

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

**WEDNESDAY, JANUARY 21, 2015 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBER:** Joanna Cortez, Ethan Edwards, Kimberly De Coite

**MINUTES:** May 7, 2014  
July 16, 2014  
October 15, 2014

**APPROVED AS SUBMITTED**

**ORAL COMMUNICATION:** **NONE**

**ITEM 1: CONDITIONAL USE PERMIT NO. 14-025 (VERIZON ROOFTOP WIRELESS FACILITY):**

**APPLICANT:** Marilyn Warren, Reliant Land Services, 1745 Oranewood Ave., Suite 103, Orange, CA 92868  
**PROPERTY OWNER:** Verizon California Inc., 15505 Sand Canyon Ave., Bldg. D1, Irvine, CA 92618  
**REQUEST:** To permit a rooftop wireless communication facility on an existing 21-foot high commercial building at a height of 31 feet in lieu of a maximum permitted height of 25 feet. The rooftop wireless communication facility consists of twelve (12) eight-foot high panel antennas divided into three sectors that will be screened by a ten-foot high wall.  
**LOCATION:** 19111 Bushard Street, 92646 (west side of Bushard St., between Garfield Ave. and Litchfield Dr.)  
**CITY CONTACT:** Joanna Cortez

Joanna Cortez, Assistant Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings for denial as presented in the executive summary.

Ricky Ramos, Zoning Administrator, stated that he had no questions for staff.

**THE PUBLIC HEARING WAS OPENED.**

Marilyn Warren, applicant, gave a brief overview of the proposed project. She stated that there is a gap in coverage in the area and that Verizon owns the building. She also noted that the Design Review Board is unanimously in support of the project.

Mr. Ramos inquired if the applicant has met with staff to discuss alternative designs. Ms. Warren explained that she has had several conversations with staff but they have not reached a compromise in design.

Mr. Sufficoll, resident, spoke in opposition of the proposed project citing concern with the potential negative impacts to property values.

Marilyn Lugaro, resident, spoke in opposition of the proposed project, citing concerns with the aesthetics of the proposed project, potential health risks, and negative impacts to property values.

Mr. Ramos explained that he understands concern regarding potential health issues; however, he is prohibited by Federal law to consider health with these types of applications.

Ron Rinshaw, resident, spoke in opposition of the proposed project citing his concern with the proposed project becoming an eyesore. He would like Verizon to use their land for the project not the rooftop.

Chris Schuck, resident, spoke in opposition of the proposed project. He cited concerns with the aesthetics of the project. He noted that he brought a letter from his neighbor who is opposed to the project. He submitted the letter to Mr. Ramos.

Ms. Warren noted that there are not a lot of options to screen antennas. She also noted that Verizon owns the building which is located in an area that has been identified with gaps in coverage. .

**THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.**

Mr. Ramos stated he would deny the request based on the findings. Ms. Warren asked for a continuance to a date uncertain.

Mr. Ramos stated that he would continue the item to a date uncertain at the applicant's request.

**CONDITIONAL USE PERMIT NO. 14-025 WAS CONTINUED TO A DATE UNCERTAIN AT THE APPLICANT'S REQUEST.**

**ITEM 2: COASTAL DEVELOPMENT PERMIT NO. 14-012 (BUCHBINDER RESIDENCE):**

APPLICANT: Daryl Woods, 273 Lindero Drive, La Selva, CA 95706  
PROPERTY OWNER: Michael Buchbinder, 16702 Wanderer Lane, Huntington Beach, CA 92649  
REQUEST: To permit an approximately 572 sq. ft. addition to the first and second floor of an existing single family residence.  
LOCATION: 16702 Wanderer Lane, 92649 (southeast side of Wanderer Ln., Huntington Harbor), 92649  
CITY CONTACT: Joanna Cortez

Joanna Cortez, Assistant Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary.

Ricky Ramos, Zoning Administrator, stated that he had no questions for staff.

**THE PUBLIC HEARING WAS OPENED.**

Michael Buchbinder, property owner, stated that he had no comments or concerns with staff's recommendations.

**THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.**

Mr. Ramos stated that based on the information provided, he would approve the request as recommended by staff.

**COASTAL DEVELOPMENT PERMIT NO. 14-012 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) WORKING DAYS.**

**FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, because the project consists of an addition to an existing single-family residence within a residential zone.

**FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 14-012:**

1. Coastal Development Permit No. 14-012 for 572 sq. ft. addition to the first and second floor of a single family residence conforms to the General Plan and the Local Coastal Program. The project is consistent with Coastal Element Land Use Policy C 1.1.1 to encourage new development to locate within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed addition will occur within an existing single family dwelling located within an established residential neighborhood.
2. The proposed addition is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The addition will comply with all applicable development regulations, including maximum building height, site coverage, and minimum yard setbacks.
3. At the time of occupancy the proposed addition can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The project will be constructed on a previously developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways.
4. The addition conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access, recreation, or views to coastal resources.

**CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 14-012:**

1. The site plan, floor plans, and elevations received and dated December 1, 2014 shall be the conceptually approved design.
2. Prior to submittal for building permits, zoning entitlement conditions of approval and code requirements shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
3. During demolition, grading, site development, and/or construction, the following shall be adhered to:
  - a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
  - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
  - c. Truck idling shall be prohibited for periods longer than 10 minutes.
  - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
  - e. Discontinue operation during second stage smog alerts.
  - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/grading activity.
4. The final building permit(s) cannot be approved until the following have been completed:
  - a. All improvements must be completed in accordance with approved plans.
  - b. Compliance with all conditions of approval specified herein shall be verified by the Planning & Building Department.
  - c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
5. CDP No. 14-012 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Division a minimum 30 days prior to the expiration date.
6. The applicant and/or applicant's representative shall be responsible for ensuring that accuracy of all plans and information submitted to the City for review and approval.
7. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning and Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits.

Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.

8. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating>).

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

**THE MEETING WAS ADJOURNED AT 2:04 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, FEBRUARY 4, 2015, AT 1:30 P. M.**



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Ricky Ramos  
Zoning Administrator

RR:EE:kd