



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

**WEDNESDAY, MAY 18, 2011, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Jill Arabe, Ethan Edwards, Andrew Gonzales, Judy Demers  
(recording secretary)

**MINUTES:** June 16, 2010  
January 19, 2011  
March 23, 2011

**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: CONDITIONAL USE PERMIT NO. 11-009 (BONA VIDA RESTAURANT)**

**APPLICANT:** Marouan Nabo  
**PROPERTY OWNER:** Paul Huynh  
**REQUEST:** To permit the on-site sales and consumption of alcohol within an existing 850 sq. ft. restaurant and 400 sq. ft. outdoor dining area.  
**LOCATION:** 7561 Center Avenue, #53, 92647 (northwest corner of Center Avenue and Huntington Village Lane – Old World)  
**PROJECT PLANNER:** Jill Arabe  
**STAFF RECOMMENDS:** Approval with modifications based upon suggested findings and conditions of approval

**2. PETITION DOCUMENT: TENTATIVE PARCEL MAP NO. 11-1104 (HABITAT FOR HUMANITY)**

**APPLICANT:** Mark Korando  
**PROPERTY OWNER:** City of Huntington Beach, Economic Development  
**REQUEST:** To permit the subdivision of a 7,770 sq. ft. parcel proposed for the development of a multi-family residential building totaling approximately 2,407 sq. ft. for condominium purposes.  
**LOCATION:** 18451 Patterson Lane, 92646 (north of Ellis Avenue, west side of Patterson Lane)  
**PROJECT PLANNER:** Jill Arabe  
**STAFF RECOMMENDS:** Approval with modifications based upon suggested findings and conditions of approval

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

**3. PETITION DOCUMENT: ENTITLEMENT PLAN AMENDMENT NO. 10-006 (SUDS LIVE ENTERTAINMENT)**

APPLICANT: Bill Cheves  
PROPERTY OWNER: Dave Peckenpaugh, Warner Springdale, LLC  
REQUEST: To amend Condition of Approval No. 2 of Conditional Use Permit No. 06-011 to permit live entertainment within an existing restaurant. The live entertainment request will include amplified and non amplified music, disc jockey and recorded music, karaoke, comedy shows, and live bands.  
LOCATION: 5932 Warner Avenue, 92649 (southwest corner of Warner Avenue and Springdale Street)  
PROJECT PLANNER: Ethan Edwards  
STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval

**4. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 11-002 (ELIAS RESIDENCE)**

APPLICANT: Rod A. Jeheber  
PROPERTY OWNER: Dr. Ramy Elias, M.D.  
REQUEST: To permit the demolition of an existing single-family residence and the construction of an approximately 5,854 sq. ft., two-story single family residence with an attached 621 sq. ft. garage. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.  
LOCATION: 3581 Courtside Circle, 92649 (west of Coral Cay Lane, north of Courtside Circle- Huntington Harbor)  
PROJECT PLANNER: Andrew Gonzales  
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 Seven Hundred Twenty Five Dollars (\$1,725.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand Two Hundred Fifty Two Dollars (\$2,252.00) 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.***