



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

WEDNESDAY, APRIL 5, 2017, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Nicolle Bourgeois, Jessica Bui, Christopher Wong, Kimo Burden, Joanna Cortez, Judy Graham

MINUTES: March 1, 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: COASTAL DEVELOPMENT PERMIT NO. 16-019 (WOODWARD REMODEL AND ADDITION)

APPLICANT: Ed Gulian, Gulian Design Inc., 585 E. Naples Plaza #212, Long Beach, CA 90803

PROPERTY OWNER: Mark and Janet Woodward, 16241 San Clemente Circle, Huntington Beach, CA 92649

REQUEST: To permit an approximately 1,153 sq. ft. addition and remodel of an existing 4,292 sq. ft. two-story single family dwelling. 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

COASTAL STATUS: Appealable

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section, 15303, Class 3, California Environmental Quality Act.

LOCATION: 16241 San Clemente Circle, 92649 (at the terminus of San Clemente Circle – Huntington Harbour)

CITY CONTACT: Nicolle Bourgeois

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

2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 16-024 (EXPRESS CAR WASH)

APPLICANT: Lance Brown, 2901 W. MacArthur Boulevard, Santa Ana, CA 92704

PROPERTY OWNER: Irving Chase, S&A Properties, 129 W. Wilson Street, Costa Mesa, CA 92627

AGENDA
(Continued)

REQUEST: To permit an approximately 3,115 sq. ft. automated car wash facility on an existing vacant lot and a request for reduced parking based on a shared parking analysis.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section,15303, Class 3, California Environmental Quality Act.

LOCATION: 16502 Bolsa Chica Street, 92649 (southeast corner of Bolsa Chica St. and Heil Ave.)

CITY CONTACT: Jessica Bui

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

3. PETITION DOCUMENT: TEMPORARY USE PERMIT NO. 17-001 (DAVITA MEDICAL TRAILER)

APPLICANT: Charles Doughan, 515 South Figueroa Street, Suite 1275, Los Angeles, CA 90071

PROPERTY OWNER: 19066 Magnolia LTD., 201 Wilshire Boulevard, 2nd Floor, Santa Monica, CA 90401

REQUEST: To permit a 2,880 sq. ft. temporary medical office trailer located in the parking lot of an existing commercial center for approximately 12 months.

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

LOCATION: 19066 Magnolia Street, 92646 (southeast corner of Magnolia St. and Garfield Ave.)

CITY CONTACT: Kimo Burden

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

4. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 17-001 (BUON GUSTO RESTAURANT EXPANSION & ALCOHOL)

APPLICANT: Peter Kourkoulis, 4911 Warner Ave., Suite 109, Huntington Beach, CA 92649

PROPERTY OWNER: Dr. Art Jan, 4911 Warner Avenue, Suite 109, Huntington Beach, CA 92649

REQUEST: To allow an existing 4,300 sq. ft. restaurant (Buon Gusto) to expand to an adjacent 1,200 sq. ft. suite and allow on-site sales, service, and consumption of alcohol (ABC License Type 47) in the expanded area.

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

LOCATION: 4911 Warner Avenue, Suite 108, Huntington Beach, CA 92649 (northeast corner of Warner Avenue and Green Lane)

CITY CONTACT: Christopher Wong

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

AGENDA
(Continued)

- 5. PETITION DOCUMENT: TEMPORARY USE PERMIT NO. 16-003 (OFF-SITE DEALER STORAGE)**
- APPLICANT/
PROPERTY OWNER: Max Daffron, Office of Business Development, 2000 Main St.,
Huntington Beach, CA 92648
- REQUEST: To permit off-site storage of vehicles for local car dealers
within the former Navy Railroad Right-of-Way (ROW), 3,808
linear feet between Springdale St. and Rancho Rd., for a
period of five years.
- ENVIRONMENTAL
STATUS: This request is covered by Categorical Exemption,
Section,15304, Class 4, California Environmental Quality Act.
- LOCATION: 14515 Astronautics Ln., 92647 (City ROW–Former Navy
Railroad ROW, between Springdale St. and Rancho Rd.)
- CITY CONTACT: Joanna Cortez
- STAFF RECOMMENDS: Open the public hearing for comments and continue to the
April 19, 2017 meeting at the applicant’s request.

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.