

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

**WEDNESDAY, APRIL 3, 2013 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos  
**STAFF MEMBER:** Kristi Rojas, Ethan Edwards, Judy Demers (recording secretary)  
**MINUTES:** **NONE**  
**ORAL COMMUNICATION:** **NONE**

**ITEM 1: COASTAL DEVELOPMENT PERMIT NO. 13-001 (WOOD RESIDENCE-  
CONTINUED FROM THE APRIL 3, 2013 MEETING)**

**APPLICANT:** Trifon Metodiev, Kolin Atomare Architects, 1350 Coronado Avenue, Long Beach, CA 90804  
**PROPERTY OWNER:** Kurt and Diane Wood, 4031 Morning Star Drive, Huntington Beach, CA 926490  
**REQUEST:** To permit the demolition of an existing approximately 3,675 sq. ft. single-story residence and to construct a new approximately 4,482 sq. ft. two-story residence at a maximum height of 27 feet. This request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review development for compatibility/ privacy issues, such as window alignments, building pad height, and floor plan layout.  
**LOCATION:** 4031 Morning Star Drive, 92649 (north side of Morning Star Drive, west of Saybrook Lane – Huntington Harbour)  
**PROJECT PLANNER:** Kristi Rojas

**ITEM 2: CONDITIONAL USE PERMIT NO. 13-002 (VERIZON WIRELESS FACILITY)**

**APPLICANT:** Yumi Kim, Core Development Services, 2749 Saturn Street, Brea, CA 92821  
**PROPERTY OWNER:** Bryan Ryan, Edison Carrier Solutions, 4900 Rivergrade Road, Bldg. 2-B, 1<sup>st</sup> Floor, Irwindale, CA 91706  
**REQUEST:** To permit the installation of wireless communication antennas mounted onto an existing 138 foot tall Southern California Edison (SCE) transmission tower at an overall height of 65 ft. in lieu of the maximum height of 45 feet permitted. The facility consists of the installation of twelve (12) panel antennas, and associated support equipment within a 244 sq. ft. 12-foot high enclosure constructed at grade directly beneath the transmission tower.  
**LOCATION:** 21261 Brookhurst Street, 92646 (east side of Brookhurst Street, between Effingham Drive and Hamilton Avenue)  
**PROJECT PLANNER:** Ethan Edwards

Ricky Ramos, Zoning Administrator, stated that due to insufficient public notice both items would be continued to the April 17, 2013 meeting.

**THE MEETING WAS ADJOURNED AT 1:32 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, APRIL 17, 2013, AT 1:30 P. M.**

*R. Ramos*

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Ricky Ramos  
Zoning Administrator

RR:jd