



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

WEDNESDAY, AUGUST 1, 2012, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Tess Nguyen, Andrew Gonzales, Kimberly De Coite (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: SITE PLAN REVIEW NO. 12-05 (COASTAL FARMS PRODUCE STAND)

APPLICANT: Frank Patti, Coastal Farms

PROPERTY OWNER: Victoria Lane

REQUEST: To permit the establishment and operation of a temporary seasonal goods and foods use on a vacant site. The proposed use will consist of the sale of fruits and vegetables on a yearly basis for a period of two years (2012-2014) between January 1st and September 30th.

LOCATION: 19401 Beach Boulevard, 92648 (west side of Beach Boulevard, north of Yorktown Avenue)

PROJECT PLANNER: Tess Nguyen

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

AGENDA
(Continued)

- 2. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 11-27/ VARIANCE NO. 12-02 (OCTA SURFACE PARKING LOT)****
- APPLICANT: Jim Kramer, OCTA
- PROPERTY OWNER: Richard Fujikawa, Southern California Edison
- REQUEST: **CUP:** To permit the construction of a 208-space exposed surface parking lot on an approximately 1.83-acre vacant parcel owned by Southern California Edison (SCE) for the purpose of providing additional parking for carpool and vanpool users of the Orange County Transportation Authority (OCTA) Transportation Center. **VAR:** To permit the following deviations from the landscaping, driveway, and street design requirements of the Beach and Edinger Corridors Specific Plan (SP14), which includes the following: (a) a total of 20 onsite trees in lieu of a minimum 81 required; (b) no trees within the sidewalk in lieu of a minimum total of 5 required; (c) a 26 ft. wide driveway in lieu of 24 ft. required; (d) an 8 ft. wide sidewalk in lieu of 12 ft. required; and (e) pedestrian-scale street lights located at a distance of 100 ft. on center in lieu of 90 ft. required.
- LOCATION: 7401 Center Avenue, 92647 (north side of Center Avenue, east of Gothard Street)
- PROJECT PLANNER: Tess Nguyen
- 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.