



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

WEDNESDAY, MAY 3, 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: **ENTITLEMENT PLAN AMENDMENT NO. 16-009 (HERO'S PUB)-CONTINUED FROM MARCH 1, 2017**
APPLICANT: Regis A. Guerin, 20431 Kenworth Circle, Huntington Beach, CA 92646
PROPERTY OWNER: Manizheh Yomtoubian, Trustee, P.O. Box 3595, Newport Beach, CA 92660
REQUEST: To amend Conditional Use Permit No. 03-024 to modify Condition 2.e to permit the sale, service and consumption of beer and wine (ABC Type 41 License) within an outdoor patio area and to relocate the existing outdoor patio area to the north side of the building.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption Section 15301, Class 1, California Environmental Quality Act.
LOCATION: 714 Adams Avenue Suite 101, 92648 (south of Adams Ave., west of Beach Blvd.)
CITY CONTACT: Kimo Burden
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL

2. PETITION DOCUMENT: **CONDITIONAL USE PERMIT 17-012 (ANIMAL HOSPITAL EXPANSION)**
APPLICANT: Jon M. Califf, 369 N. Harwood St., Orange, CA 92866
PROPERTY OWNER: Michelle Coran, 15021 Edwards St., Huntington Beach, CA 92647
REQUEST: To allow an existing 6,215 sq. ft. animal hospital to expand into two adjacent suites (totaling 1,756 sq. ft.) within an existing commercial shopping center.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

ACTION AGENDA
(Continued)

LOCATION: 15021 Edwards Street, 92647 (near the southwest corner of Edwards St. and Bolsa Ave.)
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.