



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

WEDNESDAY, JULY 1, 2015, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Hayden Beckman, Tess Nguyen, Ethan Edwards, Judy Demers

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

SCHEDULED ITEMS:

1. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 15-013 (CROWN CASTLE WIRELESS COMMUNICATION FACILITIES)

APPLICANT: Carver Chiu, 32 Technology Suite 250, Irvine, CA 92618
PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
REQUEST: To permit the installation of four (4) new wireless communication facilities on four (4) separate utility poles located within the public right-of-way. Each wireless communication facility consists of new aerial fiber, one (1) omni antenna, communications and power risers, and a new electrical power connection. Three of the installations are proposed on existing utility poles, and one of the proposed installations will be placed on a new utility pole replacing the existing pole in the same location.

LOCATION: Four Sites: Site #HBN07: Southwest Corner of Pecan Ave. at 17th St.; Site #HBN10: North side of Palm Ave., Southeast of Goldenwest St.; Site #HBN11: In alley southwest of Pecan Ave. between 6th St. & 7th St.; and Site #HBN13: In alley northeast of Walnut Ave. between 11th St. & 12th St.

CITY CONTACT: Hayden Beckman
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL

ACTION AGENDA
(Continued)

- 2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 15-003/
CONDITIONAL USE PERMIT NO. 15-006 (BUSCHE
RESIDENCE)**
- APPLICANT: Jay Earl, 16541 Mariana Circle, Huntington Beach CA 92649
PROPERTY OWNER: Jeff and Cindy Busche, 17041 Lowell Circle, Huntington
Beach CA 92649
- REQUEST: To permit the demolition of an existing single family residence
and construct a new 4,229 sq. ft. three-story residence with a
661 sq. ft. garage at 34 ft. high in the harbor. 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: 4111 Morning Star Drive, 92649 (north side of Morning Star
Dr., east of Edgewater Ln.)
- CITY CONTACT: Tess Nguyen
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of
approval

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL

- 3. PETITION DOCUMENT: TEMPORARY USE PERMIT NO. 15-003 (OLD WORLD
FARMERS/ VINTAGE MARKET & ART WALK)**
- APPLICANT: Bernie Bischof, 8165 Pickwick Circle, Huntington Beach, CA
92649
- PROPERTY OWNER: Old World Owners Association, c/o Bernie Bischof, 1900 E.
Warner Avenue, #1P, Santa Ana, CA 92705
- REQUEST: To permit a temporary outdoor retail sales event (farmers
market, vintage market & art walk) located within Old World
Village and the west parking lot. The event would occur every
Saturday, the second Sunday and an alternate Sunday of
every month throughout the year between the hours of 8:00
AM and 3:00 PM for a period of five (5) years from 2015 to
2019.
- LOCATION: 7561 Center Avenue, 92647 (northwest corner of Center Ave.
and Huntington Village Ln.)
- CITY CONTACT: Ethan Edwards
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of
approval

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL

ACTION 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.