



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

**WEDNESDAY, APRIL 9, 2008, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Mary Beth Broeren  
**STAFF MEMBERS:** Jill Arabe, Tess Nguyen, 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:      **CONDITIONAL USE PERMIT NO. 2007-047 (RALPH'S RECYCLING CENTER - CONTINUED FROM THE MARCH 12, 2008 MEETING)****
- APPLICANT: Robert Martinez, Sloan Vazquez, LLC  
REQUEST: To permit the establishment of a portable recycling center as an accessory use within an existing commercial shopping center parking lot.  
LOCATION: 10081 Adams Avenue, 92646 (Northeast corner of Brookhurst St. and Adams Ave. – Beachmont Plaza)  
PROJECT PLANNER: Jill Arabe  
STAFF RECOMMENDS: Continuance to the April 30, 2008 Meeting at the applicant's request.
- 2. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 2008-002 (HUNTINGTON PACIFICA PARKING REDUCTION – CONTINUED FROM THE MARCH 26, 2008 MEETING)****
- 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 a date uncertain at the applicant's request.

**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 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:** Jill Arabe, Planning Aide  
**DATE:** April 9, 2008

**SUBJECT:** **CONDITIONAL USE PERMIT NO. 2007-047 (RALPH'S RECYCLING CENTER - CONTINUED FROM THE MARCH 12, 2008 MEETING)**

**LOCATION:** 10081 Adams Avenue, 92646 (Northeast corner of Brookhurst St. and Adams Ave. – Beachmont Plaza)



**Applicant:** Robert Martinez, Sloan Vazquez, LLC, 1231 East Dyer Road, Suite 225, Santa Ana, CA 92705

**Property Owner:** Western Realty, 2760 E. Spring St., Suite 200, Long Beach, CA 90806

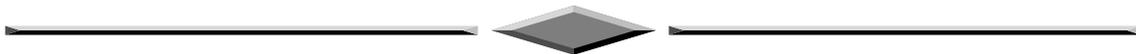
**Request:** To permit the establishment of a portable recycling center as an accessory use within an existing commercial shopping center parking lot.

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

**Zone:** CG (Commercial General)

**General Plan:** CG-F1 (Commercial General – 0.35 floor area ratio maximum)

**Existing Use:** Commercial shopping center



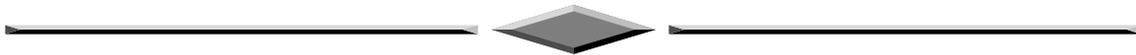
**RECOMMENDATION:** Staff recommends continuance to the April 30, 2008 Meeting at the applicant's request.

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

**TO:** Zoning Administrator  
**FROM:** Tess Nguyen, Associate Planner  
**DATE:** April 9, 2008

**SUBJECT:** **CONDITIONAL USE PERMIT NO. 2008-002 (HUNTINGTON PACIFICA PARKING REDUCTION – CONTINUED FROM THE MARCH 26, 2008 MEETING)**

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



**Applicant:** Jeff Packard, Sapetto Group, Inc., 2 Park Plaza, Suite 735, Irvine, CA 92614

**Property Owner:** David Steven, Huntington-Monterey, LLC, 25821 Paseo Real, Monterey, CA 93940

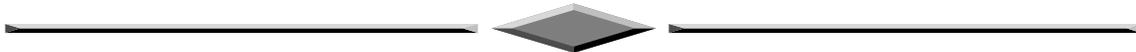
**Request:** To permit a 34-space parking reduction based on a parking demand analysis and a transportation demand management plan. The reduction in parking is requested to permit the conversion of 10,934 sq. ft. of general office space to medical office use within an existing 41,950 sq. ft. office building.

**Environmental Status:** This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

**Zone:** CG (Commercial General)

**General Plan:** CG-F2-d (Commercial General—0.5 floor area ratio maximum — Design Overlay)

**Existing Use:** Professional Office Building



**RECOMMENDATION:** Staff recommends continuance to a date uncertain at the applicant's request.