



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

WEDNESDAY, MARCH 16, 2016, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: John Ramirez, Ethan Edwards, Judy Graham

MINUTES: August 5, 2015

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: TENTATIVE PARCEL MAP NO. 15-163/ CONDITIONAL USE PERMIT NO. 15-058/ COASTAL DEVELOPMENT PERMIT NO. 15-030 (DAVENPORT MARINA RESIDENTIAL)**
- APPLICANT: Otis Architecture, Karen Otis, 909 Electric Avenue, Suite 207, Seal Beach CA 90740
- PROPERTY OWNER: Stanko Family Trust, John Stanko, 7 Hitching Post Drive, Rolling Hills Estates, CA 90274
- REQUEST: **TPM:** To subdivide one existing parcel into three parcels to establish two residential lots and reconfigure an existing marina parking lot. The subdivision includes a request for exception to the public access to coastal resources requirement. **CUP:** To permit a reduction in the number of required marina parking spaces based on a parking survey. **CDP:** To subdivide one existing parcel into three parcels without providing public access to coastal resources, as identified in the Local Coastal Program. **Environmental:** Based on the request for exception to public access to coastal resources, the proposed project does not qualify as a categorical exemption and is subject to an environmental analysis pursuant to CEQA. An environmental analysis has not been submitted for review.
- ENVIRONMENTAL STATUS: No Environmental Analysis conducted as requested by applicant.
- LOCATION: 4052 Davenport Drive, 92649 (on the south side of Davenport Drive between Edgewater Lane and the Channel - Huntington Harbour)
- CITY CONTACT: John Ramirez
- STAFF RECOMMENDS: Denial based upon suggested findings

AGENDA
(Continued)

- 2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 16-003 (GEORGE'S GRILL BEER AND WINE)**
- APPLICANT: Jorge Herrera, 300 Pacific Coast Highway, Suite 107B, Huntington Beach, CA 92648
- PROPERTY OWNER: Pierside Pavilion LLC, 1 Hammond Road, Ladera Ranch, CA 92694
- REQUEST: To permit the sale, service, and consumption of beer and wine (ABC Type 41 License) at an existing restaurant and outdoor dining area.
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
- LOCATION: 300 Pacific Coast Highway, Suite 107B, 92648 (northeast corner of PCH and Main St.)
- CITY CONTACT: Ethan Edwards
- STAFF RECOMMENDS: Approval based upon suggested 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 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 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.