



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

**WEDNESDAY, AUGUST 19, 2015, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Joanna Cortez, Jill Arabe, Ethan Edwards, Judy Demers

**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 15-018 (STARBUCKS ALCOHOL - CONTINUED FROM THE AUGUST 5, 2015, MEETING)****
- APPLICANT: Jim Forgey, 144 N. Orange St., Orange, CA 92866
- PROPERTY OWNER: Raymond Lin, Taki-Sun Inc., 6400 E. PCH, Long Beach, CA 90805
- REQUEST: To permit the sales, service, and consumption of alcoholic beverages (beer and wine - ABC Type 41 License) at an existing 1,799 sq. ft. eating and drinking establishment with a 484 sq. ft. outdoor dining area.
- LOCATION: 16470 Pacific Coast Highway (north side of PCH, west of Admiralty Dr.)
- CITY CONTACT: Joanna Cortez
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 2. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 15-017 (CEFALIA DUPLEX)****
- APPLICANT: Walt Bushman, 2480 Santa Ana Avenue, Costa Mesa, CA 92627
- PROPERTY OWNER: Jim Cefalia, 1224 W. Oceanfront, Newport Beach, CA 92661
- REQUEST: To permit the construction of an approximately 7,300 sq. ft., three-story duplex with an overall building height of 32 ft.
- LOCATION: 17061 Sandra Lee Lane, 92649 (west side of Sandra Lee Ln., south of Warner Ave.)
- CITY CONTACT: Jill Arabe
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

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

*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.*