

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

**WEDNESDAY, MAY 28, 2008 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBER:** Jill Arabe, Rami Talleh, Judy Demers, (recording secretary)

**MINUTES:** **NONE**

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

**ITEM 1: CONDITIONAL USE PERMIT NO. 2007-047 (RALPH'S RECYCLING CENTER-CONTINUED FROM THE APRIL 30, 2008, MEETING)**

**APPLICANT:** Robert Martinez, Sloan Vazquez, LLC  
**REQUEST:** To permit the establishment of a portable recycling center as an accessory use within an existing commercial shopping center parking lot.  
**PROPERTY OWNER:** Western Realty, 2760 E. Spring St., Suite 200, Long Beach, CA 90806  
**LOCATION:** 10081 Adams Avenue, 92646 (Northeast corner of Brookhurst St. and Adams Ave. – Beachmont Plaza)  
**PROJECT PLANNER:** Jill Arabe

Jill Arabe, Planning Aide, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff presented an overview of the proposed project and the suggested findings for denial as presented in the executive summary.

Ms. Arabe stated that she had received 7 phone calls, 27 citizen inquiries, and 24 letters opposing the project.

Ricky Ramos, Zoning Administrator, inquired if the Police Department had any input on the project.

Ms. Arabe, stated that she had attempted to make contact with the Police Department but had not yet received a response from them.

**THE PUBLIC HEARING WAS OPENED.**

Enrique Vazquez, applicant, spoke and stated that he read the letters received by staff and respected the concerns of the residents. He briefly discussed California recycling requirements. He distributed brochures to interested residents to allow them to have a clearer understanding of what the recycling facility would look like. He informed staff and the residents that he would be happy to address any questions.

Martha Cocking, 19891 Piccadilly Lane, commented that she was opposed to the project. Ms. Cocking stated that she has concerns regarding increases in traffic, noise, odor, scavenging and the transients.

Paul Haussler, 10178 Holburn Drive, spoke in opposition of the project. He explained that there is a gate on the perimeter wall between the Huntington Bay residential community and the shopping center that would need to be secured. He believes the local transients may traverse through the residential community via the gate to access the proposed recycling facility. He stated that securing the gate may violate ADA requirements. He also mentioned that scavenging would likely become a problem.

John Saleman, 10138 Disney Circle, stated that he opposes the project. His main concern was scavenging by transients traversing through the adjacent communities.

Mary Washburn, 10210 Ascot Circle, requested that the Zoning Administrator deny the project. She attended the meeting to speak on her sisters behalf as well. Her sister resides on Disney Circle and would be impacted by transients traversing through her neighborhood which would undoubtedly lead to scavenging.

William Horan, 19831 Ramsgate Lane, spoke in opposition of the project. He stated that the impact on traffic is reason enough to deny the project.

John Riasanovsky, 10145 Disney Circle, stated that he opposes the location of the proposed Recycling Center. He believes that the site of Stater Brothers supermarket may be a better location for the recycling facility. He concurs with the other speakers that there would be increases to traffic, noise, and the number of transients traversing through the adjacent residential communities.

The applicant, Mr. Vazquez, responded to the various remarks made by the residents. He wanted to assure them that he did understand their issues and concerns. He stated that existing recycling facilities have not impacted adjacent communities.

Mr. Ramos, and the applicant ensued in a discussion regarding the noise study that was prepared.

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

Mr. Ramos, stated that he will continue the item to obtain input from the Police Department. He also asked staff to research the gate that had been mentioned. He wanted clarification of the ADA requirements. He continued the item to the June 4, 2008 meeting.

**CONDITIONAL USE PERMIT NO. 2007-047 WAS CONTINUED TO THE JUNE 4, 2008 MEETING WITH THE PUBLIC HEARING CLOSED.**

**ITEM 2: COASTAL DEVELOPMENT PERMIT NO. 2008-010; CONDITIONAL USE PERMIT NO. 2008-019 (VERIZON WIRELESS COMMUNICATION FACILITY)**

APPLICANT: W. Dean Brown, The Planning Consortium, Inc.  
REQUEST: To permit the installation of a wireless communications facility consisting of two panel antennas on an existing wood utility pole and placement of associated equipment within an underground vault.  
PROPERTY OWNER: Caltrans, 2227 Michelson Drive, Suite CN-380, Irvine, CA 92612  
LOCATION: 2201 Pacific Coast Highway, 92648 (south side of Pacific Coast Highway, terminus of 22<sup>nd</sup> Street)  
PROJECT PLANNER: Rami Talleh

Rami Talleh, Senior Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing uses of the subject site. Staff presented an overview of the proposed project and the suggested findings and conditions of approval as presented in the executive summary.

Mr. Talleh reported receiving two letters in opposition of the project.

Ricky Ramos, Zoning Administrator, asked staff for the maximum height allowance for the requested location.

Staff reported that the maximum height for ocean shore district is 20 feet, however, an additional 10 feet is allowed for wireless communication facilities.

**THE PUBLIC HEARING WAS OPENED.**

W. Dean Brown, the applicant, explained the difficulties involved with finding the right location to place the facility. He also mentioned that other public agencies have restrictions that make the process extremely frustrating. He spoke of the issues that have surfaced in trying to design a flush mounted antennae for this location.

Mr. Ramos asked the applicant if Verizon had researched the use of other poles that already exist.

Mr. Brown replied that Verizon had looked into several possible alternatives to the proposed location, however, the best option is the one currently proposed.

Mr. Sid Spinack, 111 21<sup>st</sup> Street, spoke in opposition of the project. He stated that he understands the need for increased service. He is concerned that other utility companies will want to put antennas in the same area. He believes this is the wrong location.

Robert Carona, 2204 Pacific Coast Highway, stated that he is opposed to the project. He is concerned that more than one company will add antennas to this location.

Don Washburn, 2110 Pacific Coast Highway, mentioned that he is also concerned with the location chosen for this project. He inquired of staff as to whether or not the City of Huntington Beach would receive revenue from Verizon.

Staff responded to Mr. Watson, informing him that the project location is not in the City's right of way. It is owned by Caltrans.

Terry Carmedella, 2102 Pacific Coast Highway, spoke in opposition of the project. He stated that there are several locations in the vicinity that he thinks would be just as practical without being a visual nuisance.

James Talley, 2202 Pacific Coast Highway, inquired of the applicant as to whether a new antenna in the vicinity would negatively impact services from other carriers already being provided.

Mr. Brown responded to Mr. Talley informing him that the Public Utilities Commission designates frequencies to each of the companies that prevents service interruption from occurring.

Joe Jeffrey, 19371 Maidstone, spoke in favor of the project. He stated that it is difficult to use his cell phone due to the lack of service currently available.

Al De Lorm, 19263 Archfield Circle, spoke in favor of the project. He too has problems receiving signals at his home. He believes that many of the Seacliff residents would benefit.

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

Mr. Ramos summarized his concerns with the design and location of the facility. He offered the applicant options as to how to proceed with the process, either a denial or a continuance to give the applicant additional time to find a more appropriate location.

Mr. Brown asked the Zoning Administrator to continue the item to a future date uncertain.

**COASTAL DEVELOPMENT PERMIT NO. 20087-010 AND CONDITIONAL USE PERMIT NO. 2008-019 WERE CONTINUED TO A DATE UNCERTAIN.**

**THE MEETING WAS ADJOURNED AT 2:35 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, JUNE 4, 2008 AT 1:30 PM.**



---

Rick Ramos  
Zoning Administrator

RR:jd