

**Zoning Administrator**  
**Wednesday, April 17, 2024**  
**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  
HAYDEN BECKMAN, Senior Planner  
KIMBERLY DE COITE, Senior Administrative  
Assistant



**Zoning Administrator**  
Zoning Administrator  
JOANNA CORTEZ, 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**

### **24-206**

### **ENTITLEMENT PLAN AMENDMENT NO. 24-001 (RIIP BEER COMPANY)**

#### **REQUEST:**

**To amend Conditional Use Permit No. 98-29 to allow the on-site sale, service, and consumption of beer and wine (ABC Type 23 License) within an approved 390 sq. ft. outdoor patio area in conjunction with an approximately 4,700 sq. ft. restaurant space.**

#### **LOCATION:**

**17236 Pacific Coast Highway, 92649 (North of Warner Avenue, east of Pacific Coast Highway)**

#### **Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Approve Entitlement Plan Amendment No. 24-001 with suggested findings and conditions of approval.

**24-249      CONDITIONAL USE PERMIT NO. 24-004 (FAZELI VETERINARY)****REQUEST:**

To permit the establishment and operation of an animal hospital in a 2,575-square-foot tenant space within an existing commercial center.

**LOCATION:**

6937 Warner Avenue, 92647 (Northwest corner of Warner Avenue at Goldenwest Street)

**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 24-004 with suggested findings and conditions of approval.

**24-251      COASTAL DEVELOPMENT PERMIT NO. 23-010 (LORETO RESIDENCE)****REQUEST:**

To permit a 252 sq. ft. first floor addition, a 537 sq. ft second floor addition, a conversion of 80 sq. ft. on the first floor to the garage, demolition of 210 sq. ft. on the second floor, removal of 510 sq. ft. of existing covered porches and second floor deck, and 2,405 sq. ft. remodel to an existing 4,221 sq. ft. single family residence at an overall height of 30 ft. 8 in.

**LOCATION:**

16602 Nalu Circle (North of Baruna Lane, west side of Nalu Circle)

**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Coastal Development Permit No. 23-010 with suggested findings and conditions of approval.

**ADJOURNMENT**

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, May 1, 2024, at 1:30 P.M. in 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..