



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

WEDNESDAY, AUGUST 17, 2016, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Kimo Burden, Jessica Bui, John Ramirez, Joanna Cortez, Judy Graham

MINUTES: March 16, 2016
April 6, 2016
May 4, 2016

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: TENTATIVE PARCEL MAP NO. 2016-016 (HANNA CONDO – CONTINUED FROM MAY 18, 2016)

APPLICANT: Zachary Hanna, 141 Wilshire Avenue, Suite B, Fullerton CA 92832

PROPERTY OWNER: Steve Hanna, 141 Wilshire Avenue, Suite B, Fullerton CA 92832

REQUEST: To permit the one-lot subdivision of a 2,700 sq. ft. parcel for two residential condominium units. The project is located in the non-certified Sunset Beach Specific Plan area and includes a review via an “approval in concept” process for the demolition of an existing duplex and the construction of a new 4,800 sq. ft., 3-story duplex with a rooftop deck and a one-lot subdivision.

LOCATION: 17125 4th Street, Sunset Beach, 90742 (northeast corner of 4th St. and North Pacific Ave.)

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

CITY CONTACT: Kimo Burden

COASTAL STATUS: Appealable

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

2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 16-025 (ORCHARD SUPPLY OUTDOOR DISPLAY)

APPLICANT: Ruben Gonzalez, 38 Executive Park Suite 310, Irvine, CA 92614

PROPERTY OWNER: Bruce Cowgill, 2760 E. Spring Street Suite 200, Long Beach, CA 90806

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(Continued)

REQUEST: To permit an approximately 299 sq. ft. outdoor display area of merchandise in conjunction with a garden center for a new Orchard Supply Hardware store.

LOCATION: 10081 Adams Avenue, 92646 (northeast corner of Brookhurst St. and Adams Ave.)

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

CITY CONTACT: Jessica Bui

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

3. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 15-048/ COASTAL DEVELOPMENT PERMIT NO. 15-023 (VERIZON WIRELESS - SITE A)**

APPLICANT: Peter Hilger, Cable Engineering Service, 10640 Sepulveda Blvd, Mission Hills, CA 91345

PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

REQUEST: To permit the installation of wireless communication facilities consisting of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to an existing 43 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box, and a 48 in. high meter pedestal located in the public right of way.

LOCATION: North side of Walnut Avenue and 152 feet east of the centerline of 20th Street. **(SITE A)**

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

COASTAL STATUS: Appealable

CITY CONTACT: John Ramirez

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

4. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 15-043 (VERIZON WIRELESS – SITE B)**

APPLICANT: Peter Hilger, Cable Engineering Service, 10640 Sepulveda Blvd, Mission Hills, CA 91345

PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

REQUEST: To permit the installation of wireless communication facilities consisting of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to an existing 43 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box, and a 48 in. high meter pedestal located in the public right of way.

LOCATION: North side of Acacia Avenue and 153 feet east of the centerline of 19th Street, just west of the alley. **(SITE B)**

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

CITY CONTACT: John Ramirez

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

AGENDA
(Continued)

- 5. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 15-044 (VERIZON WIRELESS – SITE C)****
- APPLICANT: Peter Hilger, Cable Engineering Service, 10640 Sepulveda Blvd, Mission Hills, CA 91345
- PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
- REQUEST: To permit the installation of wireless communication facilities consisting of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to a new 38.5 ft. high pole that would replace an existing 33.5 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box, and a 48 in. high meter pedestal located in the public right of way.
- LOCATION: South side of Orange Avenue and 55 feet west of the centerline of 17th Street. **(SITE C)**
- ENVIRONMENTAL
CITY CONTACT: This request is covered by Categorical Exemption, Section John Ramirez
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 6. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 15-050/ COASTAL DEVELOPMENT PERMIT NO. 15-025 (VERIZON WIRELESS – SITE D)****
- APPLICANT: Peter Hilger, Cable Engineering Service, 10640 Sepulveda Blvd, Mission Hills, CA 91345
- PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
- REQUEST: To permit the installation of wireless communication facilities consisting of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to an existing 43 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box, and a 48 in. high meter pedestal located in the public right of way.
- LOCATION: The pole is located on the west side of Goldenwest Street and 70 feet south of the centerline of Orange Avenue; the meter pedestal is located on the north side of Orange Avenue and 140 feet east of the centerline of Goldenwest Street. **(SITE D)**
- ENVIRONMENTAL
STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
- COASTAL STATUS: Appealable
- CITY CONTACT: John Ramirez
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

AGENDA
(Continued)

- 7. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 15-049/ COASTAL DEVELOPMENT PERMIT NO. 15-024 (VERIZON WIRELESS – SITE E)****
- APPLICANT: Peter Hilger, Cable Engineering Service, 10640 Sepulveda Blvd, Mission Hills, CA 91345
- PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
- REQUEST: To permit the installation of wireless communication facilities consisting of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to an existing 43 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box, and a 48 in. high meter pedestal located in the public right of way.
- LOCATION: The pole is located on the west side of 22nd Street and 84 feet north of the centerline of PCH; the meter pedestal is located on the west side of 22nd Street and 193 feet north of the centerline of PCH. **(SITE E)**
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
- COASTAL STATUS: Appealable
- CITY CONTACT: John Ramirez
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
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- 8. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 15-047/ COASTAL DEVELOPMENT PERMIT NO. 022 (VERIZON WIRELESS – SITE F)****
- APPLICANT: Peter Hilger, Cable Engineering Service, 10640 Sepulveda Blvd, Mission Hills, CA 91345
- PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
- REQUEST: To permit the installation of wireless communication facilities consisting of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to an existing 43 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box, and a 48 in. high meter pedestal located in the public right of way.
- LOCATION: West side of Goldenwest Street and 167 feet north of the centerline of Pecan Avenue. **(SITE F)**
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
- COASTAL STATUS: Appealable
- CITY CONTACT: John Ramirez
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

AGENDA
(Continued)

- 9. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 15-046 (VERIZON WIRELESS – SITE G)****
- APPLICANT: Peter Hilger, Cable Engineering Service, 10640 Sepulveda Blvd, Mission Hills, CA 91345
- PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
- REQUEST: To permit the installation of wireless communication facilities consisting of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to an existing 43 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box, and a 48 in. high meter pedestal located in the public right of way.
- LOCATION: North side of Orange Avenue and 155 feet east of the centerline of 20th Street. **(SITE G)**
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
- CITY CONTACT: John Ramirez
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
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- 10. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 15-033/ COASTAL DEVELOPMENT PERMIT NO. 15-017 (VERIZON WIRELESS – SITE K)****
- APPLICANT: Peter Hilger, Cable Engineering Service, 10640 Sepulveda Blvd, Mission Hills, CA 91345
- PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
- REQUEST: To permit the installation of wireless communication facilities consisting of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to an existing 43 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box, and a 48 in. high meter pedestal located in the public right of way.
- LOCATION: The pole is located on the south side of Walnut Avenue and 152 feet east of the centerline of 20th Street; the meter pedestal is on the north side of Walnut and 152 feet east of the centerline of 20th Street **(SITE K)**
- ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
- COASTAL STATUS: Appealable
- CITY CONTACT: John Ramirez
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
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- 11. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 15-064 (VERIZON WIRELESS – SITE P)****
- APPLICANT: Peter Hilger, Cable Engineering Service, 10640 Sepulveda Blvd, Mission Hills, CA 91345
- PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

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(Continued)

REQUEST: To permit the installation of wireless communication facilities consisting of two 24 in. long panel antennas and two RRU's connected to two, 8 ft. long cross arms attached to an existing 30 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box, and a 48 in. high meter pedestal located in the public right of way.

LOCATION: North side of Palm Avenue and 154 feet east of the centerline of 16th Street. **(SITE P)**

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

CITY CONTACT: John Ramirez

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 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 and 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.