



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

WEDNESDAY, MAY 1, 2013, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Hayden Beckman, Ethan Edwards, Judy Demers (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: **CONDITIONAL USE PERMIT NO. 13-009 (PANERA BAKERY CAFÉ OUTDOOR DINING)****
- APPLICANT:** William Fancher, Fancher Development Services
- PROPERTY OWNER:** Paula Langevin, Seacliff Village Shopping Center, Inc., 130 Vantis, Suite 200, Aliso Viejo, CA 92656
- REQUEST:** To permit the establishment, maintenance, and operation of an approximately 700 sq. ft. outdoor patio dining area expansion to be located in front of a vacant restaurant tenant space with new patio furniture including freestanding heaters and shade umbrellas in conjunction with the interior and exterior improvements for a new eating and drinking establishment.
- LOCATION:** 19461 Main Street, Suite 101, 92648 (northwest corner of Main Street and Yorktown Avenue)
- PROJECT PLANNER:** Hayden Beckman
- STAFF RECOMMENDS:** Approval based upon suggested 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 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.