



## **AGENDA**

### **ZONING ADMINISTRATOR**

**Wednesday, October 7, 2020**

**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 HBTV-3 Channel 3, and can be viewed via live or archived website at <https://huntingtonbeach.legistar.com>.

DUE TO GOVERNOR NEWSOM'S EXECUTIVE ORDER and the City Council's Declaration of Local Emergency regarding the Covid-19 pandemic, the City will be holding the Zoning Administrator public hearing via the Zoom meeting platform. Public comments may be submitted via two options:

- 1) Submit written comments to [zoningadministrator@surfcity-hb.org](mailto:zoningadministrator@surfcity-hb.org) (reference Zoning Administrator and the agenda item number) by 10:00 AM the day of the meeting. If you would like your e-comment read aloud at the hearing, please indicate so in your email; or
- 2) Join the meeting remotely from your phone.

Please let staff know at the start of the meeting that you wish to speak on a particular item. You will have THREE MINUTES to speak, per person, no donating of time. The following is the phone number for the Zoom meeting and dial-in instructions:

- a. Phone Number: +1 669 900 6833 US (San Jose)
- b. Meeting ID: 957 5159 5425

Any interested parties can participate in the public hearing via telephone. The dial-in information is the same as Option 2, which is listed above. All interested parties are invited to contact the staff planner at 714-536-5271 before the meeting if you have any questions about the project or if you need information or participating in the public hearing.

#### **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 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**

**[20-1879](#)**

**CONDITIONAL USE PERMIT NO. 20-013 (MAILING PROS INC.)**

#### **REQUEST:**

**To establish outdoor operations utilizing a portion of the parking lot (14 parking spaces) of an existing 44,060 sq. ft. industrial site to set up three canopies (approximately 20 ft. x 30 ft. each) to receive and**

stage mailing materials during election seasons.

**LOCATION:**

**5261 Business Drive, 92649 (north side of Business Drive, west of Chemical Lane)**

**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Deny Conditional Use Permit No. 20-013 based upon suggested findings.

**20-1906**

**CONDITIONAL USE PERMIT NO. 20-012 / COASTAL DEVELOPMENT PERMIT NO. 20-013 (714 PACIFIC COAST HIGHWAY MIXED USE)**

**REQUEST:**

To permit the construction of a new three-story 12,713 sq. ft. mixed use building at an overall height of 35 feet, which includes a 766 sq. ft. ground floor retail coffee shop; three two-bedroom residential units on the second and third floor; a 149 sq. ft. rooftop deck; an enclosed parking garage for seven parking spaces (four grade level, three subterranean); and two open commercial parking spaces for a total of nine on-site parking spaces.

**LOCATION:**

**714 Pacific Coast Highway, 92648 (North side of PCH, between 7th and 8th St.)**

**Recommended Action:**

That the Zoning Administrator take the following actions:

Approve Conditional Use Permit No. 20-012 and Coastal Development Permit No. 20-013 with suggested findings and conditions of approval.

**ADJOURNMENT**

**The next regularly scheduled meeting of the Zoning Administrator is Wednesday, October 21, 2020, at 1:30 PM via Zoom meeting.**

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 the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or 1 (10) working days for a coastal development permit.

**INTERNET ACCESS TO THE ZONING ADMINSTRATOR AGENDA AND STAFF REPORT  
MATERIAL IS AVAILABLE PRIOR TO ZONING ADMINISTRATOR MEETINGS AT:**

**<https://huntingtonbeach.legistar.com/>**

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