



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

**WEDNESDAY, MAY 4, 2016, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos  
**STAFF MEMBERS:** John Ramirez, Kimo Burden, Ethan Edwards, 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: **CONDITIONAL USE PERMIT NO. 16-014/ COASTAL DEVELOPMENT PERMIT NO. 16-006 (ZHANG REMODEL)****
- APPLICANT: Robert Lzu, 199 West Hillcrest Drive, Thousand Oaks, CA 91360
- PROPERTY OWNER: Wing Shine, Inc., 600 North Atlantic Boulevard, #312, Monterey Park, CA 92754
- REQUEST: To permit the remodel of an existing two story 2,435 sq. ft. house with a 544 sq. ft. second and third floor addition, including a third floor deck with an over-head wood trellis.
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
- COASTAL STATUS: Appealable
- LOCATION: 3261 Falkland Circle, 92649 (north side of Falkland Cir. east of Channel Ln. – Huntington Harbour)
- CITY CONTACT: John Ramirez
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 2. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 16-016 (MR. B'S LIQUOR STORE)****
- APPLICANT: Sal Amash, 17196 Pacific Coast Highway, Huntington Beach, CA 92649
- PROPERTY OWNER: Baldavia LLC., 645 West 9<sup>th</sup> St. #110-207, Los Angeles, CA 90015
- REQUEST: To permit the establishment of a 1,600 sq. ft. retail store devoted to the sales, display, and storage of alcoholic beverages (ABC Type 21 License) and other convenience goods within an existing shopping center.
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
- COASTAL STATUS: Non-Appealable
- LOCATION: 17204 Pacific Coast Highway, 92649 (north of Warner Ave. and east of Pacific Coast Highway)

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

CITY CONTACT: Kimo Burden  
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 One Thousand Nine Hundred Seventeen Dollars (\$1,917.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand Five Hundred One Dollars (\$2,501.00) 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.***