



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

WEDNESDAY, SEPTEMBER 16, 2015, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos
STAFF MEMBERS: Tess Nguyen, Jill Arabe, Ethan Edwards, Judy Demers

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: CONDITIONAL USE PERMIT NO. 15-004 (VERIZON MONOPALM – CONTINUED FROM THE SEPTEMBER 2, 2015 MEETING)

APPLICANT: Gary Ferrara, 2081 Business Center Drive, Suite 219, Irvine CA 92612

PROPERTY OWNER: Lester C. and Jimmy L. Smull Family Trust, 17631 Fitch, Irvine CA 92614

REQUEST: To permit the installation, maintenance, and operation of a 56 ft. high wireless communication facility designed as a palm tree (monopalm) with twelve (12) 8 foot long panel antennas, one (1) GPS antenna, twelve (12) remote radio units, two (2) raycaps, and associated support equipment (2 equipment cabinets, 1 standby generator with a 55 gallon fuel tank) within a 238 sq. ft., 6 foot high equipment enclosure.

LOCATION: 9062 Adams Avenue, 92646 (southeast corner of Magnolia St. and Adams Ave.)

CITY CONTACT: Tess Nguyen

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

2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 15-029 (ROTH RESIDENCE)

**APPLICANT/
PROPERTY OWNER:** Jasmine Roth, Roth 13th Street LLC, 310 11th Street, Huntington Beach, CA 92648

REQUEST: To permit the construction of an approximately 3,985 sq. ft. three-story residence with an overall height of 33 ft., 10 in.

LOCATION: 1206 Pine Street, 92648 (east side of Pine St., south of Adams Ave.)

CITY CONTACT: Jill Arabe

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 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.