



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

**WEDNESDAY, FEBRUARY 20, 2008, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Mary Beth Broeren

**STAFF MEMBERS:** Andrew Gonzales, Rami Talleh, Pamela Avila (recording secretary)

**MINUTES:** January 16 and 30, 2008  
**APPROVED AS SUBMITTED**

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

**SCHEDULED ITEMS:**

**1. PETITION DOCUMENT:** **COASTAL DEVELOPMENT PERMIT NO. 2007-017;  
CONDITIONAL USE PERMIT NO. 2007-042; VARIANCE NO.  
2007-011 (YOUNESSI RESIDENCE – CONTINUED FROM  
THE JANUARY 9, 2008 MEETING)**

**APPLICANT:** Karen Otis – Otis Architecture

**REQUEST:** **CDP:** To permit the demolition of an existing single family dwelling and the construction of an approximately 4,533 sq. ft. single-family dwelling with a 483 sq. ft. attached garage; **CUP:** To permit an approximately 1,363 sq. ft. 3<sup>rd</sup> story deck. **VAR:** To permit a 19'-5" front yard setback, in lieu of the min. required 20 ft. front yard setback for a front entry garage, and permit a 4 ft. setback from the building exterior to a 3<sup>rd</sup> floor deck in lieu of the minimum required 5 ft. setback. 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:** 4022 Morning Star Drive, 92649 (south side of Morning Star Dr., west of Edgewater Ln. – Huntington Harbor)

**PROJECT PLANNER:** Andrew Gonzales

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

**APPROVED WITH MODIFIED FINDINGS AND MODIFIED CONDITIONS OF APPROVAL**

**ACTION AGENDA**  
**(Continued)**

- 2. PETITION DOCUMENT:** **COASTAL DEVELOPMENT PERMIT NO. 2006-005 AND MITIGATED NEGATIVE DECLARATION NO. 2006-004 (MAGNOLIA STREET SIDEWALK INSTALLATION)**
- APPLICANT: City of Huntington Beach, Public Works Department
- REQUEST: **CDP:** To permit an increase in the overall street width of Magnolia St. from 64 ft. to 80 ft. wide by installing sidewalk, curb, and gutter alongside the existing paved street within the existing street right-of-way. The project request also includes the installation of catch basins, look-out points and a 42 inch high fence/barrier on both sides of Magnolia Street at the perimeter of the right-of-way; **MND:** To analyze the potential environmental impacts associated with the implementation of the proposed project.
- LOCATION: 22100 Magnolia Street, 92646 (Both sides of Magnolia St. between Pacific Coast Highway and the Huntington Beach Channel - approximately 900 linear feet)
- PROJECT PLANNER: Rami Talleh
- STAFF RECOMMENDS: Approval based upon suggested findings, conditions of approval, and mitigation measures

**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 Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) 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.***