



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

WEDNESDAY, JUNE 17, 2009, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Tess Nguyen, Jill Arabe, Rami Talleh, Kimberly De Coite (recording secretary)

MINUTES: May 27, 2009

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: ENTITLEMENT PLAN AMENDMENT NO. 2009-004 (AYUMI JAPANESE GRILL – OUTDOOR DINING WITH ALCOHOL SALES)**
- APPLICANT: Cathy Lewis
- REQUEST: To amend Conditional Use Permit No. 2008-042 to allow an approximately 400 sq. ft. of outdoor dining area with alcohol sales in conjunction with an existing 3,000 sq. ft. restaurant.
- LOCATION: 10035 Adams Avenue #101, 92646 (Northeast corner of Adams Avenue and Brookhurst Street)
- PROJECT PLANNER: Tess Nguyen
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 09-005 (WOODSON NURSERY)**
- APPLICANT: Tim Woodson, Short Term Plant Rental
- REQUEST: To permit the operation of a wholesale plant nursery for five (5) years (2009-2014).
- LOCATION: 7490 Center Avenue, 92647 (south side of Center Avenue, east of Gothard Street)
- PROJECT PLANNER: Jill Arabe
- STAFF RECOMMENDS: Approval with modifications 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 Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) 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.