



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

WEDNESDAY, NOVEMBER 7, 2018, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Lindsay Ortega, Jessica Bui, Joanna Cortez, Judy Graham

MINUTES: April 4, 2018
June 6, 2018

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. 18-033 (AT&T SCE TOWER WIRELESS COMMUNICATIONS FACILITY)

APPLICANT: Tyler Kent, Smartlink
PROPERTY OWNER: Brian Ryan, Southern California Edison
REQUEST: To permit a new unscreened wireless communications facility consisting of twelve (12) 6 ft. panel antennas, one (1) 2 ft. microwave, twelve (12) remote radio units, and three (3) DC surge suppressors at an overall height of 80 ft. on an existing utility tower.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
LOCATION: 7978 Center Avenue, 92647 (southeast corner of Center Avenue and One Pacific Plaza)
CITY CONTACT: Lindsay Ortega
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 18-034 (BLAZE PIZZA BEER & WINE)

APPLICANT: Steve Rawlings, Alcoholic Beverage Specialists
PROPERTY OWNER: Paul Tanner, Huntington Beach Associates
REQUEST: To permit the on-site sales, service, and consumption of beer and wine (Type 41 ABC License) within a proposed 2,460 sq. ft. eating and drinking establishment and a proposed 270 sq. ft. outdoor patio.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

AGENDA
(Continued)

LOCATION: 7151 Warner Ave., Suite 106, 92647 (north of Warner Ave. and east of Goldenwest St.)
CITY CONTACT: Jessica Bui
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

3. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 18-019 (H.C. MEDICAL OFFICE)**

APPLICANT: Samir Hijazi, Archissance
PROPERTY OWNER: Harper Circle LLC
REQUEST: To permit the demolition of a 3,030 sq. drive-through restaurant and construct a 7,600 sq. ft. single-story medical office building.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section, 15303, Class 3, California Environmental Quality Act.
LOCATION: 19201 Brookhurst Street, 92646 (west side of Brookhurst St., between Garfield Ave. and Yorktown Ave.)
CITY CONTACT: Joanna Cortez
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

4. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 18-036 (JACK'S SURFBOARDS OUTDOOR SALES)**

APPLICANT: Ron Abdelfattah, Jack's Surfboard
PROPERTY OWNER: Jamal Abdelmuti, ADC
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: 101 Main Street, 92646 (northwest corner of Main St. and PCH)
CITY CONTACT: Joanna Cortez
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

5. PETITION DOCUMENT: **TENTATIVE PARCEL MAP 18-038/ COASTAL DEVELOPMENT PERMIT NO. 18-034 (601 HUNTINGTON SUBDIVISION)**

APPLICANT: Thom Jacobs
PROPERTY OWNER: Scott Peebles
REQUEST: To allow the subdivision of a 5,832 sq. ft. lot into two, 2,916 sq. ft. parcels.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section, 15315, Class 15, California Environmental Quality Act.

AGENDA
(Continued)

LOCATION: 601 Huntington St., 92648 (northwest corner of Huntington St. and Frankfort 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.