



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

**WEDNESDAY, AUGUST 3, 2016, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Kimo Burden, Joanna Cortez, Judy Graham

**MINUTES:** July 6, 2016

**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 16-023 (BANFIELD VETERINARY CLINIC – CONTINUED FROM THE JULY 20, 2016 MEETING)**

**APPLICANT:** Jeff Hammond, 2525 E. Burnside St., Portland, OR, 97214  
**PROPERTY OWNER:** PK II Marina Village, LP, c/o Kimco Realty Corp., 1621-B S Melrose Dr., Vista, CA 92081

**REQUEST:** To permit a 2,500 sq. ft. veterinary clinic with no outdoor facilities, boarding, or overnight care within an existing commercial shopping center.

**ENVIRONMENTAL STATUS:** This request is covered by Categorical Exemption, Section, 15301, Class 1, California Environmental Quality Act.

**LOCATION:** 5840 Edinger Avenue, Unit A, 92649 (near the southwest corner of Edinger Ave. and Springdale St.)

**CITY CONTACT:** Joanna Cortez

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

**2. PETITION DOCUMENT:      CONDITIONAL USE PERMIT NO. 16-016 (Mr. B's LIQUOR STORE – CONTINUED FROM THE MAY 4, 2016, MEETING)**

**APPLICANT:** Sal Amash, 17196 Pacific Coast Highway, Huntington Beach, CA 92649

**PROPERTY OWNER:** Baldavia LLC., 645 West 9<sup>th</sup> St. #110-207, Los Angeles, CA 90015

**REQUEST:** To permit the establishment of a 1,600 sq. ft. retail store devoted to the sales, display, and storage of alcoholic beverages (ABC Type 21 License) and other convenience goods within an existing shopping center.

**ENVIRONMENTAL STATUS:** This request is covered by Categorical Exemption, Section, 15301, Class 1, California Environmental Quality Act.

**AGENDA**  
**(Continued)**

LOCATION: 17204 Pacific Coast Highway, 92649 (north of Warner Ave. and east of Pacific Coast Highway)  
CITY CONTACT: Kimo Burden  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

**3. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 16-011 (GREAVES RESIDENCE)**

APPLICANT: Louie Hernandez, 19092 Callaway Circle, Huntington Beach, CA 92648  
PROPERTY OWNER: Christopher Lawrence Greaves, 3585 Courtside Circle, Huntington Beach, CA 92649  
REQUEST: To permit a 381 sq. ft. first floor addition and a 1,148 sq. ft. second floor addition with a 619 sq. ft. second floor deck to an existing one-story 3,129 sq. ft. single-family residence.  
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section, 15301, Class 1, California Environmental Quality Act.  
COASTAL STATUS: Appealable  
LOCATION: 3585 Courtside Circle, 92649 (near the northwest corner of Courtside Cir. and Coral Cay Ln.)  
CITY CONTACT: Kimo Burden  
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.***