



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

**WEDNESDAY, JANUARY 17, 2018, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Jessica Bui, Nicolle Bourgeois, Joanna Cortez, Judy Graham

**MINUTES:** May 3, 2017  
July 19, 2017

**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: **CONDITONAL USE PERMIT NO. 17-040/VARIANCE NO. 17-006 (ROD & GUN CLUB)****
- 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.
- LOCATION:** 5872 Engineer Drive, 92649 (northwest corner of Engineer Dr. and Transistor Ln.)
- CITY CONTACT:** Jessica Bui
- STAFF RECOMMENDS:** Continue to a Special Meeting on January 31, 2018, at the applicant's request

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

- 2. PETITION DOCUMENT:      **CONDITONAL USE PERMIT NO. 17-043 (FOUR SONS CRAFT DISTILLERY & TASTING ROOM)****
- APPLICANT/  
PROPERTY OWNER:           Gerard Dufresne, 1506 Pacific Coast Highway, Huntington Beach, CA 92648
- REQUEST:                    To permit an approximately 430 sq. ft. alcohol tasting room (type 74 ABC License) within an approximately 2,195 sq. ft. proposed distillery/manufacturing industrial space.
- ENVIRONMENTAL  
STATUS:                     This request is covered by Categorical Exemption,  
                                  Section 15301 Class 1, California Environmental Quality Act.
- LOCATION:                    18421 Gothard Street, 92648 (west side of Gothard St. and north of Ellis Ave.)
- CITY CONTACT:             Jessica Bui
- STAFF RECOMMENDS:       Approval based upon suggested findings and conditions of approval
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- 3. PETITION DOCUMENT:      **COASTAL DEVELOPMENT PERMIT NO. 17-019 (HAMILTON AVENUE LIMITED PARKING)****
- APPLICANT/  
PROPERTY OWNER:           City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
- REQUEST:                    To limit public street parking to one hour maximum between 10:00 PM and 6:00 AM daily on a 1,080 linear ft. section of the north side of Hamilton Avenue between Magnolia Street and Newland Street. The request includes eight new “Restricted Parking” signs.
- ENVIRONMENTAL  
STATUS:                     This request is covered by Categorical Exemption.  
                                  Section 15303 Class 3, California Environmental Quality Act.
- COASTAL STATUS:           Appealable
- LOCATION:                    1,080 linear ft. of public street on the north side of Hamilton Ave. between Magnolia St. and Newland St. (adjacent to Edison Park).
- CITY CONTACT:             Nicolle Bourgeois
- STAFF RECOMMENDS:       Approval based upon suggested findings and conditions of approval
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- 4. PETITION DOCUMENT:      **COASTAL DEVELOPMENT PERMIT NO. 17-020 (MAGNOLIA STREET LIMITED PARKING)****
- APPLICANT/  
PROPERTY OWNER:           City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
- REQUEST:                    To limit street parking to one hour maximum between 10:00 PM and 6:00 AM daily and two hours maximum between 6:00 AM and 10:00 PM daily on 1,225 linear feet of public street on the west side of Magnolia Street between Banning Ave. and Hamilton Ave. The request includes seven new “Restricted Parking” signs.
- ENVIRONMENTAL  
STATUS:                     This request is covered by Categorical Exemption,  
                                  Section 15303 Class 3, California Environmental Quality Act.
- COASTAL STATUS:           Appealable

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

LOCATION: 1,225 linear feet of public street on the west side of Magnolia Street between Banning Ave. and Hamilton Ave.  
CITY CONTACT: Nicolle Bourgeois  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

- 5. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 17-046 (RONALD DRIVE)**  
APPLICANT: James Conrad, 1550 South Coast Hwy 201, Laguna Beach, CA 92651  
PROPERTY OWNER: Brad and Alysa Clark, 2909 Jacaranda Ave., Costa Mesa, CA 92626  
REQUEST: To permit the construction of a two-story, 1,357 sq. ft. residential unit, a 267 sq. ft. garage, and a 272 sq. ft. deck on a parcel with two existing residential units  
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section, 15303, Class 3, California Environmental Quality Act.  
LOCATION: 7921 Ronald Drive, 92647 (north side of Ronald Dr., west of Beach Blvd.)  
CITY CONTACT: Joanna Cortez  
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 Two Thousand Four Hundred Fifty-Eight Dollars (\$2,458.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Three Thousand Three Hundred Ninety-Three Dollars (\$3,393.00) 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.***