WEDNESDAY, NOVEMBER 1, 2017, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Jessica Bui, Joanna Cortez, Judy Graham

MINUTES:
March 15, 2017
June 21, 2017
August 2, 2017
APPROVED AS SUBMITTED

ORAL COMMUNICATION: NONE

SCHEDULED ITEMS:

1. PETITION DOCUMENT:
   COASTAL DEVELOPMENT PERMIT NO. 17-013/
   CONDITIONAL USE PERMIT NO. 17-007 (STRODE RESIDENCE)
   APPLICANT: Martin Bard, Brion Jeanette Architecture, 470 Old Newport Boulevard, Newport Beach, CA 92663
   PROPERTY OWNER: Scott Strode, 28 Coral Reef, Newport Coast, CA 92657
   REQUEST: 
   CDP: To construct an approximately 711 sq. ft. addition to an existing 3,658 sq. ft. single family residence and approximately 148 sq. ft. addition to an existing 563 sq. ft. garage. CUP: To construct an approximately 329 sq. ft. roof top deck above the second story top plate at a height of approximately 34.17 ft. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.
   ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption,
   COASTAL STATUS: Appealable
   LOCATION: 16121 Santa Barbara Lane, 92649 (west side of Santa Barbara Ln. and north of San Clemente Cir.)
   CITY CONTACT: Jessica Bui
   STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL
2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 17-029/ COASTAL DEVELOPMENT PERMIT NO. 17-014 (PCH TEMPORARY PARKING LOT)

APPLICANT: Ted Frattone and Robert K. Glessner, Three Hughes, Irvine, CA 92618
PROPERTY OWNER: Beachfront Village, LLC, 15320 Barranca Parkway, Suite 100, Irvine, CA 92618
REQUEST: To permit the establishment of a temporary parking lot with 108 parking spaces for a period of five years.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption,
COASTAL STATUS: Appealable
LOCATION: 21622 Pacific Coast Highway, 92646 (north east corner of Pacific Coast Highway and Beach Blvd.)
CITY CONTACT: Joanna Cortez
STAFF RECOMMENDS: Continuance to a date uncertain at the applicant’s request.
CONTINUED TO A DATE UNCERTAIN AT THE APPLICANT’S REQUEST

3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 17-028 (MAX LIQUOR)

APPLICANT: F. Michael Ayaz, Blake and Ayaz, 2107 N. Broadway, Suite 106, Santa Ana, CA 92635
PROPERTY OWNER: James V. Andrew Living Trust c/o Jerrod Krick, Westridge Commercial, Inc., 23101 Moulton Parkway, Suite 210, Laguna Hills, CA 92653
REQUEST: To permit off-sale general alcohol sales (ABC License Type 21) within a 900 sq. ft. commercial space within an existing commercial center.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption,
LOCATION: 6029 Warner Avenue, 92647 (north east corner of Warner Ave. and Springdale St.)
CITY CONTACT: Joanna Cortez
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.
APPROVED WITH 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.