



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

WEDNESDAY, FEBRUARY 15, 2012, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

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

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: COASTAL DEVELOPMENT PERMIT NO. 11-016 (PARKSIDE SETTLEMENT MONUMENTS)

APPLICANT: John Vander Velde, Shea Homes
PROPERTY OWNER: Shea Homes, 1250 Corona Pointe Court, No. 600, Corona, CA 92879
REQUEST: To permit the installation of 10 settlement monumentation markers along the northerly and southerly boundaries of the subject site in order to gather baseline data of onsite soil settlement.
LOCATION: West side of Graham Street, south of Warner Avenue, 92649 (Parkside Estates)
PROJECT PLANNER: Tess Nguyen
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

2. PETITION DOCUMENT: TENTATIVE PARCEL MAP NO. 11-142 (ODDO SUBDIVISION)

APPLICANT/
PROPERTY OWNER: David P. Oddo, 815 Main Street, Huntington Beach, CA 92648
REQUEST: To permit the subdivision of a 50 ft. wide, 5,750 sq. ft. parcel into two 25 ft. wide, 2,875 sq. ft. residential lots.
LOCATION: 412 12th Street, 92648 (east side of 12th Street, between Orange Avenue and Pecan Avenue)
PROJECT PLANNER: Jill Arabe
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

AGENDA
(Continued)

- 3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 11-026 (MCDONALD'S ADDITION)**
- APPLICANT: Tom Le, Underwood & Associates
- PROPERTY OWNER: Randy Kimoto, McDonald's, USA, LLC, 3800 Kilroy Airport Way, Long Beach, CA 90805
- REQUEST: To permit the partial demolition and expansion of an existing 4,100 sq. ft. drive-thru restaurant building and various onsite improvements. The project will remove 1,824 sq. ft. of restaurant area and 500 sq. ft. of combined outdoor dining and playground space. The addition will result in approximately 1,565 sq. ft. of new restaurant area for a total net building size of 3,895 sq. ft..
- LOCATION: 6561 Edinger Avenue, 92647 (north side of Edinger Avenue, east of Edwards Street)
- PROJECT PLANNER: Jill Arabe
- STAFF RECOMMENDS: Approval with modifications based upon suggested findings and 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 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 Two Hundred Five Hundred and 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.