



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

**WEDNESDAY, MAY 3, 2017, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Kimo Burden, 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: ENTITLEMENT PLAN AMENDMENT NO. 16-009 (HERO'S PUB)-CONTINUED FROM MARCH 1, 2017**

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 to modify Condition 2.e to permit the sale, service and consumption of beer and wine (ABC Type 41 License) within an outdoor patio area and to relocate the existing outdoor patio area to the north side of the building.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption Section, 15301, Class 1, 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: Approval based upon suggested findings and conditions of approval

**2. PETITION DOCUMENT: CONDITIONAL USE PERMIT 17-012 (ANIMAL HOSPITAL EXPANSION)**

APPLICANT: Jon M. Califf, 369 N. Harwood St., Orange, CA 92866

PROPERTY OWNER: Michelle Coran, 15021 Edwards St., Huntington Beach, CA 92647

REQUEST: To allow an existing 6,215 sq. ft. animal hospital to expand into two adjacent suites (totaling 1,756 sq. ft.) within an existing commercial shopping center.

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

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

LOCATION: 15021 Edwards Street, 92647 (near the southwest corner of Edwards St. and Bolsa 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.***