

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

**WEDNESDAY, FEBRUARY 19, 2014 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBER:** Hayden Beckman, Ethan Edwards, Judy Demers (recording secretary)

**MINUTES:** **NONE**

**ORAL COMMUNICATION:** **NONE**

**ITEM 1: CONDITIONAL USE PERMIT NO. 13-030 (VERIZON WIRELESS ROOFTOP FACILITY):**

**APPLICANT:** Al Gamboa, Milestone Wireless, 14110 Ramona Drive, Whittier, CA 90605

**PROPERTY OWNER:** Robert Koury, Main Promenade, Inc., 200 Main Street, Suite 206, Huntington Beach, CA 92648; Janeen Laudenback, City of Huntington Beach Community Services Department, 2000 Main Street, Huntington Beach, CA 92648

**REQUEST:** To permit the modification of an existing nonconforming wireless communication facility including replacement of three (3) existing panel antennas, installation of two (2) new panel antennas, and six (6) new remote radio units and a junction box located behind an existing parapet wall. The existing equipment lease area will remain unchanged.

**LOCATION:** 200 Main Street (Rooftop), 92648 (block between Main St. and 3<sup>rd</sup> St. and Walnut Ave. and Olive Ave.)

**CITY CONTACT:** Hayden Beckman

Hayden Beckman, Assistant Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary.

Ricky Ramos, Zoning Administrator verified with staff the location of the proposed antennas. Mr. Beckman verified that the placement of the antennas would be centralized on the rooftop.

**THE PUBLIC HEARING WAS OPENED.**

Al Gamboa, applicant, stated that he had no comments or concerns with staff recommendations.

Mr. Ramos inquired of the applicant if the other existing antennas were also owned by Verizon. Mr. Gamboa stated that the other antennas were owned by other wireless companies.

Mr. Ramos asked the applicant if he had any thoughts on a better way to screen the antennas. A lengthy discussion took place regarding the potential options of screening the proposed antennas.

**THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.**

Mr. Ramos explained to the applicant that he was struggling to approve the proposed project. He further explained that the applicant could continue the item to a future meeting or if the request is denied, the applicant could appeal the decision to the Planning Commission. Mr. Gamboa asked to continue the item to the March 19, 2014 meeting.

**CONDITIONAL USE PERMIT NO. 13-030 WAS CONTINUED TO THE MARCH 19, 2014 MEETING AT THE APPLICANT'S REQUEST.**

**ITEM 2: SITE PLAN REVIEW NO. 14-001 (PETSMART PET HOTEL):**

APPLICANT: Melissa Lopez, 19601 N. 27<sup>th</sup> Avenue, Phoenix, AZ 85027  
PROPERTY OWNER: Coreland Properties, 17542 E. 17<sup>th</sup> Street, Suite 420, Tustin CA 92780  
REQUEST: To permit an ancillary animal boarding use within the interior of an existing pet (retail) store.  
LOCATION: 7600 Edinger Avenue, 92647 (south side of Edinger Ave., west of Sher Ln.)  
CITY CONTACT: Ethan Edwards

Ethan Edwards, Associate Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary.

Ricky Ramos, inquired of staff if the hours of operation included Saturday. Mr. Edwards stated that he believed it was a typo on the applicant's part.

**THE PUBLIC HEARING WAS OPENED.**

**THERE WERE NO PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.**

Mr. Edwards noted that he would like to include hours for Saturday. Mr. Ramos stated that he would add the hours.

Mr. Ramos stated that, based on the information provided, he would approve the request as recommended by staff with minor changes to the findings for approval.

**SITE PLAN REVIEW NO. 14-001 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING MODIFIED FINDINGS AND CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) CALENDAR DAYS.**

## **FINDINGS FOR CEQA:**

The proposed project is to permit an ancillary animal boarding use within the interior of an existing pet (retail) store within the Town Center Boulevard Segment of the Beach and Edinger Corridors Specific Plan (BECSP) area. The proposed project is covered by Final Environmental Impact Report (EIR No. 08-008), which was certified by the City of Huntington Beach on December 8, 2009. The proposed project is subject to compliance with the adopted mitigation measures contained in Final EIR No. 08-008. Staff has reviewed the proposed project and environmental assessment for compliance and has determined the project is consistent with the adopted mitigation measures contained in the Final EIR. Compliance with all applicable mitigation measures adopted with the Specific Plan will be required as a condition of approval of the project.

## **FINDINGS FOR APPROVAL – SITE PLAN REVIEW NO. 14-001:**

1. Site Plan Review No. 14-001 to permit an ancillary animal boarding use within the interior of an existing pet (retail) store, will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed use will not generate traffic or other impacts detrimental to surrounding properties and inconsistent with the adjacent property's zoning. The proposed use is within an existing building approximately 100 ft. north from the nearest residential use, which provides an adequate buffer from potential negative impacts associated with the use.
2. The project will not adversely affect the Circulation Plan of the BECSP. The project will allow for an ancillary animal boarding use within an existing pet (retail) store. The project will maintain vehicular access to the site along Edinger Avenue. No additional street improvements are required to improve capacity and efficiency.
3. The proposed project will comply with the provisions of the BECSP development code as specified in the Town Center – Boulevard segment. In addition, the project meets all applicable provisions of Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The proposed project meets code requirements including parking. The use will be conducted entirely within an existing pet retail store. Potential noise generated from outside activity is required to comply with the City's Noise Ordinance (Municipal Code Chapter 8.40). The proposed use will not detrimentally impact the surrounding uses; and will be consistent and compatible with the nearby neighborhood.
4. The granting of the site plan review will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Mixed Use – Specific Plan Overlay – Design Overlay on the subject property. In addition, it is consistent with the following goals of the General Plan:
  - a. Goal LU 7: Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.
  - b. Goal LU 8: Achieve a pattern of land uses that preserves, enhances, and establishes a distinct identity for the City's neighborhoods, corridors, and centers.

The proposed ancillary animal boarding use will provide additional service within an existing pet (retail) store that enhances the surrounding neighborhood. The project will provide new job opportunities for existing and future residents and promote economic viability of the shopping center and corridor.

**CONDITIONS OF APPROVAL – SITE PLAN REVIEW NO. 14-001:**

1. The site plan, floor plans, and elevations received and dated November 26, 2013 shall be the conceptually approved design.
2. The project shall comply with all mitigation measures adopted for the project in conjunction with Environmental Impact Report No. 08-008.
3. The hours of operation (open to the public) shall be between 7:00 AM and 9:00 PM Monday through Saturday and between 8:00 AM and 6:00 PM Sunday.
4. Animals shall not be allowed outside at the rear (south) of the building.
5. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning and Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.
6. SPR No. 14-001 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Division a minimum 30 days prior to the expiration date.
7. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating>).

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project property owner/developer if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the property owner/developer of any claim, action or proceeding and should cooperate fully in the defense thereof.

**THE MEETING WAS ADJOURNED AT 2:02 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, MARCH 5, 2014, AT 1:30 P. M.**



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Ricky Ramos  
Zoning Administrator

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