



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

**WEDNESDAY, FEBRUARY 6, 2013, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos  
**STAFF MEMBERS:** Tess Nguyen, Ethan Edwards, Judy Demers (recording secretary)  
**MINUTES:** **NONE**  
**ORAL COMMUNICATION:** **NONE**

**SCHEDULED ITEMS:**

**1. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 12-032/ DESIGN REVIEW 12-021 (VERIZON COMMUNICATION FACILITY)**

**APPLICANT:** Yumi Kim, Verizon Wireless  
**PROPERTY OWNER:** LMC, LP, c/o Mark Sork, 140 Newport Center Drive, Suite 260, Newport Beach, CA 92663  
**REQUEST:** To permit the removal of an existing 50 ft. high monopole and installation, maintenance, and operation of a new 51 ft. high wireless communication facility designed as a palm tree (monopalm) with twelve (12) existing four (4) ft. high panel antennas and a new eight (8) ft. six (6) in. high screen wall for an existing equipment shelter.  
**LOCATION:** 9901 Adams Avenue, 92646 (northwest corner of Adams Avenue and Brookhurst Street)  
**PROJECT PLANNER:** Tess Nguyen  
**STAFF RECOMMENDS:** Approval with modifications based upon suggested findings and conditions of approval

**APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL**

**2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 12-016 (PEDERSON SINGLE FAMILY RESIDENCE)**

**APPLICANT:** John Hamilton, Hamilton Architects  
**PROPERTY OWNER:** Alan Pederson, 16532 Cotuit Circle, Huntington Beach, CA 92649  
**REQUEST:** To permit the demolition of the existing single-family residence and construction of a new approximately 5,154 sf. ft., two-story single-family residence. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/ privacy issues, such as window alignments, building pad height, and floor plan layout.  
**LOCATION:** 16532 Cotuit Circle, 92649 (south of Humboldt Drive at the terminus of Cotuit Circle)  
**PROJECT PLANNER:** Ethan Edwards  
**STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval

**APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL**

**ACTION AGENDA**  
**(Continued)**

***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.***