



AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, OCTOBER 5, 2016, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Christopher Wong, Kimo Burden, Joanna Cortez, Judy Graham

MINUTES: November 18, 2015
January 6, 2016
January 20, 2016

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

SCHEDULED ITEMS:

1. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 16-015 (BAILEY RESIDENCE)

APPLICANT: Jay Earl, 16541 Mariana Circle, Huntington Beach, CA 92649
PROPERTY OWNER: David Bailey, 16482 Barnstable Circle, Huntington Beach, CA 92649

REQUEST: To permit the conversion of vaulted ceiling area above a family room into a 546 sq. ft. bedroom and conversion of a bedroom on the second floor into a 210 sq. ft. family room in an existing 4,445 sq. ft. single-family dwelling.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

COASTAL STATUS: Appealable

LOCATION: 16482 Barnstable Circle, Huntington Beach, CA 92649 (at the terminus of Barnstable Circle)

CITY CONTACT: Christopher Wong

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 16-026 (RIIP BEER BREWERY AND TASTING AREA)

APPLICANT: Ryan Rasmussen, 17214 Pacific Coast Highway, Huntington Beach, CA 92649

PROPERTY OWNER: Rodney Davis & John Ballinger, 654 West 9th Street Unit 110-207, Los Angeles, CA 90015

REQUEST: To establish a craft beer brewery with an approximately 855 sq. ft. indoor tasting area and a 271 sq. ft. outdoor tasting area for the sale, service and consumption of craft beer (ABC Type 23 License)

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

AGENDA
(Continued)

COASTAL STATUS: Non-Appealable
LOCATION: 17216 Pacific Coast Highway, 92649 (north of Warner Ave. and east of Pacific Coast Highway)
CITY CONTACT: Kimo Burden
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

3. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 16-027 (RIIP BEER PATIO)**

APPLICANT: Ryan Rasmussen, 17214 Pacific Coast Highway, Huntington Beach, CA 92649
PROPERTY OWNER: Rodney Davis & John Ballinger, 654 West 9th Street Unit 110-207, Los Angeles, CA 90015
REQUEST: To permit the on-site sale, service, and consumption of craft beer (ABC Type 23 License) within a proposed 216 sq. ft. outdoor patio area in conjunction with an existing craft beer supply store.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
COASTAL STATUS: Non-Appealable
LOCATION: 17214 Pacific Coast Highway, 92649 (north of Warner Ave. and east of Pacific Coast Highway)
CITY CONTACT: Kimo Burden
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

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 One Thousand Nine Hundred Seventeen Dollars (\$1,917.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand Five Hundred One Dollars (\$2,501.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.