



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

**WEDNESDAY, FEBRUARY 13, 2008, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Mary Beth Broeren

**STAFF MEMBERS:** Andrew Gonzales, Ron Santos, Jill Arabe, Rami Talleh, Pamela Avila (recording secretary)

**MINUTES:** July 11, 2007  
November 7, 2007  
December 12 and 19, 2007  
January 9, 2008  
**APPROVED AS SUBMITTED**

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

**SCHEDULED ITEMS:**

**1. PETITION DOCUMENT: ENTITLEMENT PLAN AMENDMENT NO. 2007-007 (WONG RESIDENCE – AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 2006-017)**

APPLICANT: Dennis Braeutigam  
REQUEST: To modify approved plans and allow an increase to the overall building height of an existing two-story, single family residence to 25'-2" in lieu of an approved building height of 20'-6".

LOCATION: 16891 Bolero Lane, 92649 (Westside of Bolero Lane, north of Finisterre Drive – Huntington Harbor)

PROJECT PLANNER: Andrew Gonzales  
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. 2007-048 (76 STATION CONVENIENCE MARKET)**

APPLICANT: Farhad Bondarian  
REQUEST: To permit the conversion of three automotive service bays at an existing gas station into a convenience market with retail beer and wine sales.

LOCATION: 18742 Main Street, 92648 (Southwest intersection of Main St. and Delaware St.)

PROJECT PLANNER: Ron Santos  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

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

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

- 3. PETITION DOCUMENT:      CONDITIONAL USE PERMIT NO. 2007-047  
  (RALPH'S RECYCLING CENTER)**
- APPLICANT:                     Robert Martinez
- REQUEST:                        To permit the establishment of a portable recycling center as an accessory use within an existing commercial shopping center parking lot.
- LOCATION:                        10081 Adams Avenue, 92646 (Northeast corner of Brookhurst St. and Adams Ave. – Beachmont Plaza)
- PROJECT PLANNER:             Jill Arabe
- STAFF RECOMMENDS:         Denial based upon suggested findings.

**CONTINUED TO MARCH 12, 2008 MEETING WITH THE PUBLIC HEARING TO BE OPENED**

*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 Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) 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.*