



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

**WEDNESDAY, APRIL 17 , 2013, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos  
**STAFF MEMBERS:** Kristi Rojas, Ethan Edwards, Judy Demers (recording secretary)  
**MINUTES:** June 20, 2012  
August 1, 2012  
**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. 13-001 (WOOD RESIDENCE)**  
APPLICANT: Trifon Metodiev, Kolin Atomare Architects  
PROPERTY OWNER: Kurt and Diane Wood, 4031 Morning Star Drive, Huntington Beach, CA 92649  
REQUEST: To permit the demolition of an existing approximately 3,675 sq. ft. single-story residence and to construct a new approximately 4,482 sq. ft. two-story residence at a maximum height of 27 feet.  
LOCATION: 4031 Morning Star Drive, 92649 (north side of Morning Star Drive, west of Saybrook Lane – Huntington Harbour)  
PROJECT PLANNER: Kristi Rojas  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
  
- 2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 13-002 (VERIZON WIRELESS FACILITY)**  
APPLICANT: Yumi Kim, Core Development  
PROPERTY OWNER: Bryan Ryan, Edison Carrier Solutions, 4900 Rivergrade Road, Bldg. 2-B 1<sup>st</sup> floor, Irwindale, CA 91706  
REQUEST: To permit the installation of wireless communication antennas mounted onto an existing 138 foot tall Southern California Edison (SCE) transmission tower at an overall height of 65 ft. in lieu of the maximum height of 45 feet permitted. The facility consists of the installation of twelve (12) panel antennas, and associated support equipment within a 244 sq. ft. 12-foot high enclosure constructed at grade directly beneath the transmission tower.  
LOCATION: 21261 Brookhurst Street, 92646 (east side of Brookhurst Street, between Effingham Drive and Hamilton Avenue)  
PROJECT PLANNER: Ethan Edwards  
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.***