



AGENDA

ZONING ADMINISTRATOR MEETING

City Hall
11222 Acacia Parkway

September 22, 2011

Third Floor - Training Room

9:00 a.m.

Members of the public desiring to speak on any item of public interest, including any item on the agenda except public hearings, must do so during Comments by the Public. Each speaker shall fill out a card stating name and address, to be presented to the Recording Secretary, and shall be limited to five (5) minutes. Members of the public wishing to address public hearing items shall do so at the time of the public hearing.

Any person requiring auxiliary aids and services due to a disability should contact the City Clerk's office at (714) 741-5035 to arrange for special accommodations. (Government Code §5494.3.2).

All revised or additional documents and writings related to any items on the agenda, which are distributed to the Zoning Administrator within 72 hours of a meeting, shall be available for public inspection (1) at the Planning Services Division during normal business hours; and (2) at the City Hall Third Floor Training Room at the time of the meeting.

Agenda item descriptions are intended to give a brief, general description of the item to advise the public of the item's general nature. The Zoning Administrator may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

1. PUBLIC HEARING ITEM(S):

a. CONDITIONAL USE PERMIT NO. CUP-331-11

APPLICANT: Frank Bitar
LOCATION: 11531 Westminster Avenue

REQUEST: A request for Conditional Use Permit approval of a "Vehicle Storage Yard" land use for the operation of a towing and storage business, Hyeland Towing, that will use 12,071 square feet of open rear yard for vehicle storage and 233 square feet of office space within an existing 1,570 square foot building. The site has an existing tenant, Cali's Motor Sport Wheels & Tires, which currently uses the entire building and 5,280 square feet of separately fenced-off rear yard area. The site is in the M-1 (Limited Industrial) zone.

b. CONDITIONAL USE PERMIT NO. CUP-332-11
VARIANCE NO. V-193-11

APPLICANT: Fresh & Easy Neighborhood Market (Farhad Yazdianian)
LOCATION: 12942 Harbor Boulevard

REQUEST: A request for Conditional Use Permit approval to allow a new 4,405 square foot market, Fresh & Easy Neighborhood Market, to operate with an original State Alcoholic Beverage Control Type "20" (Off-Sale, Beer and Wine) License, in conjunction with a sign Variance request from Section 9.16.340.A Signs: Specific Design Standards, of Title 9 of the Municipal Code, to increase the number of monument signs permitted by City code in order to add an additional monument sign to the retail center. The site is in the HCSP-DC (Harbor Corridor Specific Plan-District Commercial) zone.

c. CONDITIONAL USE PERMIT NO. CUP-333-11
INTERPRETATION OF USE NO. IOU-107-11

APPLICANT: Anh-Tuan La
LOCATION: 12072 Knott Street

REQUEST: A request for Interpretation Of Use, in conjunction with a Conditional Use Permit request, to determine if an 'academic tutoring center' would be permitted to be established, subject to Conditional Use Permit approval, within a 2,500 square foot tenant space in a multi-tenant building. The site is in the Planned Unit Development No. PUD-105-71 Rev. '90 zone.

2. COMMENTS BY THE PUBLIC

3. ADJOURNMENT