



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

**WEDNESDAY, September 17, 2008, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Jill Arabe, Hayden Beckman, Andrew Gonzales, Rami Talleh, Kimberly De Coite (recording secretary)

**MINUTES:** July 23, 2008  
August 13, 2008  
August 27, 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. 08-027 (BOUNCE U CENTER – CONTINUED FROM THE AUGUST 27, 2008 MEETING)****
- APPLICANT:** Tim Kosmos
- REQUEST:** To establish, maintain, and operate a commercial recreation and personal enrichment establishment consisting of a children’s activity and instructional center. The activity center will contain up to nine (9) large inflatable attractions (i.e. bounce houses) within an existing 10,632 sq. ft. industrial unit. The establishment will include organized play groups, development classes for children six years old and younger, and pre-planned birthday parties.
- LOCATION:** 5445 Oceanus Drive #114 & #115, 92649 (north side of Oceanus Drive, west of Graham Street.)
- PROJECT PLANNER:** Jill Arabe
- STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval.

**2. PETITION DOCUMENT:           NEGATIVE DECLARATION NO. 2008-009 (WESLEY PARK SECTION— SINGLE-FAMILY RESIDENCE DEMOLITION)**  
APPLICANT:                           Tony Murguia  
REQUEST:                              To review the potential environmental impacts associated with the demolition of two existing single-family dwellings and an accessory structure located within the Wesley Park District, a potentially historic district identified in the Historic and Cultural Resources Element of the City of Huntington Beach General Plan.  
  
LOCATION:                               601 8<sup>th</sup> Street and 806 Acacia Street, 92648 (northwest corner of 8<sup>th</sup> Street and Acacia Street)  
  
PROJECT PLANNER:                 Hayden Beckman  
STAFF RECOMMENDS:               Approval based upon suggested findings.

**3. PETITION DOCUMENT:           CONDITIONAL USE PERMIT NO. 08-030 (DEMESNE COMMERCIAL DEVELOPMENT)**  
APPLICANT:                           Jonathan Matson, AIA  
REQUEST:                              To permit the construction of an approximately 10,000 sq. ft., single-story multitenant commercial/retail building and associated site improvements.  
  
LOCATION:                               9500 Garfield Avenue, 92649 (southeast corner of Bushard Street and Garfield Avenue)  
  
PROJECT PLANNER:                 Andrew Gonzales  
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 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.***