



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

**WEDNESDAY, SEPTEMBER 5, 2018, 1:30 P.M.**

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Lindsay Ortega, 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:      **CONDITIONAL USE PERMIT NO. 18-008/COASTAL DEVELOPMENT PERMIT NO. 18-032 (PETER'S LANDING PARKING PROGRAM - CONTINUED FROM THE AUGUST 15, 2018 MEETING)****

APPLICANT/  
PROPERTY OWNER: Kevin Hayes, Pendulum Properties Partners, 5 Park Plaza, Suite 370, Irvine, CA 92614

REQUEST: To establish a shared parking program for an existing 98,823 sq. ft. shopping center (Peter's Landing), which includes a reduction in the number of parking spaces required for the existing and future commercial uses at the commercial shopping center (retail, office, restaurant, marina, and religious assembly)

ENVIRONMENTAL  
STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.  
LOCATION: 16330-16470 Pacific Coast Highway, 92648 (Properties northeast and southeast of Anderson St. and Pacific Coast Highway)

CITY CONTACT: Lindsay Ortega  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

**2. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 18-023/SPECIAL PERMIT 18-001 (HSS PCH OUTDOOR SALES)****

APPLICANT: Aaron Pai, 300 PCH, Suite 109, Huntington Beach, CA 92648  
PROPERTY OWNER: Joe Daichendt, 300 PCH Suite 119, Huntington Beach, CA 926481,050 sq. ft. restaurant

REQUEST: **CUP:** To permit private property outdoor display and sales for up to 64 days per year for a period of five years from 2019-2023; and **SP:** To permit 1) lighted canopies/merchandise in lieu of unlit canopies/merchandise; and 2) outdoor display

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

ENVIRONMENTAL STATUS: areas and sales within the plaza area in lieu of a maximum depth of 15 ft. perpendicular to the storefront.  
LOCATION: This request is covered by Categorical Exemption, Section 15311, Class 11, California Environmental Quality Act.  
CITY CONTACT: 300 Pacific Coast Highway, 92648 (northeast corner of PCH and Main St.)  
STAFF RECOMMENDS: Joanna Cortez  
Approval based upon suggested findings and conditions of approval.

**3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 18-024 (HSS MAIN STREET OUTDOOR SALES)**

APPLICANT: Aaron Pai, 300 PCH, Suite 109, Huntington Beach, CA 92648  
PROPERTY OWNER: Zeidan Properties, LLC, PO Box 431, Huntington Beach, CA 92648  
REQUEST: To permit private property outdoor display and sales for up to 64 days per year for a period of five years from 2019-2023.  
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15311, Class 11, California Environmental Quality Act.  
LOCATION: 126 Main Street, 92648 (southeast corner of Main St. and Walnut 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 Seven Hundred Sixty-Five Dollars (\$2,765.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Three Thousand Eight Hundred Seventeen Dollars (\$3,817.00) 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.***