



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

WEDNESDAY, JUNE 6, 2018, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Lindsay Ortega, Jessica Bui, Joanna Cortez, Judy Graham

MINUTES: May 16, 2018

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. 18-004 (SNEIDER MIXED USE)**

APPLICANT: Susan Vanderpool, 16231 Annatto Court, Chino Hills, CA 91709

PROPERTY OWNER: Murrey Sneider, 1949 Auto Center Drive, Glendora, CA 91741

REQUEST: To construct an approximately 4,330 sq. ft. mixed use building which includes classic car sales on the first floor and two residential units on the second floor. The project is located in the non-certified Sunset Beach Specific Plan area and the development of the mixed use building with two compact parking spaces (minimum dimensions of 8 ft. by 15 ft. 6 in.) will require coastal development review by the California Coastal Commission.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

COASTAL STATUS: Not certified by the Coastal Commission.

LOCATION: 16655 Pacific Coast Highway, 90742 (west side of Pacific Coast Hwy. and north of 19th St.)

CITY CONTACT: Lindsay Ortega

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL

2. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 18-010/COASTAL DEVELOPMENT PERMIT NO. 18-005 (NGUYEN NEW SINGLE FAMILY RESIDENCE)**

APPLICANT: Juintow Lin, 392 Camino De Estrella, San Clemente, CA 92672

PROPERTY OWNER: Toan Nguyen, 21581 Bahama Lane, Huntington Beach, CA 92646

AGENDA
(Continued)

REQUEST: To demolish an existing single-family residence and construct an approximately 4,596 sq. ft. two-story single family residence, a 580 sq. ft. third floor deck, and a privacy gate across the driveway. 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.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

LOCATION: 9162 Christine Drive, 92646 (south side of Christine Dr. and north of Capistrano Ln.)

COASTAL STATUS: Appealable

CITY CONTACT: Jessica Bui

STAFF RECOMMENDS: Continuance to the June 20, 2018, Zoning Administrator meeting

(CONTINUED TO THE JUNE 20, 2018, MEETING AT STAFF'S REQUEST)

3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 18-007/COASTAL DEVELOPMENT PERMIT NO. 18-004 (NGUYEN & NEWTON RESIDENCE)

APPLICANT: Mark Tran, 2744 East Bennett Ave., Orange, CA 92869

PROPERTY OWNER: Van Ngyuen, 1814 Main Street, Huntington Beach, CA 92648

REQUEST: To remodel an existing 2,800 sq. ft. two-story, single family residence and construct an approximately 2,497 sq. ft. addition, which includes a 472 sq. ft. third floor addition, 260 sq. ft. second floor balcony, and a 442 sq. ft. third floor deck. 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

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

LOCATION: 16861 Marina Bay Dr., 92649 (near the terminus of Marina Bay Dr.)

COASTAL STATUS: Appealable

CITY CONTACT: Joanna Cortez

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL

4. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 18-013/COASTAL DEVELOPMENT PERMIT NO. 18-006 (REINHOLM RESIDENCE REMODEL)

APPLICANT/
PROPERTY OWNER: Erick and Mary Jane Reinholm, 3191 Remora Drive, Huntington Beach, CA 92649

AGENDA
(Continued)

REQUEST: To remodel the second floor of an existing 2,545 sq. ft. two-story, single family residence and construct an approximately 695 sq. ft. third floor addition and a 140 sq. ft. third floor deck.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

LOCATION: 3191 Remora Drive, 92649 (near the northeast corner of Remora Dr. and Intrepid Ln.)

COASTAL STATUS: Appealable

CITY CONTACT: Joanna Cortez

STAFF RECOMMENDS: Approval 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.