



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

WEDNESDAY, MAY 21, 2008, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Tess Nguyen, Jill Arabe, Rami Talleh, Judy Demers, Stacy Turner
(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. 2008-009 (METRO Q RESTAURANT – CONTINUED FROM THE MAY 7, 2008 MEETING)**

APPLICANT: Scott Forst and Ida Vallez
REQUEST: To permit the establishment of a 4,995 sq. ft. restaurant with onsite sale and consumption of alcoholic beverages.
LOCATION: 19092 Beach Blvd., Suite JKLM, 92648 (east side of Beach Blvd., south of Garfield Avenue)
PROJECT PLANNER: Tess Nguyen
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

2. PETITION DOCUMENT: **TENTATIVE PARCEL MAP NO. 2004-135 (GERGEN INDUSTRIAL CONDOMINIUMS – CONTINUED FROM THE MAY 7, 2008 MEETING)**

APPLICANT: Joe Gergen
REQUEST: To permit the subdivision of one parcel of land currently developed with two industrial buildings totaling 16,205 sq. ft. for condominium purposes. The subdivision will consist of two industrial condominium units.
LOCATION: 19052 & 19062 Goldenwest Street, 92648 (east side of Goldenwest Street, south of Garfield Avenue)
PROJECT PLANNER: Jill Arabe
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

AGENDA (continued)

3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2007-038 AND VARIANCE NO. 2008-004 (LIBERTY LIQUOR ADDITION – CONTINUED FROM THE MAY 7, 2008 MEETING)

APPLICANT: Jim Burnett
REQUEST: **CUP:** to permit (a) the construction of a 3,721 sq. ft. addition to an existing multi-tenant commercial building and (b) a parking reduction of two parking spaces for 830 sq. ft. of storage area.
VAR: to allow no landscaping along the westerly property line in lieu of the minimum required 3 ft. wide landscaped planter.

LOCATION: 17701 Beach Blvd., 92647 (southwest corner of Beach Blvd., and Liberty Street)

PROJECT PLANNER: Rami Talleh
STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval.

4. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2008-008 (LONGS DRUGS – CONTINUED FROM THE MAY 7, 2008 MEETING)

APPLICANT: Jeff Bergsma, Team Design, Inc.
REQUEST: To permit (a) the construction of an 8,800 sq. ft. drug store with a drive-through pharmacy and (b) the sale of alcoholic beverages for off-site consumption.

LOCATION: 17725 Beach Blvd., 92647 (northwest corner of Beach Blvd., and Newman Avenue)

PROJECT PLANNER: Rami Talleh
STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval.

5. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2008-017 (FEIN MEDICAL BUILDING)

APPLICANT: Jeff Bergsma, Team Design, Inc.
REQUEST: To permit the construction of a two story, 6,480 sq. ft. medical office building

LOCATION: 7922 Liberty Avenue, 92647 (south side of Liberty Avenue, west of Beach Blvd.)

PROJECT PLANNER: Rami Talleh
STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval.

NON-PUBLIC HEARING ITEMS:

6. PETITION DOCUMENT: EXTENSION OF TIME NO. 2008-006 (TENTATIVE PARCEL MAP NO 2004-105 – DUBAR LOT CONSOLIDATION)

APPLICANT: Patrick Dubar
REQUEST: To extend the tentative parcel map expiration date for the Shire Circle residential lot consolidation for an additional year to April 26, 2009.

LOCATION: 6741 Shire Circle (terminus of Shire Circle, east of Quarterhorse Lane)

PROJECT PLANNER: Andrew Gonzales
STAFF RECOMMENDS: Staff recommends approval of the time extension.

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.