



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

**WEDNESDAY, NOVEMBER 20, 2013, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Kristi Rojas, Tess Nguyen, Jennifer Villasenor, Ethan Edwards, Judy Demers (recording secretary)

**MINUTES:** None

**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. 13-011 (ROSENSTEIN RESIDENCE)**
- APPLICANT: Ernest De Leon, Architect
- PROPERTY OWNER: Ron Rosenstein, 3321 Devon Circle, Huntington Beach, CA 92649
- REQUEST: To permit the construction of an approximately 2,286 sq. ft. second floor addition on an existing 2,960 sq. ft. one-story single-family residence for a total square footage of approximately 5,246 sq. ft. two-story residence at a maximum height of 30 feet.
- LOCATION: 3321 Devon Circle, 92649 (north side of Devon Circle, east of Channel Lane)
- CITY CONTACT: Kristi Rojas
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 13-020 (PAWS CHATEAU)**
- APPLICANT: Louise Ann McCullough
- PROPERTY OWNER: Talbert Partners, 9990 S. Santa Monica Boulevard, Beverly Hills, CA 90212
- REQUEST: To permit (a) the establishment of a 7,200 sq. ft. dog daycare facility with overnight boarding, obedience training, and dog spa; and (b) an 11 space parking reduction associated with the proposed use within an existing multi-tenant industrial building.
- LOCATION: 7680 Talbert Avenue, Unit I, 92647 (southwest corner of Talbert Avenue and Kovacs Lane)
- CITY CONTACT: Tess Nguyen
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**AGENDA**  
**(Continued)**

**3. PETITION DOCUMENT: DRAFT MITIGATED NEGATIVE DECLARATION NO. 13-009  
(7<sup>th</sup> STREET HISTORIC DEMOLITION)**

APPLICANT: James King  
PROPERTY OWNER: Laura King Living Trust, 425 Ultimo Avenue, Long Beach, CA 90814  
REQUEST: To analyze the potential environmental impacts associated with the demolition of existing site improvements including eight existing multi-family apartment units within four buildings and an existing garage/laundry room accessory structure on the property located at 122-124 7<sup>th</sup> Street. Redevelopment of the property is not proposed as part of the project. The project is required to undergo CEQA review because of its potentially historic status. The subject property is considered potentially historic according to the City's 1986 Historic Resources Survey Report. The 1986 report assigned the property a Historic Resource Code of 5S2. This designation means that a property is eligible for local listing or designation.  
LOCATION: 122 and 124 7<sup>th</sup> Street, Huntington Beach, CA 92648 (east side of 7<sup>th</sup> Street between PCH and Walnut Avenue)  
CITY CONTACT: Jennifer Villasenor  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**4. PETITION DOCUMENT: ENTITLEMENT PLAN AMENDMENT NO. 13-006 (LIQUOR  
WAREHOUSE ALCOHOL TASTING)**

APPLICANT: Jerry Tsukamoto, Liquor Warehouse  
PROPERTY OWNER: Lester Smull, 17631 Fitch, Irvine, CA 92614  
REQUEST: To amend Condition of Approval No. 2d of Conditional Use Permit No. 12-024 to allow a Department of Alcoholic Beverage Control (ABC) Type 42 License (On sale Beer & Wine – Public Premises) in conjunction with an existing Type 21 License (Off Sale General) and Type 86 License (Instructional Tasting) for an approximately 612 sq. ft. dedicated alcohol tasting area (beer and wine only) within an existing retail grocery store. All other conditions of approval remain the same  
LOCATION: 9092 Adam Avenue, 92646 (southwest corner at Magnolia Street)  
CITY CONTACT: Ethan Edwards  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**AGENDA**  
**(Continued)**

***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.***