



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

**WEDNESDAY, JUNE 1, 2011, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Tess Nguyen, Judy Demers (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: ENTITLEMENT PLAN AMENDMENT NO. 11-003 (CUCINA ALESSA OUTDOOR DINING – AMENDMENT TO USE PERMIT NO. 92-065)**
- APPLICANT:** Mike Adams, Michael C. Adams Associates
- PROPERTY OWNER:** Alessandro Pirozzi, 520 Main Street, Huntington Beach, CA 92648
- REQUEST:** To permit modifications to the operations of an existing restaurant's outdoor dining area as approved by Use Permit No. 92-065. The modifications include requests to (a) allow for the consumption of alcohol within the outdoor dining area; (b) permit the outdoor dining space to include a maximum total of ten (10) tables at an overall size of 400 sq. ft; (c) modify the approved outdoor dining operating hours to between 7:00 AM and 10:00 PM; and (d) remove Condition of Approval No. 3(c) requiring an equivalent number of tables/seats be closed on the restaurant's second floor during times the outdoor dining area is in operation.
- LOCATION:** 520 Main Street, 92648 (northeast corner of Main Street and Sixth Street)
- PROJECT PLANNER:** Tess Nguyen
- 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 Seven Hundred Twenty-Five Dollars (\$1,725.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand Two Hundred Fifty-Two Dollars (\$2,252.00) 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.***