



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

**WEDNESDAY, DECEMBER 19, 2007, 1:30 P.M.**

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Jill Arabe, Tess Nguyen, Rami Talleh, Pamela Avila (recording secretary)

MINUTES: November 21, 2007  
**APPROVED AS SUBMITTED**

ORAL COMMUNICATION: **NONE**

**SCHEDULED ITEMS:**

**1. PETITION DOCUMENT: TEMPORARY USE PERMIT NO. 2007-005 (QUIKSILVER OUTDOOR EVENTS)**

APPLICANT: John Mandracchia  
REQUEST: To permit a comprehensive outdoor events calendar consisting of 15 events per year for a five year period (2007-2011). The outdoor events include live entertainment, food and alcohol service, and retail sales.  
LOCATION: 15362 Graham St., 92649 (north of McFadden Ave., east of Graham St.)  
PROJECT PLANNER: Jill Arabe  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL**

**2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 2007-005; CONDITIONAL USE PERMIT NO. 2007-023 (NGUYEN ADDITION)**

APPLICANT: Art Kent  
REQUEST: **CDP:** To permit the construction of an approximately 1,301 sq. ft. first, second, and third story addition to an existing single family home; **CUP:** To permit the construction of an approximately 665 sq. ft. third story addition and an approximately 180 sq. ft. third story deck with an overall building height of 33 ft.-0 in.  
LOCATION: 17051 Edgewater Ln., 92649 (south side of Edgewater Ln., west of Waverly Ln.)  
PROJECT PLANNER: Tess Nguyen  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL**

**ACTION AGENDA**  
**(Continued)**

- 3. PETITION DOCUMENT:**      **CONDITIONAL USE PERMIT NO. 2007-034 (SHAW DEVELOPMENT)**
- APPLICANT:                      Glen Shaw
- REQUEST:                         To permit the construction of a multi-family development consisting of two dwelling units with an overall building height of 35 ft.-0 in.
- LOCATION:                         17061 Sandra Lee Ln., 92649 (west side of Sandra Lee Ln., north of Orion Dr.)
- PROJECT PLANNER:            Tess Nguyen
- STAFF RECOMMENDS:        Approval based upon suggested findings and conditions of approval

**APPROVED WITH 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 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.*