



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

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

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Joanna Cortez, Ethan Edwards, Judy Demers

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

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. 14-025 (VERIZON ROOFTOP WIRELESS FACILITY)

APPLICANT: Marilyn Warren, Reliant Land Services, 1745 Orangewood 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

STAFF RECOMMENDS: Denial based upon suggested findings

2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 14-012 (BUCHBINDER RESIDENCE)

APPLICANT: Daryl Woods, 273 Lindero Drive, La Selva, CA 95706

PROPERTY OWNER: Thomas Hwang, 616 Imperial, LLC

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

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

AGENDA
(Continued)

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 Nine Hundred Seventeen Dollars (\$1,917.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand Five Hundred One Dollars (\$2,501.00) 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.