



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

**WEDNESDAY, APRIL 6, 2016, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** John Ramirez, Tess Nguyen, Kimo Burden, Nicolle Bourgeois, Ethan Edwards, Judy Graham

**MINUTES:** None

**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: ENTITLEMENT PLAN AMENDMENT NO. 16-003 (BARBATA RESIDENCE WINDOW)**
- APPLICANT: Karen Otis, Otis Architecture, 909 Electric Avenue, Seal Beach CA 90740
- PROPERTY OWNER: Mike & Gail Barbata, 16581 Peale Lane, Huntington Beach CA 92649
- REQUEST: To amend Condition of Approval No. 1 of Coastal Development Permit No. 04-05 to allow transparent glass in the two most southerly windows of the second floor master bedroom within an existing single family home.
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
- LOCATION: 16581 Peale Lane, 92649 (west side of Peale Ln., between Malden Cir. and Gilbert Dr.)
- CITY CONTACT: John Ramirez
- STAFF RECOMMENDS: Denial based upon suggested findings
- 2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 16-004 (OC SONG AND DANCE STUDIO PARKING)**
- APPLICANT: Marcus Kemmerer, 228 Crest Avenue, Huntington Beach CA 92648
- PROPERTY OWNER: Fiorentina Properties LLC, P.O. Box 1040, Huntington Beach CA 92647
- REQUEST: To permit the establishment of joint use parking (with divergent hours) for a dance/vocal studio (personal enrichment) to occupy a portion (2,918 sq. ft.) of an existing industrial building.
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

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

LOCATION: 5301 Oceanus Drive, 92649 (north side of Oceanus Dr., west of Graham St.)  
CITY CONTACT: Tess Nguyen  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**3. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 16-005/  
CONDITIONAL USE PERMIT NO. 16-008 (TABU SHABU  
RESTAURANT BEER AND WINE)**

APPLICANT: Randy Nguyen, 7752 13<sup>th</sup> St. #A, Westminster, CA 92683  
PROPERTY OWNER: D.D. Dunlap Companies Inc., 16897 Algonquin St. #A, Huntington Beach, CA 92649  
REQUEST: **CDP:** To permit the conversion of an existing retail space into a new 1,300 sq. ft. restaurant. **CUP:** To permit the sales, service, and consumption of beer and wine (ABC Type 41 License) within a proposed restaurant.  
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.  
LOCATION: 16821 Algonquin St., Suite 102, 92649 (northwest corner of Davenport Dr. and Algonquin St. – Huntington Harbour Mall)  
CITY CONTACT: Kimo Burden  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**4. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 16-002 (STATE  
BEACH PLAYGROUND)**

APPLICANT: David Dominguez, Department of Community Services, 2000 Main Street, Huntington Beach, CA 92648  
PROPERTY OWNER: State of California, Department of Parks and Recreation, 1416 9<sup>th</sup> St., Sacramento, CA 95814  
REQUEST: To permit the construction of a public playground on the beach/sand.  
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.  
LOCATION: 913 Pacific Coast Highway, 92648 (ocean side of PCH, between 9<sup>th</sup> St. and 10<sup>th</sup> St. – State Beach)  
CITY CONTACT: Nicolle Bourgeois  
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.***