



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

WEDNESDAY, August 18, 2010, 1:30 P.M.

- ZONING ADMINISTRATOR:** Ricky Ramos
- STAFF MEMBERS:** Tess Nguyen, Andrew Gonzales, Judy Demers (recording secretary)
- MINUTES:** **NONE**
- ORAL COMMUNICATION:** **NONE**

SCHEDULED ITEMS:

- 1. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 2009-003 (THE OLIVE PIT ALCOHOL SALES AND OUTDOOR DINING)****
- APPLICANT:** Mike Adams, Michael C. Adams Associates
- PROPERTY OWNER:** Bijan Sassounian
- REQUEST:** To permit (a) a 19-space parking reduction associated with the establishment of a 2,940 sq. ft. restaurant and 320 sq. ft. outdoor dining area; and (b) the onsite sales and consumption of alcohol beverages located within an existing multi-tenant commercial shopping center.
- LOCATION:** 16365 Bolsa Chica Street, 92649 (northwest corner of Bolsa Chica Street and Heil Avenue)
- PROJECT PLANNER:** Tess Nguyen
- STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval.

APPROVED WITH MODIFIED 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 Five Hundred Thirty-Four Dollars (\$1,534.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand and Two Dollars (\$2,002.00) 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.