



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

**WEDNESDAY, NOVEMBER 17, 2010, 1:30 P.M.**

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Tess Nguyen, Jill Arabe, 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. 10-013 (NGUYEN RESIDENCES)****

APPLICANT: Thom Jacobs, Architect  
PROPERTY OWNER: Xuan Mai Nguyen  
REQUEST: To permit the construction of two detached multi-family dwelling units with an overall height of 35 ft..  
LOCATION: 17102-17112 Bolsa Chica Street, 92649 (east side of Bolsa Chica Street, south of Warner Avenue  
PROJECT PLANNER: Tess Nguyen  
STAFF RECOMMENDS: Denial based on suggested findings for denial.
- 2. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 10-025 (HB SPORTS COMPLEX SOLAR PV SYSTEM)****

APPLICANT: Jai 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 new freestanding carport structures and two (2) new onsite electrical inverter enclosures  
LOCATION: 18100 Goldenwest Street, 92647 (east side of Goldenwest Street, between Slater and Ellis Avenues – Central Park)  
PROJECT PLANNER: Jill Arabe  
STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval

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

- 3. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 10-027 (BUSHARD CLEARWIRE WIRELESS COMMUNICATIONS FACILITY)****
- APPLICANT:                      John Moreland, Core Communications  
PROPERTY OWNER:              Scott Haney, Southern California Edison  
REQUEST:                         To permit the installation of new wireless communication antennas mounted onto an existing Southern California Edison (SCE) transmission tower at an overall height of 57 ft. The facility consists of six (6) panel antennas, three (3) microwave dishes, one (1) GPS antenna, and associated support equipment within a 6 ft. high blockwall enclosure.
- LOCATION:                         19171 Bushard Street, 92646 (west side of Bushard Street between Yorktown Avenue and Garfield Avenue)
- PROJECT PLANNER:              Jill Arabe  
STAFF RECOMMENDS:          Approval based upon suggested findings and conditions of approval
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- 4. PETITION DOCUMENT:      **SIX-MONTH REVIEW OF CONDITIONAL USE PERMIT NO. 10-009 (DOWNTOWN SHUTTLE SERVICE & REMOTE PARKING LOT)****
- APPLICANT:                      City of Huntington Beach, Economic Development Department  
PROPERTY OWNER:              City of Huntington Beach  
REQUEST:                         A six-month review of Conditional Use Permit No. 10-009, approved by the Zoning Administrator on May 5, 2010. The review is to verify compliance with all conditions of approval for a remote parking lot with shuttle service to the downtown area during summer weekends.
- LOCATION:                         2000 Main Street, 92648 (southeast corner of Main Street and Yorktown Avenue – City Hall parking lot)
- PROJECT PLANNER:              Jill Arabe  
STAFF RECOMMENDS:          Received and filed as adequate

***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 (\$1725.00) 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 (\$2252.00) 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.***