



## AGENDA

### ZONING ADMINISTRATOR

**Wednesday, May 19, 2021**  
**Virtual Zoom Meeting**  
**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 comments to <https://huntingtonbeachca.gov/zacomment> by 10:00 AM the day of the meeting. If you would like your e-comment read aloud at the hearing, please indicate so on the survey; 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: 979 4839 9218**

**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 on participating in the public hearing.**

#### **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**

#### **PUBLIC HEARING ITEMS**

**[21-378](#)**

**ENTITLEMENT PLAN AMENDMENT NO. 21-002 (CHEVRON  
CONVENIENCE MARKET - CONTINUED FROM THE APRIL 21, 2021,  
ZONING ADMINISTRATOR MEETING)**

**REQUEST:**

To amend Conditional Use Permit No. 15-055 to: 1) allow the sale of beer, wine, and distilled spirits for off-sale consumption (ABC License Type 21) in conjunction with a 1,631 sq. ft. convenience market; and 2) amend the hours of operation of the gas station and convenience market to 24-hours a day, daily, with alcohol sales proposed from 6:00 am to 2:00 am.

**LOCATION:**

16921 Algonquin Street (northwest corner of Algonquin St. and Davenport Dr.)

**Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Approve Entitlement Plan Amendment No. 21-002 with suggested findings and conditions of approval.

**21-415**

**SITE PLAN REVIEW NO. 20-004/VARIANCE NO. 20-002 (PACIFICA PARKING STRUCTURE - CONTINUED FROM THE MAY 5, 2021, ZONING ADMINISTRATOR MEETING)**

**REQUEST:**

**SPR: To permit the construction of a four-level, approximately 304-space parking structure along with associated site improvements including additional interior landscaping and the reconfiguration of the surface parking lot. VAR: To permit an exposed parking structure in lieu of a parking structure wrapped on the ground floor.**

**LOCATION:**

18800 Delaware Street, 92648 (east side of Delaware St., south of Main St.)

**Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Approve Site Plan Review No. 20-004 and Variance No. 20-002 with suggested findings and conditions of approval.

**21-410**

**CONDITIONAL USE PERMIT NO. 20-025/COASTAL DEVELOPMENT PERMIT NO. 20-028 (OCS DIGESTER GAS FACILITY REPLACEMENT)**

**REQUEST:**

To upgrade existing equipment, remove an existing gas digester building and replace it with an 11,500 sq. ft. building at an overall height of 38 ft., and exceed the exception to height limits for a skylight at an overall height of approximately 54 ft.-6 in. in lieu of the maximum permitted height of 50 ft. within the Orange County Sanitation District (OCSD).

**LOCATION:**

22212 Brookhurst Street, 92646 (northeast corner of Brookhurst St. and PCH)

**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 20-025 and Coastal Development Permit No. 20-028 with suggested findings and conditions of approval.

**ADJOURNMENT**

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, June 2, 2021, 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 714-536-5271 for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting.