



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

**WEDNESDAY, JANUARY 4, 2006, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Mary Beth Broeren

**STAFF MEMBERS:** Jason Kelley, Rami Talleh, Ron Santos, Ramona Kohlmann

**MINUTES:** **NONE**

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

**SCHEDULED ITEMS:**

- 1. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 05-32 (T-MOBILE WIRELESS COMM. FACILITY)****
- APPLICANT:** Paul Gerst
- REQUEST:** To permit the installation of 12 panel antennas on an existing Edison Tower at a height of 60 ft. and eight mechanical cabinets at the base of the tower within a 16 ft by 33 ft. chain link enclosure.
- LOCATION:** 19118 Ward Street (East side of Ward Street south of Garfield Avenue)
- PROJECT PLANNER:** Jason Kelley
- STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval.

**APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL**

- 2. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 05-33 (T-MOBILE WIRELESS COMM. FACILITY)****
- APPLICANT:** Paul Gerst
- REQUEST:** To permit the installation of 12 panel antennas on an existing Edison Tower at a height of 57 ft. and eight mechanical cabinets at the base of the tower within an 18 ft. by 18 ft. chain link enclosure.
- LOCATION:** 8622 Heil Ave (South side of Heil Avenue between Lucia Lane and Ross Lane)
- PROJECT PLANNER:** Jason Kelley
- STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval.

**APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL**

**3. PETITION DOCUMENT:      CONDITIONAL USE PERMIT NO. 05-34 (T-MOBILE WIRELESS COMM. FACILITY)**

APPLICANT:                   Paul Gerst

REQUEST:                     To permit the installation of 3 panel antennas designed as a spire, on top of a church administration building and mechanical equipment located on the roof of the existing church sanctuary. The overall height of the spire will be 64 ft.

LOCATION:                     20112 Magnolia St. (East side of Magnolia Street, south of Adams Ave.)

PROJECT PLANNER:         Rami Talleh

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

**APPROVED WITH MODIFIED FINDINGS AND CONDITIONS**

**4. PETITION DOCUMENT:      TEMPORARY USE PERMIT NO. 05-02 (PACIFIC PREMIER BANK TEMPORARY OFFICE)**

APPLICANT:                   Steven R. Arnold

REQUEST:                     To permit a temporary office for a bank in a 14 ft. wide by 70 ft. long trailer on the site of a commercial shopping center for period of 60 to 90 days.

LOCATION:                     19011 Magnolia St. (Southwest corner of Magnolia and Garfield Ave.)

PROJECT PLANNER:         Rami Talleh

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

**APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL**

**5. PETITION DOCUMENT:      CONDITIONAL USE PERMIT NO. 05-42 (DONA BLOCK WALL)**

APPLICANT:                   M.J. Dona

REQUEST:                     To permit the construction of a 38-inch high block wall along the front property line in lieu of the maximum allowed 18-inch high block wall and an 8 ft. high block wall at the rear and side property line in lieu of the maximum allowed 6 ft. high block wall.

LOCATION:                     427 Tenth Street, (South west corner of Tenth Street and Pecan Ave.)

PROJECT PLANNER:         Rami Talleh

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

**APPROVED WITH MODIFIED 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 Two Hundred Sixty Three Dollars (\$1263.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Forty Dollars (\$1540.00) 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.*