



**ACTION AGENDA**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-7 – Lower Level - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, FEBRUARY 17, 2010, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Tess Nguyen, Hayden Beckman, Ethan Edwards, Andrew Gonzales, Kimberly De Coite (recording secretary)

**MINUTES:** **NONE**

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

**SCHEDULED ITEMS:**

**1. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2009-007 (WOODY'S DINER ALCOHOL SALES AND OUTDOOR DINING)**

**APPLICANT:** Charles Ramm, Charles Ramm Associates, Inc.  
**REQUEST:** To permit (a) the onsite sale and consumption of alcoholic beverages within an existing 5,502 sq. ft. restaurant and outdoor dining area; and (b) a 7 space parking reduction associated with the establishment of a 660 sq. ft. outdoor dining area located within an existing multi-tenant commercial shopping center.  
**LOCATION:** 10136 Adams Avenue, 92646 (southeast corner of Adams Avenue and Brookhurst Street)  
**PROJECT PLANNER:** Tess Nguyen  
**STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval.

**APPROVED WITH MODIFIED FINDINGS AND CONDITIONS OF APPROVAL**

**2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2010-001 (MONA LISA RESTAURANT)**

**APPLICANT:** Omid Ataie, Mona Lisa Restaurant  
**REQUEST:** To permit the on-site sale and consumption of beer and wine within an existing 995 sq. ft. restaurant located within an existing multi-tenant commercial shopping center.  
**LOCATION:** 9017 Adams Avenue, 92646 (north of Adams Avenue, east of Magnolia Street)  
**PROJECT PLANNER:** Hayden Beckman  
**STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval.

**APPROVED WITH MODIFIED FINDINGS AND CONDITIONS OF APPROVAL**

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

**3. PETITION DOCUMENT:      CONDITIONAL USE PERMIT NO. 2009-035 (AT&T  
MONOPOLE TOWER EXTENSION)**  
APPLICANT:                   Richard Ambronsi, Reliant Land Services  
REQUEST:                     To permit a 10 ft. height extension to an existing wireless  
                                      monopole tower disguised as a pine tree measuring 60 ft. high  
                                      and the co-location of nine (9) additional antennas and  
                                      installation of associated equipment within an existing fenced  
                                      enclosure.  
LOCATION:                     18211 Enterprise Lane, 92648 (southwest corner of Enterprise  
                                      Lane and Prodan Drive)  
PROJECT PLANNER:           Ethan Edwards  
STAFF RECOMMENDS:        Approval with modifications based upon suggested findings  
                                      and conditions of approval.

**APPROVED WITH MODIFIED FINDINGS AND MODIFIED 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 Five Hundred Thirty-Four Dollars (\$1,534.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand and Two Dollars (\$2,002.00) 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.***