



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

**WEDNESDAY, MAY 1, 2013, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Hayden Beckman, Ethan Edwards, Judy Demers (recording secretary)

**MINUTES:** NONE

**ORAL COMMUNICATION:** NONE

**SCHEDULED ITEMS:**

**1. PETITION DOCUMENT:      CONDITIONAL USE PERMIT NO. 13-009 (PANERA BAKERY CAFÉ OUTDOOR DINING)**

APPLICANT: William Fancher, Fancher Development Services  
PROPERTY OWNER: Paula Langevin, Seacliff Village Shopping Center, Inc., 130 Vantis, Suite 200, Aliso Viejo, CA 92656

REQUEST: To permit the establishment, maintenance, and operation of an approximately 700 sq. ft. outdoor patio dining area expansion to be located in front of a vacant restaurant tenant space with new patio furniture including freestanding heaters and shade umbrellas in conjunction with the interior and exterior improvements for a new eating and drinking establishment.

LOCATION: 19461 Main Street, Suite 101, 92648 (northwest corner of Main Street and Yorktown Avenue)

PROJECT PLANNER: Hayden Beckman

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

**APPROVED WITH FINDINGS AND MODIFIED 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.***