



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

**WEDNESDAY, SEPTEMBER 3, 2014, 1:30 P.M.**

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Joanna Cortez, Tess Nguyen, Ethan Edwards, Judy Demers  
(recording secretary)

MINUTES: February 5, 2014  
August 20, 2014

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: TEMPORARY USE PERMIT NO. 13-005 (FIRST CHRISTIAN CHURCH DRIVE-THRU NATIVITY SCENE)**

APPLICANT: Dave Moses, 1207 Main Street, Huntington Beach, CA 92648  
PROPERTY OWNER: First Christian Church, Bob Ewing, 1207 Main Street, Huntington Beach, CA 92648

REQUEST: To permit a three day drive-thru exhibition, including live animals, live actors, and amplified sound. The proposed event would occur annually during the month of December for five consecutive years commencing in 2014. The exhibition's hours of operation are between 6:00 p.m. and 10:00 p.m.

LOCATION: 1207 Main Street, 92648 (west side of Main St., near 17<sup>th</sup> St. and Adams Ave.)

CITY CONTACT: Joanna Cortez

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

**2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 14-012 (MY PLACE SPORTS BAR & GRILL OUTDOOR DINING)**

APPLICANT: Jim Sdrales, 5452 Commercial Drive, Huntington Beach, CA 92649

PROPERTY OWNER: Maria Bizakis, 518 S. Laureltree Drive, Anaheim, CA 92808

REQUEST: To permit the establishment of a 400 sq. ft. outdoor dining area with on-site consumption of beer and wine in conjunction with an existing restaurant.

LOCATION: 5452 Commercial Drive, 92649 (southwest corner of Commercial Drive and Graham Street)

CITY CONTACT: Joanna Cortez

STAFF RECOMMENDS: Continuance to the September 17, 2014, Zoning Administrator meeting

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

- 3. PETITION DOCUMENT:      CONDITIONAL USE PERMIT NO. 14-009 (ANAHEIM DUCKS FUTSAL FACILITY)**
- APPLICANT:                    Art Trottier, Huntington Beach Roller Rink, LLC, c/o Anaheim Ice, 300 W. Lincoln Avenue, Anaheim CA 92805
- PROPERTY OWNER:            WCC Phase II Realty Holdings Co., LLC, c/o Saris-Regis Group Attn: Property Manager Commercial Property Services Division, 18802 Bardeen Avenue, Irvine CA 92612
- REQUEST:                     (a) To establish a 27,000 sq. ft. commercial recreation and entertainment use as an indoor soccer facility within an existing multi-tenant industrial center and (b) a 300-space parking reduction associated with the continuation of an existing 73,051 sq. ft. inline hockey facility and the establishment of a 27,000 sq. ft. indoor soccer facility based on a parking demand study.
- LOCATION:                     5555 McFadden Avenue, 92649 (north side of McFadden Avenue and east of Graham Street)
- CITY CONTACT:                Tess Nguyen
- STAFF RECOMMENDS:         Approval based upon suggested findings and conditions of approval
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- 4. PETITION DOCUMENT:      CONDITIONAL USE PERMIT NO. 14-018 (COMPASS BIBLE CHURCH)**
- APPLICANT:                    Rick Talcott, 140 Columbia, Aliso Viejo CA 92656
- PROPERTY OWNER:            Huntington Beach Union High School District, 5832 Bolsa Avenue, Huntington Beach CA 92649
- REQUEST:                     To establish a new religious assembly use at Marina High School. The proposed religious assembly will utilize the amphitheater bowl, cafeteria, outdoor area between the amphitheater bowl and cafeteria, and one classroom on Sundays from 8:00 am to 1:00 pm.
- LOCATION:                     15871 Springdale Street, 92649 (northwest corner of Springdale Street and Edinger Avenue))
- CITY CONTACT:                Tess Nguyen
- 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.***