

**Zoning Administrator**  
**Wednesday, January 19, 2022**  
**1:30 PM - Regular Meeting**  
**AGENDA**

**City of Huntington Beach**  
**2000 Main Street**  
**Huntington Beach, CA 92648**  
**Virtual Meeting via Zoom**

Staff Liaisons  
JOANNA CORTEZ, Associate Planner  
KIMBERLY DE COITE, Administrative Assistant



**Zoning Administrator**  
Zoning Administrator  
RICKY RAMOS, Principal Planner

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## **CALL TO ORDER**

## **PUBLIC COMMENTS**

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: 912 4136 4990

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.

**CONSENT CALENDAR - None**

## **PUBLIC HEARING ITEMS**

**[21-1020](#)**

**CONDITIONAL USE PERMIT NO. 21-026 (BRIGHTWATERS  
RESTAURANT AND BAR)**

**REQUEST:**

To establish a restaurant with on-site sale, service, and consumption of general alcohol (ABC License Type 47) within an existing 2,740 sq. ft. tenant space and 441 sq. ft. outdoor dining area.

**LOCATION:**

180 5th Street #120, 92648 (southeast corner of 5th Street and Walnut Avenue)

**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 21-026 with suggested findings and conditions of approval.

**21-1000****CONDITIONAL USE PERMIT NO. 21-013 (HUMMUS BEAN BEER AND WINE)****REQUEST:**

To permit the sale, service, and consumption of beer and wine (ABC Type 41 License) within a new 1,343 sq. ft. restaurant and 208 sq. ft. outdoor dining area.

**LOCATION:**

303 3rd Street, Suite 130, 92648 (Northeast corner of 3rd Street at Olive Avenue)

**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 21-013 with suggested findings and conditions of approval.

**22-046****ENTITLEMENT PLAN AMENDMENT NO. 21-006 (COMPASS BIBLE CHURCH EXPANSION)****REQUEST:**

To amend Conditional Use Permit No. 91-021, Conditional Exception No. 91-017, Entitlement Plan Amendment No. 16-005 and Entitlement Plan Amendment No. 19-006 to allow the existing religious assembly use to expand into an approximately 18,697 sq. ft. building to create a new main worship center and convert the existing worship center

to a children's ministry building.

**LOCATION:**

**15282 Jason Circle, Huntington Beach, CA 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. 21-006 with suggested findings and conditions of approval.

**22-052**

**CONDITIONAL USE PERMIT NO. 2021-015/COASTAL DEVELOPMENT PERMIT NO. 21-013 (DANG NEW RESIDENCE)**

**REQUEST:**

**To demolish an existing single-family residence and construct a three-story, 5,292 sq. ft. single-family residence with a 430 sq. ft. garage, 185 sq. ft. patio, 487 sq. ft. second floor balcony and 266 sq. ft. of third floor balconies at an overall height of 30 feet.**

**LOCATION:**

**3902 Sirius Dr., 92649 (south of Davenport Dr., between Baruna Ln. and Bolero Ln.)**

**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 21-015 and Coastal Development Permit No. 21-013 with suggested findings and conditions of approval.

**ADJOURNMENT**

**The next regularly scheduled meeting of the Zoning Administrator is Wednesday, February 2, 2022, at 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.