

Zoning Administrator
Wednesday, February 20, 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. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

CONSENT CALENDAR - None

PUBLIC HEARING ITEMS

19-161

**CONDITIONAL USE PERMIT NO. 18-048 (BAJA TACO HOUSE
BEER AND WINE - CONTINUED FROM THE FEBRUARY 6,
2019, ZONING ADMINISTRATOR MEETING)**

REQUEST:

**To permit the on-site sales, service, and consumption of
beer and wine (ABC Type 41 License) within a 1,724 sq. ft.
eating and drinking establishment.**

LOCATION:

**6100 Warner Avenue, Suite 103, 92647 (south of Warner
Ave. and east of Springdale St.)**

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 18-048 based on suggested findings and conditions of approval.

19-004

CONDITIONAL USE PERMIT NO. 18-040/COASTAL

DEVELOPMENT PERMIT 18-035 (PHAM RESIDENCE - CONTINUED FROM THE FEBRUARY 6, 2019, ZONING ADMINISTRATOR MEETING)

REQUEST:

To demolish an existing single-family residence and construct a 5,430-sq. ft. single-family residence, including a 778 sq. ft. third story loft, at a height of 34 ft. The request 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:

16396 Ardsley Circle, 92649 (south of Humboldt Drive)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 18-040 and Coastal Development Permit No. 18-035 based upon suggested findings and conditions of approval.

19-128

CONDITIONAL USE PERMIT 18-038 (HOLT FOUR-PLEX)

REQUEST:

To demolish three multi-family units and construct four three-story, multi-family units at a height of 32 ft. and more than 150 feet from a public street

LOCATION:

7851 Holt Drive, 92647 (west of Beach Boulevard, south of Edinger Avenue)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 18-038 based upon suggested findings and conditions of approval

19-156

CONDITIONAL USE PERMIT NO. 19-002 (TWO BROTHER'S GRILL)

REQUEST:

To permit the sales, service, and consumption of beer and wine (ABC Type 41 License) within a proposed 3,750 sq. ft. eating and drinking establishment and 329 sq. ft. outdoor patio.

LOCATION:

9891 Yorktown Ave, 92646 (northeast corner of Yorktown Ave. and Brookhurst St.)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 19-002 based upon suggested findings and conditions of approval.

19-205

CONDITIONAL USE PERMIT NO. 18-047 (GOLDEN ROAD BREWERY BEER AND WINE)

REQUEST:

To re-establish an 8,849 sq. ft. restaurant and brewery with a 960 sq. ft. of outdoor patio to allow the sale, service and consumption of beer and wine (ABC Type 1 and/or 23 License for Beer Manufacture).

LOCATION:

16390 Pacific Coast Highway, 92649 (northeast corner of PCH and Anderson St. - Peter's Landing)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 18-047 based upon suggested findings and conditions of approval.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, March 6, 2019, at 1:30 PM in Room B-8, Lower Level, Civic Center, 2000 Main Street, Huntington Beach, California.

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.