



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

WEDNESDAY, AUGUST 23, 2006, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Rami Talleh, Ron Santos, Ramona Kohlmann

MINUTES: August 2, 2006

APPROVED AS SUBMITTED

ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

- 1. PETITION DOCUMENT: VARIANCE NO. 2006-005 (LEE APARTMENTS) – CONTINUED FROM THE AUGUST 2, 2006 MEETING AT THE APPLICANT’S REQUEST WITH THE PUBLIC HEARING OPEN**
- APPLICANT: Jubilee Management Company, LLC., c/o Mary Lee
REQUEST: To permit a two space reduction in required parking in conjunction with the conversion of a recreation room into a one-bedroom dwelling unit at an existing 16-unit apartment complex.
- LOCATION: 2202 Hess Circle (terminus of Hess Circle, north of Utica Avenue)
PROJECT PLANNER: Rami Talleh
STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval

APPROVED WITH MODIFIED FINDINGS AND CONDITIONS

- 2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2006-027 (STARBUCKS COFFEE)**
- APPLICANT: Steve Briscoe
REQUEST: To permit construction of a 3,001 sq. ft. 2-unit commercial building with a drive-through service window. The existing Max’s Sports Bar will be demolished.
- LOCATION: 18922 Beach Boulevard (east side of Beach Boulevard, north of Garfield Avenue)
PROJECT PLANNER: Ron Santos
STAFF RECOMMENDS: Continuance to a date uncertain at the applicant’s request with re-notification

CONTINUED TO A DATE UNCERTAIN WITH RE-NOTIFICATION

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.