



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

**WEDNESDAY, OCTOBER 16, 2013, 1:30 P.M.**

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Kristi Rojas, Ethan Edwards, Judy Demerste (recording secretary)

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: TEMPORARY USE PERMIT NO. 13-002 (HSS P.C.H. OUTDOOR SALES)**

APPLICANT: Aaron Pai, HSS  
PROPERTY OWNER: Joe Daichendt, 300 Pacific Coast Highway, Suite 119, Huntington Beach, CA 92648  
REQUEST: To permit outdoor sidewalk sales on approximately fifty (50) days per year for a period of five (5) years from 2014 to 2018.  
LOCATION: 300 Pacific Coast Highway, Suite 104, 92648 (northeast corner of Pacific Coast Highway and Main Street)  
CITY CONTACT: Kristi Rojas  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**2. PETITION DOCUMENT: TEMPORARY USE PERMIT NO. 13-003 (HSS MAIN STREET OUTDOOR SALES)**

APPLICANT: Aaron Pai, HSS  
PROPERTY OWNER: Adel Zeidan, 200 Pacific Coast Highway, Suite 103, Huntington Beach, CA 92648  
REQUEST: To permit outdoor sidewalk sales on approximately fifty (50) days per year for a period of five (5) years from 2014 to 2018.  
LOCATION: 126 Main Street, Suite 101, 92648 (southeast corner of Walnut Avenue and Main Street)  
CITY CONTACT: Kristi Rojas  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

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

- 3. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 13-025 (JULZZ OF THE PACIFIC)****
- APPLICANT:                      Michael Adams, Michael Adams Associates  
PROPERTY OWNER:              Seacliff Shopping Center, Inc., 18818 Teller Avenue, Suite 227, Irvine, CA 92612
- REQUEST:                         To permit alcohol (Type 41 ABC License -beer and wine) sales, service, and consumption within a proposed 2,400 sq. ft. indoor eating and drinking establishment and approximately 360 sq. ft. proposed outdoor patio area enclosed with a 36 in. high metal railing.
- LOCATION:                         7041 Yorktown, Suite 104, 92648 (north side of Yorktown Avenue, between Goldenwest and Main Street)
- CITY CONTACT:                 Kristi Rojas  
STAFF RECOMMENDS:         Approval based upon suggested findings and conditions of approval
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- 4. PETITION DOCUMENT:      **COASTAL DEVELOPMENT PERMIT NO. 13-008 (NGUYEN RESIDENCE)****
- APPLICANT:                      Gaspar Dela Rosa  
PROPERTY OWNER:              Tinh Nguyen, 16651 Carousel Lane, Huntington Beach, CA 92649
- REQUEST:                         To permit the demolition of an existing approximately 2,426 sq. ft. two-story residence and to construct a new approximately 4,373 sq. ft. two-story residence at a maximum height of 30 feet. This request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development. For compatibility/ privacy issues, such as window alignments, building pad height, and floor plan layout.
- LOCATION:                         16651 Carousel Lane, 92649 (west side of Carousel Lane, near Wanderer Lane)
- CITY CONTACT:                 Kristi Rojas  
STAFF RECOMMENDS:         Approval based upon suggested findings and conditions of approval

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

- 5. PETITION DOCUMENT:      CONDITIONAL USE PERMIT NO. 13-024 (BEACH CITY BREWERY ALCOHOL TASTING)**
- APPLICANT:                   Glenn Closson, Beach City Brewery
- PROPERTY OWNER:           Weis Bueller LLC, 7631 Woodwind Drive, Huntington Beach, CA 92647
- REQUEST:                    To permit an approximately 420 sq. ft. beer tasting area (Type 23 ABC License) within a proposed micro-brewery/manufacturing use.
- LOCATION:                     7631 Woodwind Drive, Unit B, 92647 (north side of Woodwind Drive, between Sampson Lane and Jamestown Lane)
- CITY CONTACT:              Ethan Edwards
- 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 and 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.***