



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

WEDNESDAY, NOVEMBER 3, 2010, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Tess Nguyen, Andrew Gonzales, Judy Demers (recording secretary)

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: **CONDITIONAL USE PERMIT NO. 10-023 (BEACH METRO CLEARWIRE WIRELESS COMMUNICATION FACILITY)****

APPLICANT: John Moreland, Core Communications
PROPERTY OWNER: Beach Metro, LLC.
REQUEST: To permit the co-location of a wireless communication facility on a roof of an existing office building, consisting of six (6) panel antennas, six (6) DAP units, seven (7) microwave dishes, one (1) GPS antenna, and one (1) equipment cabinet.

LOCATION: 19671 Beach Boulevard, 92648 (west side of Beach Boulevard, north of Utica Avenue)

PROJECT PLANNER: Tess Nguyen
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

- 2. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 09-029 (METRO Q LIVE ENTERTAINMENT)****

APPLICANT: Ida Vallez, Business Owner
PROPERTY OWNER: Phuong Pham
REQUEST: To permit live entertainment within an existing 4,995 sq. ft. restaurant.

LOCATION: 19092 Beach Boulevard, Units J, K, L, & M, 92648 (southeast corner of Beach Boulevard and Garfield Avenue)

PROJECT PLANNER: Tess Nguyen
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

AGENDA
(Continued)

- 3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 10-026 (MURDY PARK SOLAR PV SYSTEM)**
- APPLICANT: Jairam Agaram, Digital Energy
PROPERTY OWNER: City of Huntington Beach
REQUEST: To permit the construction and operation of a proposed photovoltaic energy generation system consisting of solar panel array installations on top of five (5) new freestanding carport structures and installation of electrical support equipment within an existing equipment enclosure.
- LOCATION: 7000 Norma Drive, 92647 (south of Norma Drive, east of Goldenwest Street)
- PROJECT PLANNER: Andrew Gonzales
STAFF RECOMMENDS: Approval with modifications 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 Seven Hundred Twenty-Five Dollars (\$1,725.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand Two Hundred Fifty-Two Dollars (\$2,252.00) 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.