



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

**WEDNESDAY, SEPTEMBER 19, 2018, 1:30 P.M.**

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Hayden Beckman, Jessica Bui, Joanna Cortez, Judy Graham

MINUTES: None

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: COASTAL DEVELOPMENT PERMIT NO. 18-014 (AT&T SMALL CELL WIRELESS INSTALLATION)**

APPLICANT: Franklin Orozco, MSquare Wireless, 1378 Calle Avanzado, San Clemente, CA 92673

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

REQUEST: To remove an existing 28 ft. 9 in. high street light pole and replace with a new 29 ft. 3 in. high street light pole to install a small cell wireless facility at an overall height of 34 ft. 9 in. and associated below-grade and grade-level equipment in the public right-of-way located within the Coastal Zone.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15302., Class 2, and 15303, Class 3, California Environmental Quality Act.

COASTAL STATUS: Appealable

LOCATION: 1881 Pacific Coast Highway – Public Right-of-Way, 92648 (Northwest corner of 19<sup>th</sup> Street at Pacific Coast Highway)

CITY CONTACT: Hayden Beckman

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

**2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 18-017 (MOBILITIE SMALL CELL WIRELESS INSTALLATION)**

APPLICANT: Barbara Breeden, Mobilitie LLC, 2955 Red Hill Avenue, Suite 200, Costa Mesa, CA 92626

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

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

REQUEST: To remove an existing 29 ft. 3 in. high street light pole and replace with a new 29 ft. 3 in. high street light pole to install a small cell wireless facility at an overall height of 33 ft. 4 in. and associated below-grade and grade-level equipment in the public right-of-way located within the Coastal Zone

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15302, Class 2, and 15303, Class 3, California Environmental Quality Act.

COASTAL STATUS: Appealable

LOCATION: 1402 Pacific Coast Highway – Public Right-of-Way, 92648 (Southeast corner of 15<sup>th</sup> Street at Pacific Coast Highway)

CITY CONTACT: Hayden Beckman

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

**3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 18-027/COASTAL DEVELOPMENT PERMIT NO. 18-025 (KINDNESS NEW SINGLE FAMILY RESIDENCE)**

APPLICANT: Jim Caldwell, 1614 Warwick Lane, Newport Beach, CA 92660

PROPERTY OWNER: Jeff Kindness, 16872 Baruna Lane, Huntington Beach, CA 92649

REQUEST: To demolish an existing single-family residence to construct an approximately 7,336 sq. ft., two-story, single-family residence with a 759 sq. ft. three-car garage that is approximately 35 ft. in height with a 637 sq. ft. roof top deck. 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.

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

COASTAL STATUS: Appealable

LOCATION: 3552 Gilbert Drive, 92649 (at the terminus of Gilbert Dr. and Somerset Ln.)

CITY CONTACT: Jessica Bui

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

**4. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 18-023 (OCWD GROUNDWATER SYSTEM)**

APPLICANT: Kathryn De Mesa, Orange County Water District, 10844 Ellis Ave., Fountain Valley, CA 92708

PROPERTY OWNER: Orange County Sanitation District, 10844 Ellis Ave. Fountain Valley, CA 92708

REQUEST: To permit the expansion of a groundwater replenishment system that includes a 25 ft. high, 4,700 sq. ft. pump station; two 33 ft. high flow equalization tanks; and pipeline

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

ENVIRONMENTAL STATUS:	rehabilitation on a vacant portion of the Orange County Sanitation District (OCSD) facility. The project is covered under Orange County Water District Groundwater Replenishment System Water Conveyance Facilities Project (April 2018) Final Initial Study/ Mitigated Negative Declaration and CEQA-Plus Federal Consultation Review prepared by the Orange County Water District.
COASTAL STATUS:	Appealable
LOCATION:	22212 Brookhurst Street, 92646 (Northeast corner of Brookhurst St. and Pacific Coast Hwy. – OCSD)
CITY CONTACT:	Joanna Cortez
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 Two Thousand Seven Hundred Sixty-Five Dollars (\$2,765.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Three Thousand Eight Hundred Seventeen Dollars (\$3,817.00) 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.***