



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

**WEDNESDAY, NOVEMBER 2, 2016, 1:30 P.M.**

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Kimo Burden, Jessica Bui, 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. 16-037 (RALPH'S ALCOHOL TASTING)**
- APPLICANT: David Weissglass, 709 East Colorado Boulevard Suite 200, Pasadena, CA 91101
- PROPERTY OWNER: Fitzpatrick Family Trust C/O The Horowitz Group, 1191 San Vicente Boulevard No. 310, Los Angeles, CA 90049
- REQUEST: To permit an 80 sq. ft. alcohol beverage tasting area (ABC Type 86 License – Instructional Tasting) within an existing grocery store.
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption Section, 15301, Class 1, California Environmental Quality Act.
- LOCATION: 5241 Warner Ave, 92649 (north of Warner Ave. and east of Airport Circle)
- CITY CONTACT: Kimo Burden
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 2. PETITION DOCUMENT: TEMPORARY USE PERMIT NO. 16-002 (BUNGALOW TEMPORARY TENT)**
- APPLICANT: Brent Bolthouse, 2800 Olympic Boulevard, Santa Monica, CA 90404
- PROPERTY OWNER: DJM Capital Partners, 60 South Market Street #1120, San Jose, CA 95113
- REQUEST: To permit an approximately 1,900 sq. ft. temporary tent structure annually (November 15th to April 15th) on the patio of an existing eating and drinking establishment (The Bungalow) for a period of five (5) years from 2016 to 2020.
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption Section, 15304, Class 4, California Environmental Quality Act.

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

LOCATION: 21058 Pacific Coast Highway #240, 92648 (north side of Pacific Coast Hwy. and south of 1<sup>st</sup> St.)

CITY CONTACT: Jessica Bui

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.***