



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

WEDNESDAY, JULY 20, 2016, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Nicolle Bourgeois, Jessica Bui, Joanna Cortez, Judy Graham

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

- 1. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 15-065 (AJ1 DEVELOPMENT GRADE DIFFERENTIAL)****
- APPLICANT:** Louie Hernandez, The Louie Group, 19092 Callaway Circle, Huntington Beach, CA 92648
- PROPERTY OWNER:** Ayad Jaber/Chi Vu, 9402 Shannon Avenue, Garden Grove, CA 92841
- REQUEST:** To construct one three-story single-family dwelling on each of two contiguous lots with a grade differential greater than three feet between the high and low points. The proposed dwellings are approximately 2,875 sq. ft. with an overall maximum height of 35 ft. and include third floor decks oriented toward 17th Street and the alley.
- LOCATION:** 609 and 611 17th Street, 92648 (west side of 17th Street, between Acacia Ave. and Palm Ave.)
- CITY CONTACT:** Nicolle Bourgeois
- 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. 16-010 (MARINERS CHURCH)****
- APPLICANT:** Rosemary Medel, 241 S. Figueroa Street Suite 370, Los Angeles, CA 90012
- PROPERTY OWNER:** David J. Nagel, Decron Properties Corporation, 6222 Wilshire Boulevard Suite 400, Los Angeles, CA 90048
- REQUEST:** To establish a religious assembly use within a former movie theater along with an updated shared parking analysis. The proposed use includes an approximately 7,620 sq. ft.

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(Continued)

worship center, youth areas and classrooms, offices, and meeting areas.

LOCATION: 7822 Warner Avenue, 92647 (southwest corner of Beach Blvd. and Warner Ave.)

CITY CONTACT: Jessica Bui

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

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL

3. PETITION DOCUMENT: CONDITIONAL USE PERMIT 16-023 (BANFIELD VETERINARY CLINIC)

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.

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.

(CONTINUED TO THE AUGUST 3, 2016 MEETING AT THE APPLICANT'S REQUEST)

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.