

Zoning Administrator
Wednesday, February 5, 2020
1:30 PM - Regular Meeting
AGENDA

City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Room B-8, Lower Level

JOANNA CORTEZ, Associate Planner
ISELA SIORDIA, Administrative Secretary



Zoning Administrator
RICKY RAMOS, Senior Planner

CALL TO ORDER

PUBLIC COMMENTS

Anyone wishing to speak during PUBLIC COMMENTS must fill out and submit a form to speak. The Zoning Administrator can take no action on this date, unless the item is agendized. Anyone wishing to speak on items not on today's agenda, may do so during PUBLIC COMMENTS. Please note comments on closed public hearing items will not be part of the permanent entitlement record. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (3 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

CONSENT CALENDAR - None

PUBLIC HEARING ITEMS

20-1355

CONTINUED FROM JANUARY 15, 2020 CONDITIONAL USE PERMIT NO. 19-027 (WHOLE FOODS MARKET AND RESTAURANT)

REQUEST:

To permit the sales, service, and consumption of alcohol (ABC Type 47 License) within a proposed 1,824 sq. ft. eating and drinking establishment and 394 sq. ft. outdoor patio of a proposed 44,448 sq. ft. grocery store with an on-site instructional tasting area (ABC Type 86 License).

LOCATION:

10081 Adams Avenue, 92646 (northeast corner of Brookhurst Street and Adams Avenue)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 19-027 with suggested findings and conditions of approval.

20-1354 COASTAL DEVELOPMENT PERMIT NO. 19-013 (DO RESIDENCE ADDITION)

REQUEST:

To permit a 2,228 sq. ft. second floor addition, 288 sq. ft. of second floor decks, and interior remodel to an existing 2,226 sq. ft. single-family residence at an overall height of approximately 30 ft. This 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.

LOCATION:

16291 Typhoon Lane, 92649 (north side of Typhoon Lane, north of Venture Drive)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Coastal Development Permit No. 19-013 with suggested findings and conditions of approval.

20-1390 CONDITIONAL USE PERMIT NO. 19-026 (WINGSTOP BEER AND WINE)

REQUEST:

To allow the sale, service, and consumption of beer and wine (ABC License Type 41) within a 1,549 sq. ft. eating and drinking establishment.

LOCATION:

20100 Magnolia Street #105, 92646 (southeast corner of Magnolia St. and Adams Ave.)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 19-026 with suggested findings and conditions of approval.

20-1391 ENTITLEMENT PLAN AMENDMENT NO. 19-012 (TWO BROTHERS PIZZA)

REQUEST:

To amend Conditional Use Permit No. 19-002 to allow an existing restaurant to expand into the adjacent suite (totaling 6,955 sq. ft. restaurant and 545 sq. ft. of outdoor dining) and allow the sales, service, and consumption of beer and wine (ABC License Type 41).

LOCATION:

9891 and 9901 Yorktown Avenue, 92646 (northwest corner of Yorktown Ave. and Brookhurst St.)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Entitlement Plan Amendment No. 19-012 with suggested findings and conditions.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, February 19, 2020, at 1:30 PM in Room B-8, Lower Level, Civic Center, 2000 Main Street, Huntington Beach, California.

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 Three Thousand One Hundred Two Dollars (\$3,102.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Four Thousand Two Hundred Eighty-One Dollars (\$4281.00) 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.

INTERNET ACCESS TO THE ZONING ADMINISTRATOR AGENDA AND STAFF REPORT MATERIAL IS AVAILABLE PRIOR TO ZONING ADMINISTRATOR MEETINGS AT:

<https://huntingtonbeach.legistar.com/>

MEETING ASSISTANCE NOTICE:

In accordance with the Americans with Disabilities Act, services are available to members of our community who require special assistance to participate in public meetings. If you require special assistance, 48-hour prior notification will enable the City to make reasonable arrangements for an assisted listening device (ALD) for the hearing impaired, American Sign Language interpreters, a reader during the meeting and/or large print agendas. Please contact the Community Development at 714-536-5271 for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting.