



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

WEDNESDAY, JULY 29, 2009, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Jill Arabe, Andrew Gonzales, Rami Talleh, Kimberly De Coite
(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. 2009-009 (VERIZON WIRELESS COMMUNICATION FACILITY)****
- APPLICANT: Michelle Felten, Core Communications Group
REQUEST: To permit the construction of a 58 ft. high wireless communications facility disguised as a palm tree “monopalm” with nine (9) panel antennas and one (1) microwave dish, including associated equipment, two GPS antennas, and emergency generator within a 6 ft. high blockwall enclosure at an existing tow yard.
- LOCATION: 7472 Warner Avenue, 92647 (south side of Warner Avenue, east of Gothard Street)
- PROJECT PLANNER: Jill Arabe
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 2. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 2009-006 (TRAUTH ADDITION)****
- APPLICANT: Jeff Salisbury, Blue Ribbon Design-Build
REQUEST: To permit an overall building height of 31 ft. 11 in. for the construction of a 2,020 sq. ft. addition to an existing single-story detached residential duplex unit. The project will consist of new 1st and 2nd floor habitable area including access to a 673 sq. ft. 3rd floor deck with a total living area of 2,956 sq. ft..
- LOCATION: 506 13th Street, 92648 (south of 13th street, between Pecan and Acacia Avenues)
- PROJECT PLANNER: Andrew Gonzales
STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval

(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 Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) 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.