

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

**WEDNESDAY, FEBRUARY 22, 2006 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Mary Beth Broeren

**STAFF MEMBER:** Ron Santos, Kathy Schooley (recording secretary)

**MINUTES:** November 9, 2005  
January 4, 11, 18, and 25, 2006  
February 2, 2006

**APPROVED AS SUBMITTED**

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

**ITEM 1: CONDITIONAL USE PERMIT NO. 05-44 (KASHANI DENTAL OFFICE)**

APPLICANT/  
PROPERTY OWNER: Majid Kashani, 6 Glenn, Irvine, CA 92620  
REQUEST: To permit construction of a 480 sq. ft. first floor addition to an existing 1,900 sq. ft. single-story commercial building.  
LOCATION: 20001 Beach Boulevard (southwest corner of Beach Boulevard and Adams Avenue)  
PROJECT PLANNER: Ron Santos

Ron Santos, Staff Planner, displayed project plans and stated the purpose, location, zoning, and existing uses of the requested project. Staff presented an overview of the proposed project and the suggested findings and conditions of approval as outlined in the executive summary.

Staff stated that the Design Review Board (DRB) recommended modifications to the project plans as follows:

- a. Wall sign copy shall be limited to the complete and true business name.
- b. The width of the proposed monument sign cabinet shall match the width of the existing monument sign base.
- c. The monument sign cabinet sign copy shall be limited to the business logo (the toothbrush design and "Seaside").

Staff recommended approval of the request based upon the suggested findings and subject to the suggested conditions as outlined in the executive summary and with the aforementioned DRB recommended modifications to the plans. No written or verbal comments were received in response to the public notification.

Mary Beth Broeren, Zoning Administrator, and staff discussed reasons why the DRB is recommending signage revisions to the Zoning Administrator. Staff advised that following the DRB meeting the applicant was required to submit revised plans which is now being submitted to the Zoning Administrator for approval. Ms. Broeren and staff discussed the procedure and final approval authority on signage.

**THE PUBLIC HEARING WAS OPENED.**

Majid Kashani, 6 Glenn, Irvine, applicant, stated opposition to the DRB's recommended signage that would limit the sign to the business logo. Mr. Kashani stated a desire to have the wall sign reflect the complete business name.

Discussion ensued.

**THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.**

Ms. Broeren stated that the DRB's suggested revisions to the project plans would have to be resolved by the DRB. She stated that she was going to approve the request with modifications to the suggested conditions of approval.

Ms. Broeren advised that the applicant would not be precluded from going forward and obtaining a temporary banner permit pending action by the DRB. She further advised the applicant to submit a copy of the DBA for the entitlement file.

Ms. Broeren asked staff to modify the suggested conditions of approval as follows:

The site plan, floor plans, and elevations received and dated January 31, 2006 and sign plans received and dated February 9, 2006 shall be the conceptually approved design with the following modifications:

- a. Wall sign copy shall be limited to the complete and true business name.
- b. The width of the proposed monument sign cabinet shall match the width of the existing monument sign base.
- c. The revised sign plans shall be subject to review and approval by the Design Review Board.

**CONDITIONAL USE PERMIT NO. 05-44 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND MODIFIED CONDITIONS OF APPROVAL. THE ZONING ADMINISTRATOR STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR CAN BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) CALENDAR DAYS.**

## **FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, because the project consists a minor addition to an existing commercial building not resulting in an increase of more than 50 percent of the floor area before the addition or 2,500 square-feet.

## **FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 05-44:**

1. Conditional Use Permit No. 05-44 to permit construction of a 480 sq. ft. first floor addition to an existing 1,900 sq. ft. single-story commercial building will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed 480 sq. ft. addition represents a negligible expansion of an existing commercial building. The proposed addition will be constructed under an existing roof and will be architecturally integrated with the existing building. The project will provide the on-site parking required to accommodate the proposed expansion. No significant increase in traffic, noise, odors, lighting or other impacts are anticipated from the proposed addition.
2. The conditional use permit will be compatible with surrounding uses because the project represents a minor expansion of an existing commercial building for use as a dental office. The addition will be constructed under an existing roof and will result in the elimination of two existing drive-through lanes and service windows associated with the prior use of the building as a pharmacy. The project is proposed on a parcel designated for commercial use, adjacent to a commercial parcel to the west, arterial highways to the north and east, and residential property to the south. The proposed addition will maintain a setback of approximately 34-feet to the residential property line to the south.
3. The proposed conditional use permit will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance, including minimum on-site parking requirements and building setbacks, and maximum building height and floor area ratio. The project will provide two additional on-site parking spaces, as required by the HBZSO.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of CG-F1 (Commercial General – 0.35 Max. Floor Area Ratio) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

ED 2.4.2: Encourage and assist existing and potential commercial owners to modernize and expand their commercial properties.

LU 10.1.16: Require that additions to existing office developments be designed to complement the existing structures and achieve a consistent character.

The proposed project represents a minor expansion of an existing commercial development. The proposed addition is designed as an architecturally compatible and integrated component of the larger building.

**CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 05-44:**

1. The site plan, floor plans, and elevations received and dated January 31, 2006 and sign plans received and dated February 9, 2006 shall be the conceptually approved design with the following modifications:
  - a. Wall sign copy shall be limited to the complete and true business name.
  - b. The width of the proposed monument sign cabinet shall match the width of the existing monument sign base.
  - c. The revised sign plans shall be subject to review and approval by the Design Review Board.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof

**THE MEETING WAS ADJOURNED AT 1:55 PM BY THE ZONING ADMINISTRATOR TO THE NEXT REGULARLY SCHEDULED MEETING OF THE ZONING ADMINISTRATOR ON WEDNESDAY, MARCH 1, 2006 AT 1:30 PM.**

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Mary Beth Broeren  
Zoning Administrator

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