

**Zoning Administrator**  
**Wednesday, September 20, 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  
MICHELLE ROMERO, Administrative Assistant



**Zoning Administrator**  
Zoning Administrator  
RICKY RAMOS, Principal 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) If you are not able to attend in person, public comments may be submitted in writing to <https://huntingtonbeachca.gov/zacomments> by 10:00 AM the day of the meeting.

## **PUBLIC HEARING ITEMS**

**23-706**

### **CONDITIONAL USE PERMIT NO. 23-020 (BOLLINI'S IL FORNO BEER AND WINE)**

#### **REQUEST:**

**To permit the onsite sale, service, and consumption of beer and wine (ABC License Type 41) within an existing approximately 1,200 sq. ft. eating and drinking establishment.**

#### **LOCATION:**

**7391 Warner Avenue # H, 92647 (northeast corner of Warner Avenue and Gothard Street)**

#### **Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 23-020 with suggested findings and conditions of approval.

**23-781**

**VARIANCE NO. 23-001/COASTAL DEVELOPMENT PERMIT NO. 23-002  
(9TH STREET RESIDENCE)**

**REQUEST:**

**To demolish an existing 1,500 sq. ft. single family dwelling and garage and construct a 3,003 sq. ft. single family dwelling and garage with a side yard setback varying between 0 ft. and 2.5 ft. in lieu of the minimum of five ft. along the southerly property line and a 52.6% lot coverage in lieu of the maximum lot coverage of 50%.**

**LOCATION:**

**109 9TH Street, 92648 (near the northwest corner of 9th ST. and PCH)**

**Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Approve Variance No. 23-001 and Coastal Development Permit No. 23-002 with suggested findings and conditions of approval.

**23-783****CONDITIONAL USE PERMIT NO. 23-008/COASTAL DEVELOPMENT PERMIT NO. 23-004 (OCSD DIGESTER FACILITY AND PERIMETER WALL)****REQUEST:**

To construct a new digester facility within the southern portion of an existing industrial facility consisting of: 1) six digester tanks up to 50 ft. in height; 2) 11,438 sq. ft. of batch tanks up to 48 ft. in height; 3) a 3,000 sq. ft. digester feed/electric building up to 31 ft. in height; 4) a 1,500 sq. ft. cooling tower facility up to 32 ft. height; 5) a 4,500 sq. ft. boiler facility up to 32 ft. in height; 6) two covered tanks up to 38 ft. in height; and 7) an 8,500 sq. ft. warehouse at 29 ft. in height, with a reduced front setback of 19 ft. in lieu of 20 feet. A new block wall (1,070 linear ft.), varying between 8ft. and 11 ft. in height, in lieu of the maximum height of 6 ft., is proposed along the southerly property line of the facility, along with landscape, bike path, and sign improvements.

**LOCATION:**

**22212 Brookhurst St., 92646 (east side of Brookhurst St., north of PCH)**

**Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Approves Conditional Use Permit No. 23-008 and Coastal Development Permit No. 23-004 with suggested findings and conditions of approval.

**ADJOURNMENT**

**The next regularly scheduled meeting of the Zoning Administrator is Wednesday, October 4, 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.