



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

**WEDNESDAY, MAY 17, 2006, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Mary Beth Broeren

**STAFF MEMBERS:** Paul Da Veiga, Rami Talleh, Ron Santos, Ramona Kohlmann

**MINUTES:** April 12 and 26, 2006  
May 3, 2006

**APPROVED AS SUBMITTED**

**ORAL COMMUNICATION:** **NONE**

**SCHEDULED ITEMS:**

- 1. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2006-004 (BARON & BARON INDUSTRIAL BUILDING)**
- APPLICANT: K. L. Charles Architect, Inc.  
REQUEST: To permit the construction of a 23,708 sq. ft. industrial office/warehouse building on a vacant 47,916 sq. ft. lot.  
LOCATION: 15462 Electronic Lane (northeast corner of Electronic Street and Mc Fadden Avenue)  
PROJECT PLANNER: Paul Da Veiga  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**APPROVED WITH MODIFIED FINDINGS AND CONDITIONS**

- 2. PETITION DOCUMENT: TEMPORARY USE PERMIT NO. 2006-001 (BELLA TERRA MALL GRAND OPENING EVENT)**
- APPLICANT: Patricia Rogers  
REQUEST: To permit a one-day outdoor event on September 9, 2006, consisting of live entertainment, food tasting, beer and wine tasting, merchandise booths, and various skateboard demonstrations within the Bella Terra Mall parking lot.  
LOCATION: 7777 Edinger Avenue (north side of Edinger Avenue, west of Beach Boulevard)  
PROJECT PLANNER: Rami Talleh  
STAFF RECOMMENDS: Continuance to a date uncertain at the applicant's request with re-notification

**CONTINUED TO A DATE UNCERTAIN AT THE APPLICANT'S REQUEST WITH THE PUBLIC HEARING OPEN**

**ACTION AGENDA  
(Continued)**

- 3. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 2006-006 /  
CONDITIONAL USE PERMIT 2006-013 (WASLEY  
RESIDENCE)**
- APPLICANT: Phil Edmondson  
REQUEST: **CDP:** To permit the construction of a three-story, 5,592 sq. ft. single-family residence. **CUP:** To permit a dwelling with a 495 sq. ft. third floor, two third-story decks, and an overall building height of 33 ft. 4 inches. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.
- LOCATION: 16272 Wayfarer Lane (east side of Wayfarer Lane, north of Humboldt Drive)
- PROJECT PLANNER: Rami Talleh  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL**

- 4. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2006-009 (GOLD'S GYM  
EXPANSION)**
- APPLICANT: Michael C. Adams Associates  
REQUEST: To permit a 3,580 sq. ft. expansion of an existing health club into an adjacent commercial suite.
- LOCATION: 8875 Adams Avenue (northwest corner of Adams Avenue and Magnolia Street)
- PROJECT PLANNER: Ron Santos  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**APPROVED WITH 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 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.***