



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

WEDNESDAY, MARCH 26, 2008, 1:30 P.M.

ZONING ADMINISTRATOR: Herb Fauland, Acting Zoning Administrator

STAFF MEMBERS: Tess Nguyen, Rami Talleh, Judy Demers (recording secretary)

MINUTES: None

ORAL COMMUNICATION: None

SCHEDULED ITEMS:

1. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2008-002 (HUNTINGTON PACIFICA PARKING REDUCTION – CONTINUED FROM THE MARCH 19, 2008 MEETING)

APPLICANT: Jeff Packard, Sapetto Group, Inc.

REQUEST: To permit a 34-space parking reduction based on a parking demand analysis and a transportation demand management plan. The reduction in parking is requested to permit the conversion of 10,934 sq. ft. of general office space to medical office use within an existing 41,950 sq. ft. office building.

LOCATION: 18377 Beach Boulevard, 92648 (west side of Beach Boulevard, north of Ellis Avenue)

PROJECT PLANNER: Tess Nguyen

STAFF RECOMMENDS: Continuance to the April 9, 2008 meeting at the applicant's request.

CONTINUED TO APRIL 9, 2008 MEETING

2. PETITION DOCUMENT: ENTITLEMENT PLAN AMENDMENT NO. 2008-002 (ROYAL STREET COMMUNICATIONS WIRELESS COMMUNICATION FACILITY – AMENDMENT TO CONDITIONAL USE PERMIT NO. 2006-042)

APPLICANT: Jane Norine

REQUEST: To delete a condition of approval requiring completion of an environmental assessment for the LeBard Park Master Plan prior to issuance of a building permit for a wireless communications facility.

LOCATION: 20470 Ravenwood Lane, 92646 (south of Warwick Drive, west of Santa Ana River – Southern California Edison easement)

PROJECT PLANNER: Tess Nguyen

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

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL

AGENDA
(Continued)

- 3. PETITION DOCUMENT: VARIANCE NO. 2008-002 (BROOKHURST PLAZA FAÇADE IMPROVEMENT)**
APPLICANT: Donald B. Ayres III
REQUEST: To permit 5.1% of on-site landscaping in lieu of the minimum required 6% of onsite landscaping and allow a 5 ft. wide landscape planter along Hamilton Ave. in lieu of the minimum required 6 ft. wide landscape planter in conjunction with a façade improvement of an existing shopping center.
LOCATION: 21431 Brookhurst Street, 92646 (Southwest corner of Brookhurst Street and Hamilton Avenue)
PROJECT PLANNER: Rami Talleh
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL

- 4. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 2007-016; TENTATIVE PARCEL MAP NO. 2007-138 (SANDOVER RESIDENTIAL DEVELOPMENT)**
APPLICANT: Ed Mountford
REQUEST: **TPM:** To permit the subdivision of an area consisting of an entry gate and landscaping into two lots for purposes of constructing two single family homes and a new entry gate and landscaping. **CDP:** To permit the construction of two single family homes and relocate an existing entry gate.
LOCATION: 4990 Sandover Drive, 92649 (east side of Bolsa Chica Street south of Los Patos Avenue – Sandover Residential Development)
PROJECT PLANNER: Rami Talleh
STAFF RECOMMENDS: Continuance to a date uncertain at the applicant's request.

CONTINUED TO A DATE UNCERTAIN

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.