



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

**WEDNESDAY, MAY 7, 2008, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Tess Nguyen, Jill Arabe, Rami Talleh, Judy Demers, Stacy Turner  
(recording secretary)

**MINUTES:** April 2, 2008

**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)**

**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)**

**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)**

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)**

APPLICANT:                             Jeff Bergsma, Team Design  
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.

***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.***