



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

**WEDNESDAY, MARCH 19, 2008, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Mary Beth Broeren

**STAFF MEMBERS:** Tess Nguyen, Andrew Gonzales, Rami Talleh, Pamela Avila  
(recording secretary)

**MINUTES:** **NONE**

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

**SCHEDULED ITEMS:**

**1. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2008-002 (HUNTINGTON PACIFICA PARKING REDUCTION)**

APPLICANT: Jeff Packard, Sapetto Group, Inc.

REQUEST: To permit a 34-space parking reduction based on a parking demand analysis and a transportation demand management plan. The reduction in parking is requested to permit the conversion of 10,934 sq. ft. of general office space to medical office use within an existing 41,950 sq. ft. office building.

LOCATION: 18377 Beach Boulevard, 92648 (west side of Beach Boulevard, north of Ellis Avenue)

PROJECT PLANNER: Tess Nguyen

STAFF RECOMMENDS: Continuance to the March 26, 2008 Meeting

**CONTINUED TO THE MARCH 26, 2008 MEETING**

**2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2007-044; COASTAL DEVELOPMENT PERMIT NO. 2007-018 (HERMAN RESIDENCE)**

APPLICANT: Greg Howell

REQUEST: **CDP:** To permit the construction of an approximately 6,208 sq. ft. single-family dwelling with a 602 sq. ft. attached garage; **CUP:** To permit an approximately 1,107 sq. ft. 3<sup>rd</sup> floor living area and an approximately 148 sq. ft. 3<sup>rd</sup> story deck. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/ privacy issues, such as window alignments, building pad height, and floor plan layout.

LOCATION: 3292 Falkland Circle, 92649 (terminus of Falkland Circle, east of Channel Lane)

PROJECT PLANNER: Andrew Gonzales

STAFF RECOMMENDS: Continuance to the April 2, 2008 Meeting

**CONTINUED TO THE APRIL 2, 2008 MEETING WITH RE-NOTIFICATION**

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

- 3. PETITION DOCUMENT:**      **VARIANCE NO. 2008-001; COASTAL DEVELOPMENT PERMIT NO. 2008-001 (BOTWIN RESIDENCE)**
- APPLICANT:                      Louie Hernandez
- REQUEST:                        **CDP:** To permit the construction of an approximately 834 sq. ft. 2<sup>nd</sup> floor addition to an existing single-family dwelling; **VAR:** To permit a proposed 2<sup>nd</sup> floor addition at a 7'-8" front yard setback in lieu of a minimum 15'-0" required front yard setback.
- LOCATION:                         16051 Santa Barbara Lane, 92649 (Westside of Santa Barbara Lane, south of Edinger Avenue)
- PROJECT PLANNER:            Andrew Gonzales
- STAFF RECOMMENDS:        Approval with modification based upon suggested findings and conditions of approval

**APPROVED WITH FINDINGS AND MODIFIED CONDITIONS**

***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.***