



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

**WEDNESDAY, NOVEMBER 1, 2017, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Jessica Bui, Joanna Cortez, Judy Graham

**MINUTES:** March 15, 2017  
June 21, 2017  
August 2, 2017

**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: COASTAL DEVELOPMENT PERMIT NO. 17-013/  
CONDITIONAL USE PERMIT NO. 17-007 (STRODE  
RESIDENCE)**
- APPLICANT:** Martin Bard, Brion Jeanette Architecture, 470 Old Newport  
Boulevard, Newport Beach, CA 92663
- PROPERTY OWNER:** Scott Strode, 28 Coral Reef, Newport Coast, CA 92657
- REQUEST:** **CDP:** To construct an approximately 711 sq. ft. addition to an  
existing 3,658 sq. ft. single family residence and  
approximately 148 sq. ft. addition to an existing 563 sq. ft.  
garage. **CUP:** To construct an approximately 329 sq. ft. roof  
top deck above the second story top plate at a height of  
approximately 34.17 ft. The 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.
- ENVIRONMENTAL STATUS:** This request is covered by Categorical Exemption,  
Section 15303, Class 3, California Environmental Quality Act.
- COASTAL STATUS:** Appealable
- LOCATION:** 16121 Santa Barbara Lane, 92649 (west side of Santa  
Barbara Ln. and north of San Clemente Cir.)
- CITY CONTACT:** Jessica Bui
- STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of  
approval.

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

- 2. PETITION DOCUMENT:      CONDITIONAL USE PERMIT NO. 17-029/ COASTAL DEVELOPMENT PERMIT NO. 17-014 (PCH TEMPORARY PARKING LOT)**
- APPLICANT:                    Ted Frattone and Robert K. Glessner, Three Hughes, Irvine, CA 92618
- PROPERTY OWNER:            Beachfront Village, LLC, 15320 Barranca Parkway, Suite 100, Irvine, CA 92618
- REQUEST:                     To permit the establishment of a temporary parking lot with 108 parking spaces for a period of five years.
- ENVIRONMENTAL STATUS:     This request is covered by Categorical Exemption, Section 15304, Class 4, California Environmental Quality Act.
- COASTAL STATUS:            Appealable
- LOCATION:                     21622 Pacific Coast Highway, 92646 (north east corner of Pacific Coast Highway and Beach Blvd.)
- CITY CONTACT:               Joanna Cortez
- STAFF RECOMMENDS:         Continuance to a date uncertain at the applicant's request.
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- 3. PETITION DOCUMENT:      CONDITIONAL USE PERMIT NO. 17-028 (MAX LIQUOR)**
- APPLICANT:                    F. Michael Ayaz, Blake and Ayaz, 2107 N. Broadway, Suite 106, Santa Ana, CA 92653
- PROPERTY OWNER:            James V. Andrew Living Trust c/o Jerrod Krick, Westridge Commercial, Inc., 23101 Moulton Parkway, Suite 210, Laguna Hills, CA 92653
- REQUEST:                     To permit off-sale general alcohol sales (ABC License Type 21) within a 900 sq. ft. commercial space within an existing commercial center.
- ENVIRONMENTAL STATUS:     This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
- LOCATION:                     6029 Warner Avenue, 92647 (north east corner of Warner Ave. and Springdale St.)
- 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 Four Hundred Fifty-Eight Dollars (\$2,458.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Three Thousand Three Hundred Ninety-Three Dollars (\$3,393.00) 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.***