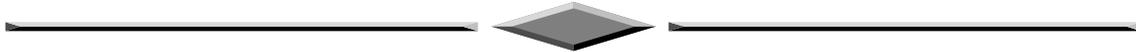


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jessica Bui, Assistant Planner
DATE: January 17, 2018

SUBJECT: CONDITONAL USE PERMIT NO. 17-040/ VARIANCE NO. 17-006 (ROD & GUN CLUB)

LOCATION: 5872 Engineer Drive, 92649 (northwest corner of Engineer Dr. and Transistor Ln.)



Applicant: Julio Gener, Studio Architects, PO Box 3793, Costa Mesa, CA 92628

Property Owner: Tim Miller, 5872 Engineer Drive, Huntington Beach, CA 92649

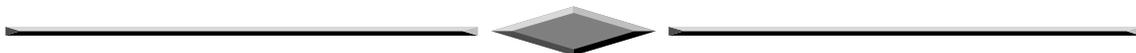
Request: **CUP:** To permit: 1) an approximately 5,084 sq. ft. addition to an existing 26,124 sq. ft. industrial building; 2) a commercial recreation use consisting of a private shooting range, car collection showroom, and members lounge with the onsite sales and consumption of alcohol (Type 57 ABC License); and 3) a request for reduced parking with a parking study. **VAR:** To permit: 1) a 6 ft. 5 in. wide landscape planter in lieu of the required minimum of 10 ft. along Engineer Drive; 2) a 17 ft. 1 in. wide drive aisle width in lieu of the required minimum of 20 ft. on the north parking lot fronting Engineer Drive; 3) a 19 ft. 5 in. wide drive aisle in lieu of the required minimum of 20 ft. in the parking lot fronting Transistor Lane; and 4) a 19 ft. 3 in. drive aisle width in lieu of the required minimum 26 ft. in the parking lot fronting Transistor Lane.

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

General Plan: I (Industrial)

Zone: IL (Limited Industrial)

Existing Use: Industrial



RECOMMENDATION: Continue to a Special Meeting on January 31, 2018.