



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

**WEDNESDAY, OCTOBER 17, 2012, 1:30 P.M.**

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Rosemary Medel, Hayden Beckman, Ethan Edwards, 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: COASTAL DEVELOPMENT PERMIT NO. 12-03, CONDITIONAL USE PERMIT NO. 12-05, VARIANCE NO. 12-06, TENTATIVE TRACT MAP NO. 17481 (SUNSET MIXED USE) – CONTINUED FROM THE OCTOBER 3, 2012 MEETING)**

APPLICANT: Jeff Bergsma, Team Design

PROPERTY OWNER: Brett Blanchard

REQUEST: **CDP/CUP:** To permit the demolition of a vacant drive-thru restaurant and construction of a four-story, 48 ft. 6 in. high, approximately 38,400 sq. ft. mixed-use building consisting of one visitor-serving commercial retail unit and one live work unit on the ground floor and a total of 12 residential units on the second, third, and fourth floors. Parking for the mixed-use building will be provided in an at-grade and subterranean parking garage that includes 13 surface level spaces and 20 subterranean spaces. **VAR:** To allow an overall building height of 48 ft. 6 in. in lieu of a maximum height of 45 ft. permitted. The portions of the building exceeding the 45 ft. height limit result from three fourth floor mezzanine areas that comprise 8.4% (764 sq. ft.) of the subject building's overall roof area. **TTM:** To permit the consolidation of three lots into one lot measuring approximately 11,378 sq. ft. of net lot area for condominium purposes. The project will result in one commercial, one live/work, and 12 residential condominium units.

LOCATION: 818 Pacific Coast Highway, 92648 (northeast corner of Pacific Coast Highway and 9<sup>th</sup> Street)

PROJECT PLANNER: Ethan Edwards

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

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

- 2. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 12-17 (METRO PCS COMMUNICATION FACILITY)****
- APPLICANT:                      Tanner Young, The Derma Group  
PROPERTY OWNER:                Philip Hickerson, Southern California Edison Company  
REQUEST:                            To permit the installation of an unmanned wireless communication facility on an existing 121 foot tall Southern California Edison transmission tower, consisting of a total of six (6) panel antennas and three (3) parabolic antennas at a height of 50 feet in lieu of a maximum height of 45 feet permitted. This project will include new support equipment that entails an at-grade equipment cabinet within a new eight foot high block wall enclosure constructed directly beneath the transmission tower.
- LOCATION:                            20338 Ravenwood Lane, 92647 (north of Warwick Drive, west of Santa Ana River in the existing nursery north of Le Bard Park)
- PROJECT PLANNER:                Rosemary Medel  
STAFF RECOMMENDS:              Approval based upon suggested findings and conditions of approval
- 3. PETITION DOCUMENT:      **TEMPORARY USE PERMIT NO. 12-02 (HOME DEPOT OUTDOOR SALES EVENT)****
- APPLICANT:                      Jason Malone, Home Depot  
PROPERTY OWNER:                Huntington Beach Union High School District  
REQUEST:                            To allow a maximum 50-day temporary outdoor retail sales event located within an existing parking lot adjacent to the Home Depot retail center for a five year period (2012-2016).
- LOCATION:                            7100 Warner Avenue, 92647 (southeast corner of Warner Avenue at Goldenwest Street)
- PROJECT PLANNER:                Hayden Beckman  
STAFF RECOMMENDS:              Approval based upon suggested findings and conditions of approval
- 4. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 12-15 (SMITH FRONT YARD WALL)****
- APPLICANT/  
PROPERTY OWNER:                Vanessa Smith, 422 7<sup>th</sup> Street, Huntington Beach, CA 92648  
REQUEST:                            To permit the construction of approximately 24 linear- foot wall with 42 inch high pilasters and a gate measuring 3 feet 3 inches high in lieu of a maximum height of 1 foot 6 inches permitted within 3 feet of the front property line.
- LOCATION:                            422 7<sup>th</sup> Street (southeast of 7<sup>th</sup> Street and Pecan Avenue)  
PROJECT PLANNER:                Hayden Beckman  
STAFF RECOMMENDS:              Approval based upon suggested findings and conditions of approval

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

- 5. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 12-12 (O'BRYAN RESIDENCE)**
- APPLICANT: Jay Earl, Jay Earl Designs  
PROPERTY OWNER: Rick O'Bryan, 16911 Edgewater Lane, Huntington Beach, CA 92649  
REQUEST: To permit an increase of more than 10% of internal floor area for a proposed 704 square feet, two-story addition and a 105 square feet garage addition to an existing two-story, 2,915 square feet single-family residence with a 445 square feet detached garage. The proposed two-story addition will result in a permanent attachment between the garage and main residence..
- LOCATION: 16911 Edgewater Lane, 92649 (south of Davenport Drive, west of Edgewater Lane)
- PROJECT PLANNER: Hayden Beckman  
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 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 and 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.***