



**AGENDA**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-7 – Lower Level - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, FEBRUARY 15, 2017, 1:30 P.M.**

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Kimo Burden, Joanna Cortez, Judy Graham

MINUTES: July 20, 2016  
August 3, 2016

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. 16-009 (HERO'S PUB)**

APPLICANT: Regis A. Guerin, 20431 Kenworth Circle, Huntington Beach, CA 92646

PROPERTY OWNER: Manizheh Yomtoubian, Trustee, P.O. Box 3595, Newport Beach, CA 92660

REQUEST: To amend Conditional Use Permit No. 03-024 (currently beer and wine only) to permit the on-site sale, service and consumption of alcohol general (ABC type 47 License) within an existing 1,000 sq. ft. restaurant and to modify Condition 2.e to permit the sale, service and consumption of alcohol general (ABC type 47 License) within an existing 400 sq. ft. outdoor patio area, where no alcohol is currently permitted.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15304, Class 4, California Environmental Quality Act.

LOCATION: 714 Adams Avenue Suite 101, 92648 (south of Adams Ave., west of Beach Blvd.)

CITY CONTACT: Kimo Burden

STAFF RECOMMENDS: Continuance to the March 1, 2017 meeting at the applicant's request.
  
- 2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 16-020 (MCKAY GARAGE)**

APPLICANT: Jeffery Dahl, 1102 Main St., Huntington Beach, CA 92648

PROPERTY OWNER: Alex and Elaine McKay, 4002 Diablo Cir., Huntington Beach, CA 92648

REQUEST: To permit an approximately 252 sq. ft. detached single car garage.

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

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.  
COASTAL STATUS: Appealable  
LOCATION: 16772 Coral Cay Lane, 92649 (eastside of Coral Cay Ln., between Courtside Cir. and Marinabay Dr.)  
CITY CONTACT: Joanna Cortez  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

**3. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 17-001/  
TEMPORARY USE PERMIT NO. 16-004 (METERED  
PARKING SPACES)**

APPLICANT: Max Daffron, Office of Business Development, 2000 Main St., Huntington Beach, CA 92648  
PROPERTY OWNER: Kellee Fritzal, City of Huntington Beach, 2000 Main St., Huntington Beach, CA 92648  
REQUEST: To permit the installment of 64 temporary metered parking stalls along the City Right-of-Way for a period of five years.  
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15304, Class 4, California Environmental Quality Act.  
COASTAL STATUS: Non-Appealable  
LOCATION: 21079 Delaware Street, 92648 (at the terminus of Delaware St., south of Atlanta Ave.)  
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.***