



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

WEDNESDAY, AUGUST 2, 2006, 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Rami Talleh, Jennifer Villasenor, Jeanie Cutler, Kathy Schooley

MINUTES: June 28, 2006
July 12, 2006

APPROVED AS SUBMITTED

ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

1. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2006-025 (PANDA PALACE ALCOHOL PERMIT)

APPLICANT: Frank Yang
REQUEST: To permit alcohol sales at a restaurant located within 300 ft. of a residential zoning district.
LOCATION: 16400 Pacific Coast Highway, #112 (East side of PCH, North of Admiralty)
PROJECT PLANNER: Jennifer Villasenor
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL

2. PETITION DOCUMENT: VARIANCE NO. 2006-007 (HUTCHINS DEVELOPMENT)

APPLICANT: D.F. Martin
REQUEST: To permit the construction of two, three-story, single-family homes with a 1'-10" side yard setback in lieu of the minimum required 3'-0" side yard setback.
LOCATION: 617 Frankfort Avenue (west side of Frankfort Avenue, east of Delaware Street)
PROJECT PLANNER: Rami Talleh
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

WITHDRAWN AT THE APPLICANT'S REQUEST

ACTION AGENDA
(Continued)

3. PETITION DOCUMENT: VARIANCE NO. 2006-005 (LEE APARTMENTS)
APPLICANT: Terri Breer, Esq
REQUEST: To permit a two space reduction in required parking in conjunction with the conversion of a recreation room into a one-bedroom dwelling unit at an existing 16-unit apartment complex.
LOCATION: 2202 Hess Circle (terminus of Hess Circle, north of Utica Avenue)
PROJECT PLANNER: Rami Talleh
STAFF RECOMMENDS: Continuance to August 23, 2006 at applicants request.
CONTINUED TO THE AUGUST 23, 2006 MEETING WITH THE PUBLIC HEARING OPEN

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.