

Zoning Administrator
Wednesday, May 1, 2019
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
JUDY GRAHAM, 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 agendaized. 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)

PUBLIC HEARING ITEMS

19-405 **COASTAL DEVELOPMENT PERMIT NO. 2019-004**
(WINDWARD ARCHAEOLOGICAL GRADING AND
MONITORING)

REQUEST:

To permit archaeological grading and monitoring activities on a vacant 2.5-acre portion of an approximately 5-acre property located in the Coastal Zone.

LOCATION:

APN 163-361-10 (Vacant Property - Southeast of Bolsa Chica Street at Los Patos Avenue; South of City landscape lot)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Continue to the May 15, 2019, Zoning Administrator meeting at staff's request.

19-466 **COASTAL DEVELOPMENT PERMIT NO. 19-005 (MOBILITIE**
SMALL CELL WIRELESS FACILITY)

REQUEST:

To remove an existing 23 ft. 9 in. high light pole and replace with a new 24 ft. 1 in. high light pole to install small cell wireless equipment at an overall height of 27 ft. 2 in. and new underground infrastructure in the public right-of-way located in the Coastal Zone.

LOCATION:

West side of 13th Street approximately 100 linear feet north of Pacific Coast Highway.

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Coastal Development Permit No. 19-005 based on suggested findings and conditions of approval.

19-494 COASTAL DEVELOPMENT PERMIT NO. 19-006 (MOBILITIE SMALL CELL WIRELESS FACILITY)

REQUEST:

To remove an existing 23 ft. 9 in. high light pole and replace with a new 24 ft. 1 in. high light pole to install small cell wireless equipment at an overall height of 27 ft. 2 in. and new underground infrastructure in the public right-of-way within the Coastal Zone.

LOCATION:

West side of 12th Street approximately 100 linear feet north of Pacific Coast Highway.

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Coastal Development Permit No. 19-006 based on suggested findings and conditions of approval.

19-517 CONDITIONAL USE PERMIT NO. 19-004/COASTAL DEVELOPMENT PERMIT NO. 19-002

REQUEST:

To remove an existing 24 ft. 10 in. high wooden utility pole

and replace with a new 30 ft. high wooden utility pole to install small cell wireless equipment at an overall height of 32 ft. 6 in. and new underground infrastructure installations in the public right-of-way located in the Coastal Zone.

LOCATION:

North side of Pacific Coast Highway, approximately 855 linear feet north of Newland Street.

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Continue to the May 15, 2019, Zoning Administrator meeting at staff's request.

19-507

TENTATIVE PARCEL MAP NO. 2018-181 (MAGNOLIA ATLANTA SUBDIVISION)

REQUEST:

To permit the subdivision of an approximately 2.872-acre parcel into three parcels.

LOCATION:

20921 - 20981 Magnolia Street and 8901- 8955 Atlanta Avenue, 92646 (northwest corner of Magnolia Street and Atlanta Avenue)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Tentative Parcel Map No. 2018-181 with suggested findings and conditions of approval.

19-525

ENTITLEMENT PLAN AMENDMENT NO. 19-001 (OUZO AND FETA OUTDOOR DINING)

REQUEST:

To amend Condition 2.a of CUP No. 16-041 to modify the hours of operation and permit the sales, service, and consumption of general alcohol (ABC Type 47 License) within a 342 sq. ft. proposed outdoor patio.

LOCATION:

19171 Magnolia St., Suite 1 & 2, 92646 (west side of Magnolia St., south of Garfield Ave.)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Entitlement Plan Amendment No. 19-001 based on suggested findings and conditions.

19-527

CONDITIONAL USE PERMIT NO. 19-006 (KATHY MAY'S CAFÉ BEER AND WINE)

REQUEST:

To allow the sales, service, and consumption of beer and wine (ABC Type 41 License) within an existing 2,176 sq. ft. restaurant and 1,248 sq. ft. outdoor patio.

LOCATION:

6622 Lakeview Dr., 92648 (at the terminus of Lakeview Dr., between Edwards St. and Goldenwest St. - Central Park)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 19-006 based on suggested findings and conditions of approval.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, May 15, 2019, 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 Department at (714) 536-5271 for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting.