



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

WEDNESDAY, MAY 6, 2015, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Tess Nguyen, Ethan Edwards, Judy Demers

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. 15-002 (ONE STORY COMMERCIAL BUILDING)

APPLICANT: Paul Geijer, 512 Calle Malaguena, San Clemente CA 92672
PROPERTY OWNER: TP & JR Family Limited Partnership, 18822 Beach Boulevard #207, Huntington Beach CA 92648
REQUEST: To permit the construction of a new 3,250 sq. ft. one-story commercial building on a vacant lot.
LOCATION: 8081 Yorktown Avenue, 92646 (north side of Yorktown Ave. east of Beach Blvd.)
CITY CONTACT: Tess Nguyen
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 15-003 (MOD PIZZA ALCOHOL)

APPLICANT: Alcoholic Beverage Consulting, Steve Rawlings, 26023 Jefferson Avenue, Suite D, Murrieta, CA 92562
PROPERTY OWNER: Seacliff Village Shopping Center, Inc., c/o Vestar, 2437 Park Avenue, Tustin, CA 92782
REQUEST: To permit the sale, service and consumption of alcohol (Type 41) within an eating and drinking establishment.
LOCATION: 7051 Yorktown Avenue, Unit 103 (NW corner of Main St. & Yorktown Ave.)
CITY CONTACT: Ethan Edwards
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

AGENDA
(Continued)

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.