

Zoning Administrator
Wednesday, August 7, 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
KIMBERLY DE COITE, Administrative Assistant



Zoning Administrator
RICKY RAMOS, Senior Planner

CALL TO ORDER

ROLL CALL

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)

PUBLIC HEARING ITEMS

[19-795](#)

CONDITIONAL USE PERMIT NO. 19-005 (SOUTHERN CALIFORNIA EDISON SUBSTATION FENCE)

REQUEST:

To construct an eight ft. high wrought iron fence (approx.125 linear ft.) along the front property line in lieu of maximum 42 in. high within the front yard setback area and construct an eight ft. high wrought iron fence (approx. 175 linear ft.) along the street side property line in lieu of maximum six ft. high along the side yard setback area.

LOCATION:

8081 Warner Avenue, 92647 (north of Warner Avenue and east of B Lane)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 19-005 based upon suggested findings and conditions of approval.

19-800 TEMPORARY USE PERMIT NO. 19-003 (FIRST CHRISTIAN CHURCH LIVE NATIVITY SCENE)

REQUEST:

To permit a three-day drive-thru nativity exhibition, including live animals and live actors, occurring annually during the month of December for five years (2019-2023).

LOCATION:

1207 Main Street, 92648 (west side of Main Street, south of Adams Avenue)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Temporary Use Permit No. 19-003 based on suggested findings and conditions.

19-808 TEMPORARY USE PERMIT NO. 19-002 (TRADING POST TRUCK TRAILER DISPLAY)

REQUEST:

To permit the temporary display of a truck trailer which will occupy a total of five parking spaces in an existing shopping center parking lot for up to fifty days per year for a period of five years (2019 - 2023).

LOCATION:

6952 Warner Avenue, 92647 (Southwest corner of Warner Avenue and Goldenwest Street)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Temporary Use Permit No. 19-002 with suggested findings and conditions of approval.

19-842 CONDITIONAL USE PERMIT NO. 19-015 (BONETREE DISTILLERY)

TASTING ROOM)

REQUEST:

To allow the sales, service and consumption of general alcohol (Type 74 ABC License) within a proposed 200 sq. ft. tasting room within a 900 sq. ft. industrial building.

LOCATION:

15557 Graham Street, 92649 (west of Graham St., between McFadden Ave. and Research Dr.)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 19-015 based upon suggested findings and conditions of approval.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, August 21 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/>

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.

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.