIT NO. 18-007 (DEGELAS RESIDENCE)

APPLICANT: Katelynn Rodgers, Brion Jeannette Architecture, 470 Old Newport Blvd., Newport Beach CA 92663

PROPERTY OWNER: Frank and Donna DeGelas, 3632 Venture Circle, Huntington Beach, CA 92649

REQUEST: To demolish an existing two story single-family residence and permit the construction of a 5,365 sq. ft. two story single-family residence, a 749 sq. ft. three car garage, and a 973 sq. ft. third floor deck with a maximum overall height of 29 ft. 2 in. This 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.

ACTION AGENDA
(Continued)

ENVIRONMENTAL STATUS:	This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act
LOCATION:	3632 Venture Circle, 92649 (south side of Venture Drive cul-de-sac, southeast of Venture Drive at Sundancer Lane)
COASTAL STATUS:	Appealable
CITY CONTACT:	Hayden Beckman
STAFF RECOMMENDS:	Approval with modifications based upon suggested findings and conditions of approval

APPROVED WITH 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 Two Thousand Seven Hundred Sixty-Five Dollars (\$2,765.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Three Thousand Eight Hundred Seventeen Dollars (\$3,817.00) 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.