



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

**WEDNESDAY, JUNE 21, 2017, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Tess Nguyen, Kimo Burden, Joanna Cortez, Judy Graham  
(recording secretary)

**MINUTES:** **NONE**

**ORAL COMMUNICATION:** **NONE**

**SCHEDULED ITEMS:**

**1. PETITION DOCUMENT: ENTITLEMENT PLAN AMENDMENT NO. 16-008 (TWO-STORY OFFICE BUILDING)**

**APPLICANT:** Rupert Mok, Rupert Mok & Architects, 2209 Otterbein Avenue, Rowland Heights CA 91748

**PROPERTY OWNER:** TP & JR Family Limited Partnership, 18822 Beach Boulevard #207, Huntington Beach CA 92648

**REQUEST:** To amend Conditional Use Permit No. 15-002 to permit the construction of a new 5,000 sq. ft. two-story office building on a vacant lot.

**ENVIRONMENTAL STATUS:** This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

**LOCATION:** 8081 Yorktown Avenue, 92648 (north side of Yorktown Avenue, east of Beach Boulevard)

**CITY CONTACT:** Tess Nguyen

**STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval

**APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL**

**2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 17-009 (MOBIL GAS STATION REMODEL)**

**APPLICANT:** Ben Steckler, 299 North Euclid Avenue, Suite 550, Pasadena, CA 91101

**PROPERTY OWNER:** Sun Rise Property LLC, 9001 Adams Avenue, Huntington Beach, CA 92646

**REQUEST:** To permit the remodel of an existing service station that will include the conversion of three repair bays to a 2,019 sq. ft. convenience store with alcohol beverage sales and construct an 824 sq. ft. automated carwash with a 341 sq. ft. storage room.

**ENVIRONMENTAL STATUS:** This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

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

LOCATION: 9001 Adams Avenue, 92646 (located at the northeast corner of Magnolia St. and Adams Ave.)  
CITY CONTACT: Kimo Burden  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL**

**3. PETITION DOCUMENT:      CONDITIONAL USE PERMIT NO. 17-013 / COASTAL DEVELOPMENT PERMIT NO. 17-004 (HENDERSON RESIDENCE)**

APPLICANT: Jeffery Dahl, 1102 Main Street, Huntington Beach, CA 92648  
PROPERTY OWNER: Don and Rosie Henderson, 122 9<sup>th</sup> Street, Huntington Beach, CA 92648

REQUEST:      **CUP:** To permit a 40 sq. ft. third floor addition and a 104 sq. ft. third floor deck with an overall building height of 33 ft. 9 in.  
                  **CDP:** To permit a 275 sq. ft. first floor addition; a 41 sq. ft. covered porch; and demolish the existing second floor to construct a 1,772 sq. ft. second and third floor addition to an existing single family residence

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

COASTAL STATUS: Appealable

LOCATION: 4021 Ondine Circle, 92649 (located west of Edgewater Ln. and north of Ondine Cir.)

CITY CONTACT: Kimo Burden

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL**

**4. PETITION DOCUMENT:      CONDITIONAL USE PERMIT 17-018 (HOAG MEDICAL OFFICE)**

APPLICANT: Kevin Leonard, HOAG Memorial Hospital Presbyterian, 510 Superior Ave., Suite 290, Newport Beach, CA 92663

PROPERTY OWNER: Meadowlark Plaza Trust, c/o August Vogel and Associates, PO BOX 1804, Carlsbad, CA 92018

REQUEST: To allow a 6,875 sq. ft. primary care facility (HOAG) to operate within two existing commercial suites.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

LOCATION: 5341 and 5353 Warner Avenue, 92649 (north side of Warner Ave., between Airport Cir. and Plaza Ln.)

CITY CONTACT: Joanna Cortez

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL**

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

***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.***