



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

**WEDNESDAY, APRIL 4, 2018, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Lindsay Ortega, Joanna Cortez, Judy Graham

**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: COASTAL DEVELOPMENT PERMIT NO. 18-001 (VOGEL RESIDENCE)**

**APPLICANT:** Jason Yaw, 26 Meridian Drive, Aliso Viejo, CA 92656  
**PROPERTY OWNER:** Martin and Kathryn Vogel, 1000 Segovia Circle, Placentia, CA 92870

**REQUEST:** To permit a complete remodel of an existing 2,524 sq. ft. two-story single family dwelling and a 509 sq. ft. addition to connect an existing detached garage. This 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.

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

**COASTAL STATUS:** Appealable

**LOCATION:** 16211 Wayfarer Lane, 92649 (north of Wayfarer Lane and Mistral Drive)

**CITY CONTACT:** Lindsay Ortega

**STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval

**2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 18-005 (SURF CITY STILLWORKS)**

**APPLICANT:** Joshua Kornoff, 18582 Pueblo Circle, Huntington Beach, CA 92646

**PROPERTY OWNER:** Robert Drake, 19021 Goldenwest St., Huntington Beach, CA 92648

**REQUEST:** To permit an approximately 424 sq. ft. tasting room (type 74 ABC License) within an approximately 1,474 sq. ft. craft spirits/liquor distillery.

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

ENVIRONMENTAL STATUS:	This request is covered by Categorical Exemption, Section 15301, Class 1 California Environmental Quality Act.
LOCATION:	7242 Heil Avenue, 92647 (south side of Heil Ave., between Goldenwest St. and Gothard St.)
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 Seven Hundred Sixty-Five Dollars (\$2,765.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Three Thousand Eight Hundred Seventeen Dollars (\$3,817.00) 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.***