



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

WEDNESDAY, APRIL 20, 2011, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Tess Nguyen, Jill Arabe, Andrew Gonzales, Judy Demers
(recording secretary)

MINUTES: September 1, 2010

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. 11-005
(STRACHAN RESIDENCE ADDITION)**

APPLICANT: Greg Howell, Sky View Designs
PROPERTY OWNER: Robert and Charon Strachan
REQUEST: To permit a 340 sq. ft. living room addition to an existing 1,550 sq. ft. one-story, single family residence.
LOCATION: 16651 Peale Lane, 92649 (west side of Peale Lane, north of Gilbert Lane)
PROJECT PLANNER: Tess Nguyen
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 11-007 (JACK'S SURFBOARDS)

APPLICANT: Michael Volk, MVA Architects
PROPERTY OWNER: AMB Property Corporation
REQUEST: To permit the establishment of an approximately 5,900 sq. ft. commercial retail use in conjunction with an existing 52,000 sq. ft. warehouse business.
LOCATION: 16350 Gothard Street, #101, 92647 (east side of Gothard St., between Heil Ave. and Edinger Ave.)
PROJECT PLANNER: Jill Arabe
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

AGENDA
(Continued)

- 3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 11-006 (LOS PRIMOS CANTINA BEER AND WINE SALES)**
- APPLICANT: Jesus Padilla, Los Primos Cantina
PROPERTY OWNER: Business Properties Partnership No. 17
REQUEST: To permit the onsite sale and consumption of beer and wine in conjunction within an existing 1,500 sq. ft. restaurant.

LOCATION: 10176 Adams Avenue, 92646 (south of Adams Avenue, east of Brookhurst Street)

PROJECT PLANNER: Andrew Gonzales
STAFF RECOMMENDS: Approval with 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.