



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

**WEDNESDAY, OCTOBER 17, 2007, 1:30 P.M.**

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBERS: Andrew Gonzales, Rami Talleh, Pamela Avila (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: TENTATIVE PARCEL MAP NO. 2007-147 (BOLSA STREET COMMERCIAL OFFICE CONDOMINIUMS)**
- APPLICANT: Michael C. Adams  
REQUEST: To permit the subdivision of one parcel of land currently developed with two buildings totaling 54,922 sq. ft. for condominium purposes. The project will consist of approximately 21 commercial condominium units.
- LOCATION: 5762 & 5772 Bolsa Avenue, 92649 (south side of Bolsa Avenue, between Graham and Springdale Streets)
- PROJECT PLANNER: Andrew Gonzales  
STAFF RECOMMENDS: Continuance to the October 31, 2007 Zoning Administrator Hearing

***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.***

**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Andrew Gonzales, Assistant Planner  
**DATE:** October 17, 2007

**SUBJECT:** **TENTATIVE PARCEL MAP NO. 2007-147 (BOLSA STREET  
COMMERCIAL OFFICE CONDOMINIUMS)**

**LOCATION:** 5762 & 5772 Bolsa Avenue, 92649 (south side of Bolsa Avenue, between  
Graham and Springdale Streets)



**Applicant:** Michael C. Adams, 21190 Beach Boulevard, Huntington Beach, CA 92648

**Property  
Owner:** CT-Huntington LLC, 20151 S.W. Birch Street, Suite 200, Newport Beach, CA  
92660

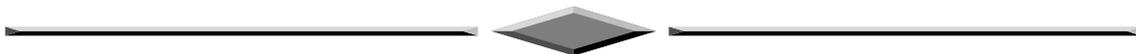
**Request:** To permit the subdivision of one parcel of land currently developed with two  
buildings totaling 54,922 sq. ft. for condominium purposes. The project will  
consist of approximately 21 commercial condominium units.

**Environmental Status:** This request is covered by Categorical Exemption, Section 15301,  
Class 1, California Environmental Quality Act.

**Zone:** CG (Commercial General)

**General Plan:** CO-F2-d (Commercial Office – 0.50 Max. Floor Area Ratio – Design Overlay)

**Existing Use:** Commercial Office Building



**RECOMMENDATION:** Staff recommends continuance to the October 31, 2007 meeting.