



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

WEDNESDAY, DECEMBER 20, 2017, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Nicolle Bourgeois, Christopher Wong, Joanna Cortez, Judy Graham

MINUTES: December 7, 2017

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. 17-041 (CASA JIMENEZ TYPE 47 ABC LICENSE)**
- APPLICANT: Olivia Jimenez, 19171 Magnolia St. #6, Huntington Beach, CA 92646
- PROPERTY OWNER: EFH-H Investments LLP, 2140 Ocean Way, Laguna Beach, CA 92651
- REQUEST: To permit the on-site sales, service, and consumption of alcohol (ABC Type 47 license) within a 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 #6, 92646 (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. 17-021 / TENTATIVE PARCEL MAP NO. 2017-167 (NEW RETAIL BUILDING)**
- APPLICANT: Casey McKeon, Heslin Holdings, 23421 South Pointe Drive, #270, Laguna Hills, CA 92653
- PROPERTY OWNER: Sparks Enterprise, LP, 1500 Adams Avenue, #314, Costa Mesa, CA 92676
- REQUEST: To (1) demolish an existing 6,500 sq. ft. commercial building and construct a new one-story, 5,385 sq. ft. commercial building (with a drive through) intended for eating and drinking establishments; (2) reduce the number of parking spaces required by the zoning code through a request for joint use parking; and (3) subdivide a parcel into two parcels.
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15302(b), Class 2, California Environmental Quality Act.

AGENDA
(Continued)

LOCATION: 6010 – 6100 Warner Avenue, Huntington Beach, CA 92648
(southeast corner of Warner Avenue and Springdale Street)
CITY CONTACT: Christopher Wong
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

3. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 17-016 (BRUE RESIDENCE REMODEL)

APPLICANT: Louie Hernandez, The Louie Group, 19092 Callaway Circle, Huntington Beach, CA 92648.
PROPERTY OWNER: Rodney Brue, 16731 Bolero Lane, Huntington Beach, CA 92649
REQUEST: To permit a 42 sq. ft. first floor addition and 544 sq. ft. second floor addition to an existing 2,990 sq. ft. two-story single-family residence in the Coastal Zone.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301(e), Class 1, California Environmental Quality Act.
LOCATION: 16731 Bolero Lane, Huntington Beach, CA 92649 (on the north side of Bolero Lane, adjacent to Short Channel)
CITY CONTACT: Christopher Wong
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 Two Thousand Four Hundred Fifty-Eight Dollars (\$2,458.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Three Thousand Three Hundred Ninety-Three Dollars (\$3,393.00) 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.