



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

**WEDNESDAY, DECEMBER 7, 2016, 1:30 P.M.**

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Nicolle Bourgeois, Jessica Bui, Joanna Cortez, 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:      **CONDITIONAL USE PERMIT NO. 16-041 (GREEK RESTAURANT ALCOHOL)****

APPLICANT: James Sdrales, 5452 Commercial Drive, Huntington Beach, CA 92649

PROPERTY OWNER: EFH-H Investments LLP., 40 Raven Lane, Aliso Viejo, CA 92656

REQUEST: To permit the on-site sales, service, and consumption of alcohol (ABC Type 47 license) within a proposed 2,400 sq. ft. restaurant located within an existing commercial center

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

LOCATION: 19171 Magnolia Street #1 and #2, 92647 (near the southwest corner of Magnolia St. and Garfield Ave.)

CITY CONTACT: Nicolle Bourgeois

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

**2. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 16-040 (SESSIONS BEER AND WINE)****

APPLICANT: Matt Meddock, 2823 Newport Boulevard, Newport Beach, CA 92663

PROPERTY OWNER: Greg Pilette, 20151 Big Bend Lane, Huntington Beach, CA 92646

REQUEST: To permit the on-site sale, service, and consumption of beer and wine (ABC Type 41 License) within an existing approximately 1,295 sq. ft. restaurant.

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

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

LOCATION: 414 Pacific Coast Highway, 92648 (north side of Pacific Coast Hwy. and south of 5<sup>th</sup> St.)  
CITY CONTACT: Jessica Bui  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**3. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 16-042 (HUMANE SOCIETY ANIMAL BOARDING FACILITY )****

APPLICANT: Edward Wong, 15565 Brookhurst Street Suite B, Westminster, CA 92683

PROPERTY OWNER: Hamilton HB, LLC, 15565 Brookhurst Street Suite B, Westminster, CA 92683

REQUEST: To establish an approximately 2,200 sq. ft. animal boarding facility for the Orange County Humane Society which includes the receiving and temporary holding of stray animals for a period of no more than seven days. All animal activities and business operations onsite will occur entirely indoors.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption Section,15301, Class 1, California Environmental Quality Act.  
LOCATION: 9508 and 9510 Hamilton Avenue (east side of Bushard St. and south of Hamilton Ave.)

CITY CONTACT: Jessica Bui  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**4. PETITION DOCUMENT: **COASTAL DEVELOPMENT PERMIT NO. 16-021/ VARIANCE NO. 16-006 (O'NEILL RESIDENCE)****

APPLICANT: Roslyn Amparo, 1524 Brookhollow Dr., Santa Ana, CA 92705

PROPERTY OWNER: Brian O'Neill, 17027 Edgewater Ln., Huntington Beach, CA 92649

REQUEST: To permit a 605 sq. ft. second story addition to an existing single family dwelling; expand the existing garage by 266 sq. ft.; and exceed the allowable lot coverage by an additional 3.3% for a total of 53.3%. in lieu of the maximum allowable lot coverage of 50%

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section,15301, Class 1, California Environmental Quality Act.  
COASTAL STATUS: Appealable  
LOCATION: 17027 Edgewater Lane, 92649 (south side of Edgewater Ln., west of Waverly Ln.)

CITY CONTACT: Joanna Cortez  
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.***