

**Zoning Administrator**  
**Wednesday, February 1, 2023**  
**1:30 PM - Regular Meeting**  
**AGENDA**

**City of Huntington Beach**  
**2000 Main Street**  
**Huntington Beach, CA 92648**  
**Civic Center, Lower Level, Council**  
**Chambers**

Staff Liaisons  
JOANNA CORTEZ, Senior Planner  
KIMBERLY DE COITE, Administrative Assistant



**Zoning Administrator**  
Zoning Administrator  
RICKY RAMOS, Principal Planner

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## **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)

If you are not able to attend in person, public comments may be submitted in writing to <https://huntingtonbeachca.gov/zacomment> by 10:00 AM the day of the meeting.

## **PUBLIC HEARING ITEMS**

### **23-092**

### **CONDITIONAL USE PERMIT NO. 21-011 (PHAM MIXED USE BUILDING)**

#### **REQUEST:**

To permit the construction of an approximately 4,630 sq. ft. three-story mixed use building at an overall height of 33 ft., including 936 sq. ft. of second and third floor balconies, and a 2,028 sq. ft. rooftop deck. An approximately 2,359 sq. ft. commercial hotel will be operated on the first and second floors, and the owner/operator will occupy a 1,560 sq. ft. two bedroom residential unit on the third floor. This request includes an approval in concept for a Coastal Development Permit by the Coastal Commission.

#### **LOCATION:**

16746 Pacific Coast Highway, 90742 (North side of Pacific Coast Highway, east of 16th Street, Sunset Beach)

#### **Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 21-011 with suggested findings and conditions of approval.

**23-086**      **CONDITIONAL USE PERMIT NO. 21-021 (PICCOLE STIVALE BEER AND WINE)**

**REQUEST:**

To permit the sale, service, and consumption of beer and wine (ABC License Type 41) within a new 276 sq. ft. outdoor patio area.

**LOCATION:**

19171 Magnolia Street, Suite 8, 92646 (west side of Magnolia St., south of Garfield Ave.)

**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 21-021 with suggested findings and conditions of approval.

**23-087**      **TENTATIVE PARCEL MAP NO. 22-005 (FARINELLA SUBDIVISION)**

**REQUEST:**

To subdivide an existing .62 acre lot into four parcels (varying between 6,167 sq. ft. - 7,654 sq. ft.) for residential purposes.

**LOCATION:**

6521 Farinella Drive, 92647 (northeast corner of Farinella Dr. and Edwards St.)

**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Tentative Parcel Map No. 22-005 with suggested findings and conditions of approval.

**ADJOURNMENT**

**The next regularly scheduled meeting of the Zoning Administrator is Wednesday, February 15, 2023, at 1:30 P.M. 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 714-536-5241 for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting.