



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

WEDNESDAY, AUGUST 24, 2016, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: John Ramirez, 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: **CONDITIONAL USE PERMIT NO. 15-032 (VERIZON WIRELESS)**

APPLICANT: Peter Hilger, Cable Engineering Service, 10640 Sepulveda Blvd, Mission Hills, CA 91345

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

REQUEST: To permit the installation of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to a new 43 ft. high pole that would replace an existing 39 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box and a 48 in. high meter pedestal located in the public right of way.

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

LOCATION: South side of Orange Avenue and 163 feet west of the centerline of 14th Street. **(SITE N)**

CITY CONTACT: John Ramirez

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

2. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 15-036 (VERIZON WIRELESS)**

APPLICANT: Peter Hilger, Cable Engineering Service, 10640 Sepulveda Blvd, Mission Hills, CA 91345

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

REQUEST: To permit the installation of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to an existing 48 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box and a 48 in. high meter pedestal located within the public right of way.

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ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption
LOCATION: Section 15301, Class 1, California Environmental Quality Act
North side of Acacia Street and 67 ft. east of the centerline
14th Street. **(SITE O)**
CITY CONTACT: John Ramirez
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

3. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 15-034/ COASTAL DEVELOPMENT PERMIT NO. 15-018, (VERIZON WIRELESS)**

APPLICANT: Peter Hilger, Cable Engineering Service, 10640 Sepulveda Blvd, Mission Hills, CA 91345
PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
REQUEST: **CUP/CDP:** To permit the installation of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to an existing 39 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box and a 48 in. high meter pedestal located in the public right of way.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption,
COASTAL STATUS: Section 15301, Class 1, California Environmental Quality Act.
LOCATION: Appealable
The pole is located on the north side of Walnut Avenue and 162 feet west of the centerline of 13th Street **(SITE Q)**.
CITY CONTACT: John Ramirez
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

4. PETITION DOCUMENT: **CONDITIONAL USE PERMIT 16-032 (HARDIN HYUNDAI GRADE DIFFERENTIAL AND RETAINING WALLS)**

APPLICANT: J.C. Maverick, 1827 Capital St., Anaheim, CA, 92880
PROPERTY OWNER: Hardin Automotive Group, 1271 S. Auto Center Dr., Anaheim, CA 92806

REQUEST: To construct a 6,005 sq. ft. auto dealership (sales office, auto detailing carport, and storage facility) on a vacant lot with a grade differential greater than three feet between the high and low points. In addition, to permit retaining walls exceeding max. 2 ft. high topped by block walls exceeding max. 6 ft. high as follows: 1) to allow 2.8 ft. high retaining wall topped by 8 ft. high block wall on north property line (approx. 115 linear ft.) and 2) to allow 5.4 ft. high retaining wall topped by 8 ft. high block wall on east property line (approx. 322 linear ft.)

ENVIRONMENTAL STATUS: This request is covered by Final Environmental Impact Report
LOCATION: No. 08-008
17242 Beach Blvd., 92647 (east side of Beach Blvd., north of Slater Ave.)
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.