



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

WEDNESDAY, SEPTEMBER 26, 2007, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Tess Nguyen, Ron Santos, Rami Talleh, Pamela Avila (recording secretary)

MINUTES: August 22, 2007
August 29, 2007

APPROVED AS SUBMITTED

ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

**1. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2007-028
(HENDRICKSON RESIDENCE)**

APPLICANT: Jill and Al Hendrickson

REQUEST: To permit (a) the development of a lot with a grade differential exceeding three feet between the high and low points of the parcel, (b) the construction of a two-story single-family residence with a height of approximately 34 ft. 9 in., and (c) the construction of an approximately 119 sq. ft. rooftop deck above the second story. 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: 206 21st Street, 92648 (east side of 21st Street, north of Walnut Avenue)

PROJECT PLANNER: Tess Nguyen

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

CONTINUED TO OCTOBER 3, 2007 WITH THE PUBLIC HEARING CLOSED

**2. PETITION DOCUMENT: ENTITLEMENT PLAN AMENDMENT NO. 07-004
(BROOKHURST CARWASH/ AMENDMENT TO
CONDITIONAL USE PERMIT NO. 05-37)**

APPLICANT: Atabak Youseefzadeh

REQUEST: To amend previously approved plans for construction of an approximately 2,300 sq-ft. full-service carwash building and associated site improvements, to accurately depict the project

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Continued

site as part of the adjacent shopping center and delete a condition of approval requiring reciprocal access with the adjacent shopping center.

LOCATION: 19002 Brookhurst Street, 92646 (southeast corner of Brookhurst St. and Garfield Ave.)

PROJECT PLANNER: Ron Santos

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

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL

3. PETITION DOCUMENT: TENTATIVE PARCEL MAP NO. 2007-148 AND CONDITIONAL USE PERMIT NO. 2007-026 (OCEANUS DR. INDUSTRIAL CONDOMINIUM CONVERSION)

APPLICANT: Michael C. Adams

REQUEST: **TPM:** To permit the subdivision of one parcel currently developed with two buildings totaling 69,568 sq. ft. for condominium purposes. The project will consist of approximately 26 industrial condominium units. **CUP:** To permit a 43 space reduction in required parking, based on parking survey data and a transportation demand management plan.

LOCATION: 5445 Oceanus Ave. and 15121 Graham St., 92649 (Northwest corner of Oceanus Ave. and Graham

PROJECT PLANNER: Rami Talleh

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

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL

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.