



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

WEDNESDAY, NOVEMBER 4, 2009, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Jill Arabe, Andrew Gonzales, 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. 2009-015 (T-MOBILE WIRELESS COMMUNICATIONS FACILITY – CONTINUED FROM THE OCTOBER 28, 2009 MEETING)**

APPLICANT: Monica Moretta, Sequoia Deployment Services, Inc.
REQUEST: To permit the construction of a 55 ft. high wireless communications facility designed as a palm tree “monopalm” with 12 panel antennas and one (1) GPS antenna, including associated equipment surrounded by a 7 ft. 6 in. high blockwall. The request includes the relocation of a 5 ft. high block wall trash enclosure.
LOCATION: 6666 Heil Avenue, 92647 (south side of Heil Avenue, east of Edwards Street)
PROJECT PLANNER: Jill Arabe
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

(Continued)

2. PETITION DOCUMENT: **COASTAL DEVELOPMENT PERMIT NO. 2009-004/
CONDITIONAL USE PERMIT NO. 2009-020/ VARIANCE NO.
2009-004 (LARSON RESIDENCE)**

APPLICANT: Jay Earl, Jay Earl Design

REQUEST: **CDP:** To permit the demolition of an existing single-family dwelling and the construction of an approximately 6,508 sq. ft. single-family dwelling with a 1,131 sq. ft. attached garage;
CUP: To permit an approximately 701 sq. ft. 3rd story deck;
VAR: To permit the 3rd floor deck railing at a 1 ft. 9 in. setback from the exterior of the west elevation and 0 ft. setback from the exterior of the east elevation in lieu of a minimum 5 ft. required. This request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/ privacy issues, such as window alignments, building pad height, and floor plan layout.

LOCATION: 3761 Nimble Circle, 92649 (terminus of Nimble Circle – Trinidad Island)

PROJECT PLANNER: Andrew Gonzales

STAFF RECOMMENDS: Approval with modifications of the Coastal Development Permit and Conditional Use Permit based upon suggested findings and conditions of approval
Denial of the Variance based upon suggested findings for denial

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 Five Hundred Thirty-Four Dollars (\$1,534.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand and Two Dollars (\$2,002.00) 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.