



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

WEDNESDAY, SEPTEMBER 7, 2011, 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: VARIANCE NO. 11-003 (BEACH PROMENADE MAIN ENTRY AND TRANSFORMERS MODIFICATIONS)

APPLICANT/PROPERTY OWNER: Bijan Sassounian – Beach Promenade
REQUEST: To permit (a) a 45 ft. driveway width (Caltrans requirement) in lieu of a minimum 52 ft. for a main entry drive of an existing multi-tenant commercial shopping center with 516 onsite parking spaces, and (b) the placement of three above-ground Southern California Edison (SCE) transformers at a 20 ft. setback in lieu of a minimum 25 ft. along Beach Boulevard.
LOCATION: 21022-21190 Beach Boulevard, 92648 (southeast corner of Beach Boulevard and Atlanta 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 Seven Hundred Twenty-Five Dollars (\$1,725.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand Two Hundred Fifty-Two Dollars (\$2,252.00) 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.