



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

**WEDNESDAY, MARCH 7, 2018, 1:30 P.M.**

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Jessica Bui, Christopher Wong, Nicolle Bourgeois, Joanna Cortez, Judy Graham

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: COASTAL DEVELOPMENT PERMIT NO. 17-022 (HELGESON RESIDENCE)**

APPLICANT: Jay Earl, 16541 Mariana Circle, Huntington Beach, CA 92649  
PROPERTY OWNER: Tim & Rachel Helgeson, 16871 Coral Cay Lane, Huntington Beach, CA 92649

REQUEST: To permit an addition of approximately 745 sq. ft. of living area and 92 sq. ft. of garage area to an existing 3,309 sq. ft. two-story, single family residence.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

COASTAL STATUS: Appealable

LOCATION: 16871 Coral Cay Lane, 92649 (west side of Coral Cay Lane and south of Courtside Cir.)

CITY CONTACT: Jessica Bui

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

**2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 17-039 / COASTAL DEVELOPMENT PERMIT NO. 17-017 (VERIZON WIRELESS FACILITY)**

APPLICANT: Lisa Desmond, Delta Groups Engineering, Inc., 2362 McGraw Avenue, Irvine, CA 92614

PROPERTY OWNER: John Villa, Executive Director, Huntington Beach Wetlands Conservancy, 21900 Pacific Coast Highway, Huntington Beach, CA 92649

REQUEST: To construct a new 49 ft. high wireless telecommunications monopine with ten panel antennas. Associated equipment will be mounted on the ground adjacent to the monopine.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

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

COASTAL STATUS: Appealable  
LOCATION: 21900 Pacific Coast Highway, Huntington Beach, CA 91646  
(southeast corner of Newland Street and Pacific Coast Highway)  
CITY CONTACT: Christopher Wong  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**3. PETITION DOCUMENT: TENTATIVE PARCEL MAP NO. 18042 / CONDITIONAL USE PERMIT NO. 15-038 (SUNSET BEACH HOTEL)**

APPLICANT: Cliff Neiman, 2930 Westwood Boulevard, Suite 200, Los Angeles, CA 90064

PROPERTY OWNER: Leonard Julian Sunset Beach, LLC, c/o Lawrence Lazar, 9021 Melrose Avenue, Suite 301, West Hollywood, CA 90069

REQUEST: **TPM:** To consolidate seven parcels into one parcel. **CUP:** To develop a three-story, 12-unit hotel with a 1,800 sq. ft. commercial tenant space on the ground floor. The project is located in the non-certified Sunset Beach Specific Plan area and the demolition of an existing car wash, development of a hotel/commercial building with 12 compact parking spaces (minimum dimensions of 8 ft. 6 in. by 15 ft. 6 in.), and consolidation of seven parcels will require coastal development review by the California Coastal Commission.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15332, Class 32, California Environmental Quality Act.

COASTAL STATUS: Not certified by the Coastal Commission.

LOCATION: 17145 Pacific Coast Highway, Huntington Beach, CA 90742  
(on the south side of Pacific Coast Highway, approximately 195 feet southeast from the intersection of Pacific Coast Highway and 4<sup>th</sup> Street)

CITY CONTACT: Christopher Wong

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

**4. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 17-031 (CROWN CASTLE ROW WIRELESS FACILITY)**

APPLICANT: Michael Cintron, Crown Castle, 200 Spectrum Center Drive #1800, Irvine, CA 92616

PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

REQUEST: To permit the installation of a 2.5 cubic ft. small cell wireless communication facility on an existing 41.5 ft. high utility pole within the public right of way. The facility will include the installation of two RRU antenna kits by adding a new crossarm to the existing utility pole and one down converter on each side of the new crossarm.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

LOCATION: Existing utility pole located within the public right of way near the southeast corner of Heil Avenue and Gothard Street

CITY CONTACT: Nicolle Bourgeois

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

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

**5. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 17-032 (CROWN CASTLE ROW WIRELESS FACILITY)****

APPLICANT: Michael Cintron, Crown Castle, 200 Spectrum Center Drive #1800, Irvine, CA 92616

PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

REQUEST: To permit the installation of a 2.5 cubic ft. small cell wireless communication facility on an existing 37 ft. high utility pole within the public right of way. The facility will include the installation of two RRU antenna kits by adding a new crossarm to the existing utility pole and one down converter on each side of the new crossarm.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

LOCATION: Existing utility pole located within the public right of way on the south side of Heil Avenue near Rhone Lane.

CITY CONTACT: Nicolle Bourgeois

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

**6. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 17-033 (CROWN CASTLE ROW WIRELESS FACILITY)****

APPLICANT: Michael Cintron, Crown Castle, 200 Spectrum Center Drive #1800, Irvine, CA 92616tes

PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

REQUEST: To permit the installation of a 2.5 cubic ft. small cell wireless communication facility on an existing 66.5 ft. high utility pole within the public right of way. The facility will include the installation of two RRU antenna kits by adding a new crossarm to the existing utility pole and one down converter on each side of the new crossarm.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

LOCATION: Existing utility pole located within the public right of way on the south side of Edinger Avenue approximately 900 ft. east of Goldenwest Street

CITY CONTACT: Nicolle Bourgeois

STAFF RECOMMENDS: Continuance to a date uncertain at the applicant's request.

**7. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 17-029/ COASTAL DEVELOPMENT PERMIT NO. 17-014 (PCH TEMPORARY PARKING LOT)****

APPLICANT: Ted Frattone and Robert K. Glessner, Three Hughes, Irvine, CA 92618

PROPERTY OWNER: Beachfront Village, LLC, 15320 Barranca Parkway, Suite 100, Irvine, CA 92618

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

REQUEST:	To permit the establishment of a temporary parking lot with 108 parking spaces on a vacant 1.27 acre site for a period of five years.
ENVIRONMENTAL STATUS:	This request is covered by Categorical Exemption, Section 15304, Class 4, California Environmental Quality Act.
COASTAL STATUS:	Appealable
LOCATION:	21622 Pacific Coast Highway, 92646 (northeast corner of Pacific Coast Highway and Beach Blvd.)
CITY CONTACT:	Joanna Cortez
STAFF RECOMMENDS:	Approval 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 Two Thousand Seven Hundred Sixty-Five Dollars (\$2,765.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Three Thousand Eight Hundred Seventeen Dollars (\$3,817.00) 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.***