



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

WEDNESDAY, JANUARY 25, 2012, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Jill Arabe, Andrew Gonzales, Judy Demers (recording secretary)

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

**1. PETITION DOCUMENT: SITE PLAN REVIEW NO. 11-003/ VARIANCE NO. 11-004
(HOAG HEALTH CENTER EXPANSION - CONTINUED
FROM THE DECEMBER 21, 2011 MEETING)**

APPLICANT: Darci Hernandez, Boulder Associates, Inc.
PROPERTY OWNER: Hoag Memorial Hospital Presbyterian, c/o Rosie Adams
REQUEST:

SPR: To permit the phased construction of an approximately 52,775 sq. ft. three-story addition to an existing 52,177 sq. ft. medical office building; a three-story, approximately 486-space parking structure; and associated site improvements including perimeter and interior landscaping, public open space, and the reconfiguration of the surface parking lot and onsite vehicular circulation. The expanded services will include urgent care, pharmacy, rehab/therapy, imaging, café, wellness center for public education, medical oncology/infusion, and physician clinical space. The proposal also includes a request for a temporary parking reduction to accommodate for the phased construction of the project. **VAR:** To permit a proposed parking structure with a (a) 0 ft. southerly side yard setback in lieu of 5 ft., (b) 10 ft. easterly rear yard setback in lieu of 25 ft., and (c) the structure to be visually exposed to the street in lieu of the facade being hidden along the entire street frontage.

LOCATION: 19582 Beach Blvd., 92646 (east side of Beach Blvd., south of Yorktown Avenue – Hoag Health Center)

PROJECT PLANNER: Jill Arabe

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 Two Thousand Five Hundred One Dollars (\$2,501.00) 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.