



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

WEDNESDAY, MAY 4, 2016, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos
STAFF MEMBERS: John Ramirez, Kimo Burden, Ethan Edwards, Judy Graham
MINUTES: **NONE**
ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

1. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 16-014/ COASTAL DEVELOPMENT PERMIT NO. 16-006 (ZHANG REMODEL)**

APPLICANT: Robert Lzu, 199 West Hillcrest Drive, Thousand Oaks, CA 91360

PROPERTY OWNER: Wing Shine, Inc., 600 North Atlantic Boulevard, #312, Monterey Park, CA 92754

REQUEST: To permit the remodel of an existing two story 2,435 sq. ft. house with a 544 sq. ft. second and third floor addition, including a third floor deck with an over-head wood trellis.

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

COASTAL STATUS: Appealable

LOCATION: 3261 Falkland Circle, 92649 (north side of Falkland Cir. east of Channel Ln. – Huntington Harbour)

CITY CONTACT: John Ramirez

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. 16-016 (MR. B'S LIQUOR STORE)**

APPLICANT: Sal Amash, 17196 Pacific Coast Highway, Huntington Beach, CA 92649

PROPERTY OWNER: Baldavia LLC., 645 West 9th St. #110-207, Los Angeles, CA 90015

REQUEST: To permit the establishment of a 1,600 sq. ft. retail store devoted to the sales, display, and storage of alcoholic beverages (ABC Type 21 License) and other convenience goods within an existing shopping center.

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

COASTAL STATUS: Non-Appealable

ACTION AGENDA
(Continued)

LOCATION: 17204 Pacific Coast Highway, 92649 (north of Warner Ave.
and east of Pacific Coast Highway)
CITY CONTACT: Kimo Burden
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of
approval

CONTINUED TO A DATE UNCERTAIN AT THE APPLICANT'S REQUEST

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 Nine Hundred Seventeen Dollars (\$1,917.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand Five Hundred One Dollars (\$2,501.00) 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.