



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

WEDNESDAY, SEPTEMBER 18, 2013, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

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

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

**1. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 12-014/
CONDITIONAL USE PERMIT NO. 13-027 (LARSON
RESIDENCE ADDITION):**

APPLICANT: Garrett Hoskins, Architect

PROPERTY OWNER: Lory Larson, 16621 Nalu Circle, Huntington Beach, CA 92649

REQUEST: **CDP:** To permit an approximately 1,935 sq. ft. building addition, an approximately 694 sq. ft. garage addition, and approximately 488 sq. ft. decks and balconies addition to an existing two-story single family residence; **CUP:** To permit (a) approximately 433 sq. ft. of third-floor building area addition and (b) approximately 442 sq. ft. of decks and balconies above the second story top plate line.

LOCATION: 3761 Nimble Circle, 92649 (terminus of Nimble Circle – Trinidad Island)

CITY CONTACT: Tess Nguyen

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. 13-013 (JOHNSON
RESIDENCE ADDITION):**

APPLICANT: Jay Earl, Jay Earl Designs

PROPERTY OWNER: Rich and Lynn Johnson, 16792 Coral Cay Lane, Huntington Beach, CA 92649

REQUEST: To permit an increase of more than 10% of internal floor area for an approximately 766 sq. ft. second story addition including two new balconies (approximately 22 sq. ft. and 55 sq. ft.) and a new 208 sq. ft. first floor covered entryway with privacy wall on a property located within the Coastal Zone..

LOCATION: 16792 Coral Cay Lane, 92649 (west of Coral Cay Lane, south of Courtside Circle)

CITY CONTACT: Hayden Beckman

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

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL

ACTION AGENDA
(Continued)

- 3. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 13-021 (VERIZON MONOPOLE):****
- APPLICANT: Kim Nguyen, Core Development
PROPERTY OWNER: Huntington Beach Union High School District, Nelson Cayabyab
- REQUEST: To permit the installation of five unpermitted antennas at a rad center location of 60 ft. high on an existing 126 ft. high monopole, replacement of three 4 ft. long antennas with three 6 ft. - 4 in. long antennas and addition of three new radio remote units.
- LOCATION: 15871 Springdale Street, 92649 (northwest corner of Springdale Street and Edinger Avenue – Marina High School)
- CITY CONTACT: Jill Arabe
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL

- 4. PETITION DOCUMENT: **SITE PLAN REVIEW NO. 13-003 (HARBOR BEVERAGE DISTRIBUTION):****
- APPLICANT: Mike Vaca, Loan-Oak Huntington Beach LLC
PROPERTY OWNER: LBA RIV-Company VX LLC, Mike Johnson
REQUEST: To permit revisions to CUP 95-63 including a new curb cut adjacent to Able Lane, create an approximately 10,000 sq. ft. fleet maintenance shop within an existing building, adding 15 new delivery dock doors, modifying the parking lot and landscape areas, and modifying the existing conditions of approval to allow 24-hour trucking operations for a wholesale beverage distributor.
- LOCATION: 5901 Bolsa Avenue, 92647 (northwest corner of Bolsa Avenue and Springdale Street)
- CITY CONTACT: Jill Arabe
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL

ACTION AGENDA
(Continued)

- 5. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 13-009 (LAFKAS RESIDENCE)**
- APPLICANT: John Stutzel, Architect
PROPERTY OWNER: Pete Lafkas,
REQUEST: To permit the demolition of an existing single-family residence and construction of a new approximately 4,310 sq. ft., two-story single-family residence with two garages totaling 800 sq. ft. and 353 sq. ft. 1st floor covered patio and 300 sq. ft. 2nd floor covered balcony above. 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: 16501 Peale Lane, 92649 (west side of Peale Lane between Malden Circle and Wellington Circle)
- CITY CONTACT: Ethan Edwards
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 One Thousand Nine Hundred Seventeen Dollars (\$1,917.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand and Five Hundred One Dollars (\$2,501.00) 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.