



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

WEDNESDAY, JUNE 20, 2012, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Jill Arabe, Ethan Edwards, Andrew Gonzales, Judy Demers
(recording secretary)

MINUTES: August 17, 2011

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: COASTAL DEVELOPMENT PERMIT NO. 12-01/ TEMPORARY USE PERMIT NO. 12-01 (SURF CITY NIGHTS - CONTINUED FROM THE JUNE 6, 2012 MEETING)**
- APPLICANT:** Huntington Beach Downtown Business Improvement District, Mary Senske & City of Huntington Beach, Economic Development
- PROPERTY OWNER:** City of Huntington Beach, 2000 Main Street, Huntington Beach, CA, 92648
- REQUEST:** To permit the closure of Main and 5th Street every Tuesday night to allow for an outdoor festival for a period of five years (2013-2017). The festival will consist of various activities including sidewalk sales, farmer's market, live entertainment, food preparation and tasting, and kid's activities (bounce house and train). The closure will be between Pacific Coast Highway and Orange Avenue on Main Street including portions of (half-block) of Walnut Avenue and Olive Avenue (between 3rd Street and 5th Street) and between Pacific Coast Highway and Walnut on 5th Street. Parking will be provided via a remote parking lot located at 2000 Main Street with shuttle service to/from the festival to accommodate overflow parking year round.
- LOCATION:** Main Street and 5th Street, 92648 (between Pacific Coast Highway & Orange Avenue – Main Street & between Pacific Coast Highway and Walnut Avenue – 5th Street)
- PROJECT PLANNER:** Andrew Gonzales
- STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval.

AGENDA
(Continued)

- 2. PETITION DOCUMENT: ENTITLEMENT PLAN AMENDMENT NO. 12-06 (GREEN STREET CAFÉ – AMENDMENT TO CONDITIONAL USE PERMIT NO. 08-39)**
- APPLICANT: Peter Kourkoulis, Business Owner
PROPERTY OWNER: Art Jan, 4911 Warner Avenue, Suite No. 109, Huntington Beach, CA 92649
REQUEST: To amend Conditional Use Permit No. 08-39 to permit the service and consumption of alcoholic beverages within a proposed 500 sq. ft. outdoor dining area of an existing 1,200 sq. ft. restaurant.
LOCATION: 4911 Warner Avenue, Suite No. 102, 92649 (northwest corner of Green Street and Warner Avenue)
PROJECT PLANNER: Jill Arabe
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.
- 3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 12-08 (BUON GUSTO ALCOHOL SALES)**
- APPLICANT: Peter Kourkoulis, Business Owner
PROPERTY OWNER: Art Jan, 4911 Warner Avenue, Suite No. 109, Huntington Beach, CA 92649
REQUEST: To permit the onsite sales, service, and consumption of alcoholic beverages within an existing 3,000 sq. ft. restaurant and outdoor dining area.
LOCATION: 4911 Warner Avenue, Suite No. 109, 92649 (northwest corner of Green Street and Warner Avenue)
PROJECT PLANNER: 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.