



# City of Huntington Beach

File #: 19-525

MEETING DATE: 5/1/2019

## ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Joanna Cortez, Associate Planner

**SUBJECT:**  
**ENTITLEMENT PLAN AMENDMENT NO. 19-001 (OUZO AND FETA OUTDOOR DINING)**

**REQUEST:**

To amend Condition 2.a of CUP No. 16-041 to modify the hours of operation and permit the sales, service, and consumption of general alcohol (ABC Type 47 License) within a 342 sq. ft. proposed outdoor patio.

**LOCATION:**

19171 Magnolia St., Suite 1 & 2, 92646 (west side of Magnolia St., south of Garfield Ave.)

**APPLICANT:**

James Sdrales, 19171 Magnolia St. Suite 1 & 2, Huntington Beach, CA 92646

**PROPERTY OWNER:**

EFH-H Investments, LLP, 2140 Ocean Way, Laguna Beach, CA 92653

**BUSINESS OWNER:**

James Sdrales, 19171 Magnolia St. Suite 1 & 2, Huntington Beach, CA 92646

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Approve Entitlement Plan Amendment No. 19-001 based on suggested findings and conditions.

**General Plan:**

CG (Commercial General)

**Zone:**

CG (Commercial General)

**Environmental Status:**

The request is covered by Categorical Exemption, Section 15301, Class 01, California Environmental Quality Act.

**Coastal Status:**

N/A

**Existing Use:**

Restaurant

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval
2. Plans received and dated February 25, 2019