



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

WEDNESDAY, JANUARY 25, 2006, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Rami Talleh, Ron Santos, Ramona Kohlmann

MINUTES: None

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. 05-06 (ITSON RESIDENCE – CONTINUED FROM THE JANUARY 11, 2006 MEETING WITH THE PUBLIC HEARING OPEN)

APPLICANT: Cary and Diana Itson

REQUEST: To allow improvements within the front yard of a single-family dwelling consisting of (a) an 11 ft.-4 in. deep driveway in lieu of the minimum required driveway depth of 20 ft. to access a parking space and (b) four percent of landscaping (39 sq. ft.) within the front yard setback in lieu of the minimum required 40 percent of landscaping (378 sq. ft.).

LOCATION: 20172 Imperial Cove Lane (east side of Imperial Cove Lane and north of Masters Drive)

PROJECT PLANNER: Rami Talleh

STAFF RECOMMENDS: Denial based upon suggested findings for denial

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.