



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

WEDNESDAY, MARCH 5, 2014, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Kristi Rojas, Tess Nguyen, Hayden Beckman, Ethan Edwards, Judy Demers (recording secretary)

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

1. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 13-035 (FOUR SONS BREWING COMPANY):

APPLICANT: Gerard Duresne
PROPERTY OWNER: Chris Bates, 3501 Jamboree Road, Suite 100, Newport Beach, CA 92660
REQUEST: To permit an approximately 415 sq. ft. beer tasting area (Type 23 ABC License) within a proposed micro-brewery/manufacturing use.
LOCATION: 18421 Gothard Street, Suite 100 (west of Gothard Street, between Ellis Avenue and Talbert Avenue)
CITY CONTACT: Kristi Rojas
STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL

2. PETITION DOCUMENT: SITE PLAN REVIEW NO. 13-005/ VARIANCE NO. 14-002 (BEACH PROMENADE BUILDINGS I AND F):

APPLICANT: Bijan Sassounian
PROPERTY OWNER: Beach Promenade, 21190 Beach Boulevard, Huntington Beach CA 92648
REQUEST: **SPR:** To modify Building I by adding 9,870 sq. ft., adding a second story, and changing the uses; to modify Building F uses by changing 2,600 sq. ft. of the existing 5,260 sq. ft. of office use into medical office use; to permit three retail kiosks in plaza areas; and to permit the shifting of handicapped parking location in front of Building F **VAR:** To allow Building I to be setback 12 ft. in lieu of the maximum of 0 ft. to 5 ft. required.
LOCATION: 21000-21198 Beach Boulevard, 92648 (southeast corner of Beach Boulevard and Atlanta Avenue)
CITY CONTACT: Tess Nguyen
STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL

ACTION AGENDA
(Continued)

3. PETITION DOCUMENT: TEMPORARY USE PERMIT NO. 13-007 (HOME DEPOT OUTDOOR SPRING SALES EVENT):

APPLICANT: Alan Losee, Home Depot
PROPERTY OWNER: Anthony Ka Wah Chin, Fong Seng Trust, 17421 E. Gale Avenue, Unit B, City of Industry, CA 91748
REQUEST: Request to allow a maximum 50-day temporary outdoor retail sales event located within an existing parking lot adjacent to the Home Depot retail center for a five year period (2014-2018).
LOCATION: 19101 Magnolia Street (southwest corner at Garfield Avenue)
CITY CONTACT: Hayden Beckman
STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL

4. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 14-001/ ADMINISTRATIVE PERMIT NO. 14-001 (HANNA LIVE/WORK):

APPLICANT: Michael Adams, PO Box 382, Huntington Beach, CA 92648
PROPERTY OWNER: Isam and Inas Hanna, PO Box 17304, Anaheim Hills, CA 92817C
REQUEST: To permit an approximately 3,000 sq. ft. 1-unit live/work building consisting of 300 sq. ft. office/commercial and 2,700 sq. ft. residential within the appealable area of the Coastal zone.
LOCATION: 716 Pacific Coast Highway, 92648 (north side of PCH, east of 8th Street)
CITY CONTACT: Ethan Edwards
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND MODIFIED 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.