



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

**WEDNESDAY, MAY 14, 2008, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Jill Arabe, Ron Santos, Andrew Gonzales, Rami Talleh, Judy Demers, Stacy Turner (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: TEMPORARY USE PERMIT NO. 2008-002 (REDEEMER LUTHERAN CHURCH OUTDOOR CONCERT)**
- APPLICANT: Dan Rugg  
REQUEST: To permit an annual outdoor concert for two hours on one Saturday in July for 10 years (2008-2017).  
LOCATION: 16351 Springdale Street, 92649 (west side of Springdale Street, north of Heil Avenue)  
PROJECT PLANNER: Jill Arabe  
STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval.
- 2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2004-038 (BEACH CITIES COMMUNITY CHURCH)**
- APPLICANT: Charlie Koeller  
REQUEST: To permit the expansion of a religious assembly use into vacant suites in an adjacent commercial property and allow joint use (shared) parking.  
LOCATION: 9946-9872 Hamilton Avenue and 21521 Brookhurst Street, 92646 (southwest corner of Hamilton Avenue and Brookhurst Street)  
PROJECT PLANNER: Ron Santos  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

**AGENDA (continued)**

- 3. PETITION DOCUMENT:      CONDITIONAL USE PERMIT NO. 2008-012; COASTAL DEVELOPMENT PERMIT NO. 2008-006 (YOUNESSI TEMPORARY PARKING LOT)**
- APPLICANT:                   Michael Younessi, Alea Investments  
REQUEST:                     To permit the construction of a temporary parking lot consisting of 34 parking stalls. The parking lot is proposed for a one year period.
- LOCATION:                     612-620 Pacific Coast Highway, 92648 (northwest corner of Pacific Coast Highway and 7<sup>th</sup> Street)
- PROJECT PLANNER:           Andrew Gonzales  
STAFF RECOMMENDS:        Approval based upon suggested findings and conditions of approval.
- 4. PETITION DOCUMENT:      COASTAL DEVELOPMENT PERMIT NO. 2008-007; TEMPORARY USE PERMIT NO. 2008-001 (SURF CITY NIGHTS)**
- CO-APPLICANTS:            Downtown Business Improvement District, Connie Pedenko, and the City of Huntington Beach, Economic Development Department
- REQUEST:                    To permit the temporary closure of Main Street every Tuesday night, between Pacific Coast Highway and Orange Avenue including a half block of Olive Avenue and Walnut Avenue on either side of Main St., to allow for an outdoor festival for a period of five years (2008-2012). The festival will consist of various activities including sidewalk sales, farmer's market, live entertainment, food preparation and tasting, arts and crafts, and kids' activities (bounce house and train). Parking for the festival will be provided at private and public parking facilities within the downtown area. Additional parking will be available at a remote parking lot located at 2000 Main Street with shuttle service to/from the festival via Lake Street to accommodate overflow parking.
- LOCATION:                    Main Street (between Pacific Coast Highway and Orange Avenue – downtown Huntington Beach)
- PROJECT PLANNER:           Rami Talleh  
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 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.***