



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

**WEDNESDAY, APRIL 16, 2014, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

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

**MINUTES:** October 2, 2013  
October 16, 2013

**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. 13-030 (VERIZON WIRELESS ROOFTOP FACILITY- CONTINUED FROM THE FEBRUARY 19, 2014 MEETING)**

**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 resulting in an increase of height less than 10% through the removal and replacement of three (3) existing panel antennas, and the installation of two (2) new panel antennas, 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

**STAFF RECOMMENDS:** Denial based upon suggested findings

**AGENDA**  
**(Continued)**

- 2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 14-002 (STINSON BLOCK WALL)**
- APPLICANT/  
PROPERTY OWNER: Joshua Stinson, 15251 Columbia Lane, Huntington Beach, CA 92647
- REQUEST: To permit an approximately 116 linear foot block wall with an overall height of 8 ft. 3 in. in lieu of a maximum height of 6 ft.
- LOCATION: 15251 Columbia Lane, 92647 (southwest corner of Columbia Ln. at Cornell Dr.)
- CITY CONTACT: Hayden Beckman
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 14-006 (ARCO SERVICE STATION ALCOHOL SALES)**
- APPLICANT/  
PROPERTY OWNER: Sanjay Vaswani, AKJ Investments, 7962 East Hampshire Road, Orange, CA 92867
- REQUEST: To permit the establishment of alcohol sales (beer and wine) within a 1,630 sq. ft. convenience store in conjunction with fuel sales at an existing service station.
- LOCATION: 17502 Goldenwest St., 92647 (Southeast corner of Goldenwest St. at Slater Ave.)
- CITY CONTACT: Hayden Beckman
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval
- 4. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 14-005 (PEDEGO BIKE VALET AND OUTDOOR DISPLAY)**
- APPLICANT/  
BUSINESS OWNER:: Tom Bock, Pedego HB, LLC, 301 5<sup>th</sup> Street, Huntington Beach, CA 92648; Luis Gomez, City of Huntington Beach - Office of Business Development, 2000 Main Street, Huntington Beach, CA 92648
- PROPERTY OWNER: Andrew Stupin, 215 5<sup>th</sup> Street, Suite A, Huntington Beach, CA 92648
- REQUEST: To permit the establishment and operation of bicycle valet service and the outdoor display of electric bicycles for rent and sale
- LOCATION: 301 5<sup>th</sup> St., 92648 (northwest corner of 5<sup>th</sup> St. and Olive Ave)
- CITY CONTACT: Jill Arabe
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

***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.***