



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

WEDNESDAY, JULY 11, 2012, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Tess Nguyen, 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: CONDITIONAL USE PERMIT NO. 12-06 (CHASE BANK)**
APPLICANT: Stephen Bull
PROPERTY OWNER: Tarek Berri, NB Oil, 3620 Pacific Coast Highway, Torrance, CA 90505
REQUEST: To permit the construction of an approximately 4,335 sq. ft. bank on a 0.57-acre commercial site. The proposed onsite improvements will include the installation of a freestanding automatic teller machine (ATM), 19-space parking lot, and associated site improvements. A minimum of three (3) parking spaces are proposed to be provided on an adjacent commercial property (Target site) through a long-term lease agreement to meet the total minimum parking requirement for the proposed use.
LOCATION: 20001 Brookhurst Street, 92646 (southwest corner of Brookhurst Street and Adams Avenue)
PROJECT PLANNER: Tess Nguyen
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

AGENDA
(Continued)

**2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 11-25 (EDINGER
SPRINGDALE RETAIL BUILDING)**

APPLICANT: Robert Beery
PROPERTY OWNER: Exxon Mobil Oil Corporation
REQUEST: To permit the (a) construction of an approximately 3,400 sq. ft. retail commercial building and (b) reduction of four (4) required onsite parking spaces from a total minimum 17 spaces required for the development of a vacant 0.37-acre commercial site. The proposed project will be constructed in a total of two phases that will include a 2,400 sq. ft. building (Phase 1) and a 1,000 sq. ft. addition (Phase 2).

LOCATION: 6012 Edinger Avenue, 92647 (southeast corner of Edinger and Springdale

PROJECT PLANNER: Tess Nguyen
STAFF RECOMMENDS: Approval 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 Five Hundred 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.