



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

**WEDNESDAY, JANUARY 2, 2008, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Mary Beth Broeren

**STAFF MEMBERS:** Rami Talleh, Pamela Avila (recording secretary)

**MINUTES:** November 14, 2007  
November 28, 2007  
December 5, 2007

**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: COASTAL DEVELOPMENT PERMIT NO. 2007-019;  
CONDITIONAL USE PERMIT NO. 2007-045 (NGO 3<sup>RD</sup>  
STORY CONVERSION)**

**APPLICANT:** McVictory Ngo  
**REQUEST:** To permit the conversion of approximately 130 sq. ft. of attic space into a third story den within the confines of second story roof of a single-family home under construction.  
**LOCATION:** 9161 Christine Dr., 92649 (north side of Christine Dr., east of Susan Ln.)  
**PROJECT PLANNER:** Rami Talleh  
**STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval

**2. PETITION DOCUMENT: ENTITLEMENT PLAN AMENDMENT NO. 2007-006  
(TRUONG DEVELOPMENT AFFORDABLE HOUSING  
MODIFICATION – AMENDMENT TO TENTATIVE PARCEL  
MAP NO. 2006-188)**

**APPLICANT:** Duc Nguyen  
**REQUEST:** To amend a condition of approval to allow the payment of an Affordable Housing In-Lieu Fee to satisfy the affordable housing requirement instead of providing an affordable housing unit on-site.  
**LOCATION:** 7762-7772 Liberty Avenue, 92648 (south side of Liberty Ave., west of Beach Blvd.)  
**PROJECT PLANNER:** Rami Talleh  
**STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval

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

***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.***