



ACTION AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-7 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, APRIL 19, 2017, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Kimo Burden, Joanna Cortez, Judy Graham

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

1. PETITION DOCUMENT: TEMPORARY USE PERMIT NO. 16-003 (OFF-SITE DEALER STORAGE – CONTINUED FROM THE APRIL 5, 2017, MEETING)

APPLICANT/
PROPERTY OWNER: Max Daffron, Office of Business Development, 2000 Main St.,
Huntington Beach, CA 92648

REQUEST: To permit off-site storage of vehicles for local car dealers
within the former Navy Railroad Right-of-Way (ROW), 3,808
linear feet between Springdale St. and Rancho Rd., for a
period of five years.

ENVIRONMENTAL
STATUS: This request is covered by Categorical Exemption,
Section 15304, Class 4, California Environmental Quality Act.
LOCATION: 14515 Astronautics Ln., 92647 (City ROW–Former Navy
Railroad ROW, between Springdale St. and Rancho Rd.)

CITY CONTACT: Joanna Cortez

STAFF RECOMMENDS: Application withdrawn at applicant's request

WITHDRAWN AT THE APPLICANT'S REQUEST

2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 16-033 / COASTAL DEVELOPMENT PERMIT NO. 16-017 (TEMPORARY PARKING LOT)

APPLICANT/
PROPERTY OWNER: Max Daffron, Office of Business Development, 2000 Main St.,
Huntington Beach, CA 92648

REQUEST: To permit the temporary installment of 44 vehicle stalls with
pay stations on a 0.645 acre lot, for a period of five years.

ENVIRONMENTAL
STATUS: This request is covered by Categorical Exemption,
Section 15304, Class 4, California Environmental Quality Act.
LOCATION: 131 Orange Avenue, 92648 (southwest of the intersection of
1st Street and Orange Avenue)

ACTION AGENDA
(Continued)

CITY CONTACT: Kimo Burden
STAFF RECOMMENDS: Continuance to the May 17, 2017 meeting at the applicant's request.

CONTINUED TO THE MAY 17, 2017 MEETING AT THE APPLICANT'S REQUEST

3. PETITION DOCUMENT: CONDITIONAL USE PERMIT 17-002 (TREE BRANCH CIDER HOUSE)

APPLICANT: Pamela Simmons, 893 Peace Place, Costa Mesa, CA 92626
PROPERTY OWNER: Michelle Nasatir, Warner West, Ltd., Pacific West Asst. Mgmt., PO BOX 19068, Irvine, CA 92623

REQUEST: To permit the on-site sale, service, and consumption of beer, wine, and hard cider (ABC Type 42 License) within an existing 1,400 sq. ft. commercial space and proposed 280 sq. ft. outdoor patio area.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
LOCATION: 6953 Warner Avenue, 92647 (northwest corner of Warner Ave. and Goldenwest St.)

CITY CONTACT: Joanna Cortez
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

APPROVED WITH FINDINGS AND MODIFIED 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.