



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

**WEDNESDAY, AUGUST 17, 2011, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** 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. 11-016/SIGN CODE EXCEPTION NO. 11-001 (AUTO DEALERS' ASSOCIATION READERBOARD SIGN)**

**APPLICANT:** Tony Shreve, Yesco; City of Huntington Beach, Economic Development

**PROPERTY OWNER:** City of Huntington Beach

**REQUEST:** **CUP:** To permit a multiple-user electronic readerboard sign measuring 85 ft. high and 2,740 sq. ft. of total sign face area. The proposed sign is designed in a wedge based shape and will contain approximately 1,370 sq. ft. of sign area on each sign face. The sign will reconstruct an existing 85 ft. high, 1,200 sq. ft., two-sided multiple-user electronic readerboard sign. **SCE:** To permit a wedge-shaped, freestanding sign with a total sign area of 2,740 sq. ft. in lieu of the maximum allowed 1,200 sq. ft.

**LOCATION:** 7991 Center Avenue, 92647 (north side of Center Avenue, approximately 650 feet west of Beach Boulevard)

**PROJECT PLANNER:** Jill Arabe

**STAFF RECOMMENDS:** Approval with modifications based upon suggested findings and conditions of approval.

**2. PETITION DOCUMENT:      COASTAL DEVELOPMENT PERMIT NO. 11-009/CONDITIONAL USE PERMIT NO. 11-015 (SLICE OF NEW YORK PIZZA RESTAURANT)**

**APPLICANT:** Behrooz Sam

**PROPERTY OWNER:** D.D. Dunlap Companies

**REQUEST:** **CDP:** To permit the conversion of an existing retail space into a new 2,080 sq. ft. restaurant with an approximately 380 sq. ft. outdoor dining area. **CUP:** To permit the onsite sales, service, and consumption of alcoholic beverages within a proposed restaurant and outdoor dining area.

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

LOCATION: 16821 Algonquin Street, Suite #101, 92649 (northwest corner of Davenport Drive and Algonquin Street – Huntington Harbour Mall)

PROJECT PLANNER: Jill Arabe

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

**3. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 11-012/COASTAL DEVELOPMENT PERMIT NO. 11-006 (SEA CLIFF VERIZON WIRELESS FACILITY)****

APPLICANT: John Moreland, Delta Group

PROPERTY OWNER: Sea Cliff Country Club

REQUEST: To permit the installation of a wireless communication facility consisting of a 55 ft. high monopole disguised as a pine tree with 12 panel antennas on three arrays, three GPS antennas, and one microwave antenna located within an existing golf course maintenance yard. The associated support equipment will be located adjacent to the base of the tower within an approximately 860 sq. ft., 7 ft. 6 in. high block wall enclosure.

LOCATION: 6541 Palm Avenue, 92648 (north of Palm Avenue, west of Goldenwest Street – Sea Cliff Country Club)

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.***