



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

WEDNESDAY, APRIL 4, 2012, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Hayden Beckman, Andrew Gonzales, Judy Demers (recording secretary)

MINUTES: May 18, 2011
June 1, 2011
October 5, 2011
November 16, 2011

APPROVED AS SUBMITTED

ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

- 1. PETITION DOCUMENT: VARIANCE NO. 12-001 (ADAMS & MAGNOLIA SHOPPING CENTER FAÇADE REMODEL)**
- APPLICANT: Randy Jepsen, PJP Architects
PROPERTY OWNER: L.C. Smull, Business Properties Development Company
REQUEST: To permit a (a) 3 ft. wide landscape planter in lieu of the minimum 10 ft. required along Adams Avenue; and (b) 3 ft. 4 in. wide landscape planter in lieu of the minimum 6 ft. required along Magnolia Street in association with proposed façade improvements to an existing commercial shopping center.
- LOCATION: 9036-9102 Adams Avenue, 92646 (southeast corner of Magnolia Street and Adams Avenue)
- PROJECT PLANNER: Hayden Beckman
STAFF RECOMMENDS: Approval with based upon suggested findings and conditions of approval

APPROVED WITH MODIFIED FINDINGS AND MODIFIED CONDITIONS OF APPROVAL

- 2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 12-002 (RELIABLE LUMBER RV STORAGE)**
- APPLICANT: Wayne Carvalho, Michael C. Adams Associates
PROPERTY OWNER: Triple Properties, LLC, c/o David Higman
REQUEST: To permit the establishment and operation of a 207-space recreational vehicle storage facility on a 4.24-acre portion of a total 8.65-acre industrial property utilized by an existing lumber storage yard. The facility will operate on a 24-hour basis with access provided from Redondo Circle through a controlled entry gate.
- LOCATION: 7600 Redondo Circle, 92648 (south of Talbert Avenue, terminus of Redondo Circle and Kovacs Lane)
- PROJECT PLANNER: Andrew Gonzales
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL

**ACTION 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 Nine Hundred Seventeen Dollars (\$1,917.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand Five Hundred One Dollars (\$2,501.00) 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.