



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

WEDNESDAY, NOVEMBER 28, 2007, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

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

MINUTES: October 31, 2007
APPROVED AS SUBMITTED

ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

1. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 2007-013
(TADDEO RESIDENCE)

APPLICANT: Greg Howell
REQUEST: To permit the demolition of an of an existing single family dwelling and construction of an approximately 4,194 sq. ft., two story, single family dwelling. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/ privacy issues, such as window alignments, building pad height, and floor plan layout.
LOCATION: 16251 Typhoon Lane, 92649 (west side of Typhoon Lane, between Sagamore and Venture Drives – Trinidad Island, 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. 07-030 (SASSOUNIAN
OFFICE BUILDING)

APPLICANT: Bijan Sassounian
REQUEST: To permit an approximately 1,750 sq. ft. 1st and 2nd floor addition to an existing medical office building.
LOCATION: 18819 Delaware Street, 92648 (west side of Delaware St., south of Main St.)
PROJECT PLANNER: Ron Santos
STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL

ACTION AGENDA
(Continued)

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.