



# **AGENDA**

## **ZONING ADMINISTRATOR**

**Wednesday, December 18, 2019**  
**Room B-8, Lower Level**  
**2000 Main Street**  
**Huntington Beach, CA 92648**

**Regular Meeting - 1:30 PM**

**Zoning Administrator**  
*RICKY RAMOS, Senior Planner*

**STAFF**  
*JOANNA CORTEZ, Associate Planner*  
*ISELA SIORDIA, Administrative Secretary*

**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 City Clerk's Office at (714) 536-5227 for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting.

**PUBLIC COMMENTS:** To address the legislative body on items of interest not scheduled for public hearing, *Request to Speak* forms will be made available at the meeting and are collected by the staff or Sergeant at Arms. Some legislative bodies may provide different *Request to Speak* forms for public hearing items.

**AUDIO/VIDEO ACCESS TO BROADCASTED MEETINGS:** City Council and Planning Commission meetings are televised live on HBTB-3 Channel 3, and can be viewed via live or archived website at <https://huntingtonbeach.legistar.com>.

**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)

**CONSENT CALENDAR - None****PUBLIC HEARING ITEMS**

**19-1197      ENTITLEMENT PLAN AMENDMENT NO. 19-009 (PERRY'S PIZZA  
ALCOHOL EXPANSION)**

**REQUEST:**

To amend CUP No. 14-014 to permit the expansion of an existing 1,500 sq. ft. restaurant with 150 sq. ft. of outdoor dining with on-site sales, service, and consumption of beer and wine (ABC Type 41 License) into the adjacent 1,440 sq. ft. tenant space with 200 sq. ft. of outdoor dining and a 32 space parking reduction.

**LOCATION:**      21411 and 21405 Brookhurst Street (northwest corner of Brookhurst Street and Hamilton Avenue)

**APPLICANT:**      Jess Bingaman, 940 Cedar Place, Costa Mesa, CA 92627

**PROPERTY**

**OWNER:**      Ayres Property Group, 355 Bristol St. Ste. A, Costa Mesa, CA 92626

**BUSINESS**

**OWNER:**      Jess Bingaman, 940 Cedar Place, Costa Mesa, CA 92627

**STAFF RECOMMENDATION:**

**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Entitlement Plan Amendment No. 19-009 based on suggested findings and conditions of approval.

**19-1213****CONDITIONAL USE PERMIT NO. 19-022/COASTAL DEVELOPMENT PERMIT NO. 19-011 (SOLAAS RESIDENCE)****REQUEST:**

To demolish an existing two-story single-family residence and construct a two-story, 4,428 sq. ft. single-family residence with a four-car garage and a 343 sq. ft. third floor deck, at an overall height of 29 ft.-10 in. This 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:**

**3321 Bounty Circle, 92649 (At the terminus of Bounty Circle)**

**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 19-022 and Coastal Development Permit No. 19-011 with suggested findings and conditions of approval.

**ADJOURNMENT**

**The next regularly scheduled meeting of the Zoning Administrator is Wednesday, January 15, 2020, at 1:30 PM in Room B-8, Lower Level, Civic Center, 2000 Main Street, Huntington Beach, California.**

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 (\$4,281.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or (10) working days for a coastal development permit.

INTERNET ACCESS TO THE ZONING ADMINISTRATOR AGENDA AND STAFF REPORT  
MATERIAL IS AVAILABLE PRIOR TO ZONING ADMINISTRATOR MEETINGS AT:  
<https://huntingtonbeach.legistar.com/>

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