

Zoning Administrator
Wednesday, August 3, 2022
1:30 PM - Regular Meeting
AGENDA

City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Civic Center, Lower Level, B-8

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



Zoning Administrator
Zoning Administrator
RICKY RAMOS, Principal 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).

If you are not able to attend in person, public comments may be submitted in writing to <https://huntingtonbeachca.gov/zacomment> by 10:00 AM the day of the meeting. If you wish to listen in, you may join the meeting remotely from your phone. The following is the access phone number to listen in via ZOOM:

- a. Phone Number: +1 669 900 6833 US (San Jose)
- b. Meeting ID: 987 7033 2444

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.

PUBLIC HEARING ITEMS

[22-657](#)

CONDITIONAL USE PERMIT NO. 22-020 (BEACH ANIMAL URGENT CARE)

REQUEST:

To permit the establishment and operation of a 2,916 sq. ft. animal hospital.

LOCATION:

19201 Brookhurst Street, Suite 105, 92646 (West side of Brookhurst

Street, south of Garfield Avenue)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 22-020 with suggested findings and conditions of approval.

22-623

CONDITIONAL USE PERMIT NO. 22-010 AND COASTAL DEVELOPMENT PERMIT NO. 22-007 (JORGENSEN RESIDENCE)

REQUEST:

To permit a 1,941 sq. ft. addition and interior remodel, including a 250 sq. ft. patio cover and 817 sq. ft. third story deck to an existing 3,595 sq. ft. single family residence at an overall height of 34.5 feet.

LOCATION:

3532 Venture Drive, 92649 (west side of Venture Drive, north of Sundancer Lane)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 22-010 and Coastal Development Permit No. 22-007 with suggested findings and conditions of approval.

22-661

CONDITIONAL USE PERMIT NO. 22-004 (SHAKE SHACK BEER AND WINE)

REQUEST:

To demolish an existing 7,000 sq. ft. commercial office and construct a 3,415 sq. ft. fast food restaurant with a 1,353 sq. ft. outdoor dining area and dual drive-thru lanes. The project also includes a request for reduced parking and the on-site sale, service, and consumption of beer and wine (ABC License Type 41).

LOCATION:

20100 Brookhurst Street, 92646 (east side of Brookhurst St., south of Adams Ave.)

Recommended Action:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 22-004 with suggested findings and conditions of approval.

ADJOURNMENT

**The next scheduled meeting of the Zoning Administrator is Wednesday, August 17, 2022
at 1:30 P.M. 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 714-536-5241 for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting.