



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

**WEDNESDAY, SEPTEMBER 7, 2016, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Jessica Bui, Tess Nguyen, John Ramirez, Joanna Cortez, Judy Graham

**MINUTES:** None

**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: ENTITLEMENT PLAN AMENDMENT NO. 16-005 (COMPASS BIBLE CHURCH)**

**APPLICANT:** Bobby Blakey, 5082 Argosy Avenue, Huntington Beach, CA 92649

**PROPERTY OWNER:** Jack Chalabian, 1522 W. 134<sup>th</sup> Street, Gardena, CA 90249

**REQUEST:** To amend Conditional Use Permit No. 91-021 and Conditional Exception No. 91-017 for an existing church to add a Saturday evening service, allow for group activities Tuesday through Thursday evenings, and to update an existing joint parking agreement to meet the parking needs for the expanded services.

**ENVIRONMENTAL STATUS:** This request is covered by Categorical Exemption, Section, 15301, Class 1, California Environmental Quality Act.

**LOCATION:** 5082 Argosy Avenue, 92649 (south of Argosy Ave. and west of Jason Cir.)

**CITY CONTACT:** Jessica Bui

**STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval

**2. PETITION DOCUMENT: COASTAL DEVELOPMENT PERMIT NO. 16-012 (HAN RESIDENCE ADDITION)**

**APPLICANT:** Michael Pedersen, 626 N. Beachwood Drive, Los Angeles, CA 90004

**PROPERTY OWNER:** Justin Han, 17045 Marinabay Drive. Huntington Beach, CA 92649

**REQUEST:** To permit a 624 sq. ft. second floor addition and a 169 sq. ft. balcony to an existing single family residence

**LOCATION:** 10081 Adams Avenue, 92646 (northeast corner of Brookhurst St. and Adams Ave.)

**ENVIRONMENTAL STATUS:** This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

**AGENDA  
(Continued)**

COASTAL STATUS:: Appealable  
CITY CONTACT: Tess Nguyen  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 15-039 (VERIZON WIRELESS)**

APPLICANT: Peter Hilger, Cable Engineering Service, 10640 Sepulveda Blvd, Mission Hills, CA 91345

PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

REQUEST: To permit the installation of wireless communication facilities consisting of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to a new 38.5 ft. high utility pole replacing an existing 25.5 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box and a 48 in. high meter pedestal located in the public right of way.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section, 15301, Class 1, California Environmental Quality Act.

LOCATION: South side of Acacia Avenue and 92 feet west of the centerline of 8<sup>th</sup> Street. **(SITE J)**

CITY CONTACT: John Ramirez

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**4. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 15-035; COASTAL DEVELOPMENT PERMIT NO. 15-019 (VERIZON WIRELESS)**

APPLICANT: Peter Hilger, Cable Engineering Service, 10640 Sepulveda Blvd, Mission Hills, CA 91345

PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

REQUEST: **CUP/CDP:** To permit the installation of wireless communication facilities consisting of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to an existing 38.5 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box and a 48 in. high meter pedestal located in the public right of way.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

COASTAL STATUS: Appealable

LOCATION: West side of 11<sup>th</sup> Street and 181 feet south of the centerline of Walnut Avenue. **(SITE L)**

CITY CONTACT: John Ramirez

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

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

- 5. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 15-041; COASTAL DEVELOPMENT PERMIT NO. 15-021 (VERIZON WIRELESS)****
- APPLICANT:                      Peter Hilger, Cable Engineering Service, 10640 Sepulveda Blvd, Mission Hills, CA 91345
- PROPERTY OWNER:              City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
- REQUEST:                        **CUP/CDP:** To permit the installation of wireless communication facilities consisting of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to a new 43 foot high utility pole replacing an existing 38.5 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box and a 48 in. high meter pedestal located in the public right of way.
- ENVIRONMENTAL STATUS:                              This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
- COASTAL STATUS:                      Appealable
- LOCATION:                                South side of Walnut Avenue and 160 feet west of the centerline of 9<sup>th</sup> Street. **(SITE M)**
- CITY CONTACT:                        John Ramirez
- STAFF RECOMMENDS:              Approval based upon suggested findings and conditions of approval
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- 6. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 15-040 (VERIZON WIRELESS)****
- APPLICANT:                        Peter Hilger, Cable Engineering Service, 10640 Sepulveda Blvd, Mission Hills, CA 91345
- PROPERTY OWNER:              City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
- REQUEST:                        To permit the installation of wireless communication facilities consisting of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to a new 43.5 ft. high utility pole replacing an existing 25.5 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box and a 48 in. high meter pedestal located in the public right of way.
- ENVIRONMENTAL STATUS:                              This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
- LOCATION:                                South side of Olive Avenue and 40 feet west of the centerline of 8<sup>th</sup> Street. **(SITE R)**
- CITY CONTACT:                        John Ramirez
- STAFF RECOMMENDS:              Approval based upon suggested findings and conditions of approval

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

- 7. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 15-042 (VERIZON WIRELESS)****
- APPLICANT:                      Peter Hilger, Cable Engineering Service, 10640 Sepulveda Blvd, Mission Hills, CA 91345
- PROPERTY OWNER:              City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
- REQUEST:                         To permit the installation of wireless communication facilities consisting of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to a new 43.5 ft. high utility pole replacing an existing 25.5 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box and a 48 in. high meter pedestal located in the public right of way.
- ENVIRONMENTAL STATUS:                              This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
- LOCATION:                         North side of Orange Avenue and 162 feet east of the centerline of 11<sup>th</sup> Street. **(SITE H)**
- CITY CONTACT:                   John Ramirez
- STAFF RECOMMENDS:           Approval based upon suggested findings and conditions of approval
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- 8. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 15-037 (VERIZON WIRELESS)****
- APPLICANT:                      Peter Hilger, Cable Engineering Service, 10640 Sepulveda Blvd, Mission Hills, CA 91345
- PROPERTY OWNER:              City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
- REQUEST:                         To permit the installation of wireless communication facilities consisting of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to a new 43.5 ft. high utility pole replacing an existing 25.5 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box and a 48 in. high meter pedestal located in the public right of way.
- ENVIRONMENTAL STATUS:                              This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
- LOCATION:                         North side of Palm Avenue and 163 feet east of the centerline of 11<sup>th</sup> Street. **(SITE I)**
- CITY CONTACT:                   John Ramirez
- STAFF RECOMMENDS:           Approval based upon suggested findings and conditions of approval

**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 and 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.***