



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

WEDNESDAY, AUGUST 6, 2014, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Joanna Cortez, Jennifer Villasenor, Ethan Edwards, Judy Demers
(recording secretary)

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

1. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 14-014 (PERRY'S PIZZA BEER AND WINE)

APPLICANT: Jess Bingaman, 21411 Brookhurst Street, Huntington Beach, CA 92646

PROPERTY OWNER: Ayers Brookhurst Plaza LLC, Jim Nestor, 355 Bristol Street, Suite A, Costa Mesa, CA 92626

REQUEST: To permit an approximately 1,500 square foot eating and drinking establishment with 157 square feet of outdoor dining in conjunction with the sale and consumption of alcoholic beverages (beer and wine) and a 20 space parking reduction based on a parking survey and shared parking analysis.

LOCATION: 21411 Brookhurst Street, 92646 (northwest corner Brookhurst St. and Hamilton Ave.)

CITY CONTACT: Joanna Cortez

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

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL

ACTION AGENDA
(Continued)

2. PETITION DOCUMENT: NEGATIVE DECLARATION NO. 14-003 (MAIN STREET/ELLIS INTERSECTION IMPROVEMENT PROJECT)

APPLICANT/
PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

REQUEST: To analyze the potential environmental impacts associated with a proposal to modify and reconstruct the median island on Main Street and remove the traffic signal at the intersection of Main Street and Ellis Avenue to prohibit left turns on Main Street to and from Ellis Avenue. Construction of the project would take two to four weeks. Construction activities would include extension/reconstruction of the median. The new medians would be between two to four feet wide (to match the existing) with no landscaping, and the estimated lengths would be approximately 30 to 35 feet wide for both segments. A striped break in the median is proposed to maintain Ellis Avenue as an emergency access route. The break would be approximately 40 feet wide or of a sufficient width to accommodate the needs of the Fire Department. Other project improvements include traffic signal and related equipment removal, repair and/or replacement of damaged sidewalk, accessibility upgrades to curb ramps at the corners of the intersection and re-striping of the street lane configuration on Main Street and Ellis Avenue. The project would not increase capacity of the streets. The project would not remove access to any surrounding properties. However, the way to adjacent properties (an existing Denny's restaurant and an existing gas station) that is currently from Ellis Avenue and Main Street would be changed.

LOCATION: Main Street and Ellis Avenue intersection, Huntington Beach, CA 92647

CITY CONTACT: Jennifer Villasenor

STAFF RECOMMENDS: Approval based upon suggested findings for approval

APPROVED WITH FINDINGS FOR 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.