

Zoning Administrator
Wednesday, January 15, 2020
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
ISELA SIORDIA, Administrative Secretary



Zoning Administrator
RICKY RAMOS, Senior 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)

CONSENT CALENDAR - None

PUBLIC HEARING ITEMS

19-1294 ENTITLEMENT PLAN AMENDMENT NO. 19-006 (COMPASS BIBLE CHURCH EXPANSION)

REQUEST:

To amend Entitlement Plan Amendment No. 16-005 to allow an existing religious assembly use to expand into an approximately 19,576 sq. ft. building for youth group areas, a fellowship hall, meeting rooms, and offices.

LOCATION:

15272 Jason Circle, 92649 (east of Bolsa Chica St. and south of Argosy Ave.)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Entitlement Plan Amendment No. 19-006 with suggested findings and conditions of approval.

20-1306 **CONDITIONAL USE PERMIT NO. 19-027 (WHOLE FOODS MARKET AND RESTAURANT)**

REQUEST:

To permit the sales, service, and consumption of alcohol (ABC Type 47 License) within a proposed 1,824 sq. ft. eating and drinking establishment and 394 sq. ft. outdoor patio of a proposed 44,448 sq. ft. grocery store with an on-site instructional tasting area (ABC Type 86 License).

LOCATION:

10081 Adams Avenue, 92646 (northeast corner of Brookhurst Street and Adams Avenue)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Continue Conditional Use Permit No. 19-027 to the February 5, 2020, meeting at the applicant's request.

20-1340 **TENTATIVE PARCEL MAP NO. 19-129/CONDITIONAL USE PERMIT NO. 19-021 (ROTH CONDOS)**

REQUEST:

To permit a one-lot subdivision of a 9,108 sq. ft. lot for condominium purposes and allow the demolition of three residential units to construct three, three-story condominium homes at an overall height of 34 ft.-9 in.

LOCATION:

7852 Ronald Drive, 92648 (near the southwest corner of Ronald Drive and Beach Blvd.)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Tentative Parcel Map No. 19-129 and Conditional Use Permit No. 19-021 with suggested findings and conditions of approval.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, February 5, 2020, 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 [Insert Department] at [Insert Contact phone number] for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting.