



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

**WEDNESDAY, APRIL 4, 2012, 1:30 P.M.**

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Hayden Beckman, Andrew Gonzales, Judy Demers (recording secretary)

MINUTES: May 18, 2011  
June 1, 2011  
October 5, 2011  
November 16, 2011

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

**SCHEDULED ITEMS:**

**1. PETITION DOCUMENT: VARIANCE NO. 12-001 (ADAMS & MAGNOLIA SHOPPING CENTER FAÇADE REMODEL)**

APPLICANT: Randy Jepsen, PJP Architects  
PROPERTY OWNER: L.C. Smull, Business Properties Development Company  
REQUEST: To permit a (a) 3 ft. wide landscape planter in lieu of the minimum 10 ft. required along Adams Avenue; and (b) 3 ft. 4 in. wide landscape planter in lieu of the minimum 6 ft. required along Magnolia Street in association with proposed façade improvements to an existing commercial shopping center.  
LOCATION: 9036-9102 Adams Avenue, 92646 (southeast corner of Magnolia Street and Adams Avenue)  
PROJECT PLANNER: Hayden Beckman  
STAFF RECOMMENDS: Approval with based upon suggested findings and conditions of approval

**2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 12-002 (RELIABLE LUMBER RV STORAGE)**

APPLICANT: Wayne Carvalho, Michael C. Adams Associates  
PROPERTY OWNER: Triple Properties, LLC, c/o David Higman  
REQUEST: To permit the establishment and operation of a 207-space recreational vehicle storage facility on a 4.24-acre portion of a total 8.65-acre industrial property utilized by an existing lumber storage yard. The facility will operate on a 24-hour basis with access provided from Redondo Circle through a controlled entry gate.  
LOCATION: 7600 Redondo Circle, 92648 (south of Talbert Avenue, terminus of Redondo Circle and Kovacs Lane)  
PROJECT PLANNER: Andrew Gonzales  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**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 Nine Hundred Seventeen Dollars (\$1,917.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and 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.***