

Zoning Administrator
Wednesday, April 17, 2019
1:30 PM - Regular Meeting
AGENDA

City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Room B-8, Lower Level

JOANNA CORTEZ, Associate Planner
JUDY GRAHAM, Administrative Secretary



Zoning Administrator
RICKY RAMOS, Senior Planner

CALL TO ORDER

PUBLIC COMMENTS

Anyone wishing to speak during PUBLIC COMMENTS must fill out and submit a form to speak. The Zoning Administrator can take no action on this date, unless the item is agendaized. Anyone wishing to speak on items not on today's agenda, may do so during PUBLIC COMMENTS. Please note comments on closed public hearing items will not be part of the permanent entitlement record. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (3 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

PUBLIC HEARING ITEMS

19-404

CONDITIONAL USE PERMIT NO. 19-011 (FLASHPOINT BREWERY)

REQUEST:

To permit an approximately 563 sq. ft. tasting area (Type 23 ABC License) within an approximately 3,046 sq. ft. microbrewery/manufacturing use.

LOCATION:

7302 Autopark Drive, 92648 (north of Ellis Ave. and west of Gothard St.)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 19-011 based on suggested findings and conditions of approval.

19-493

**COASTAL DEVELOPMENT PERMIT NO. 2019-004
(WINDWARD ARCHAEOLOGICAL GRADING AND
MONITORING)**

REQUEST:

To permit archaeological grading and monitoring activities on a vacant 2.5-acre portion of an approximately 5-acre property located in the Coastal Zone.

LOCATION:

APN 163-361-10 (Vacant Property - Southeast of Bolsa Chica Street at Los Patos Avenue; South of City landscape lot)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Continue to the May 1, 2019, Zoning Administrator meeting at staff's request.

19-415

**CONDITIONAL USE PERMIT NO. 19-008 (AT&T WIRELESS
FACILITY)**

REQUEST:

To install a new small cell wireless communication facility located on an existing 26 ft.-3in. tall wood utility pole in the public right of way at an overall height of 32 ft. The wireless facility installation includes one new antenna and four new remote radio units placed in a commscope pole topper.

LOCATION:

South side of Heil Avenue, approximately 265 linear feet west of the centerline of Goldenwest Street (Public Right-of-Way), 92647

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 19-008 based on suggested findings and conditions of approval.

19-416

CONDITIONAL USE PERMIT NO. 19-009 (AT&T WIRELESS INSTALLATION)

REQUEST:

To install a small cell wireless communication facility at an overall height of 27 ft. upon an existing wood utility pole located within the public right-of-way. The installation includes one new antenna and four new remote radio units placed on a 7 ft. long double extension arm mount.

LOCATION:

West side of Gothard Street, 116 linear feet South of Heil Ave (Public Right-of-Way), 92647

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 19-009 based upon suggested findings and conditions of approval.

19-417

CONDITIONAL USE PERMIT NO. 2019-010 (AT&T WIRELESS INSTALLATION)

REQUEST:

To install a small cell wireless communication facility at an overall height of 26 ft. upon an existing wood utility pole located within the public right-of-way. The installation includes one new antenna and four new remote radio units placed on a 7 ft. long double extension arm mount.

LOCATION:

West side of Alabama Street, 73 linear feet North of Baltimore Avenue (Public Right-of-Way), 92648

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 19-010 based upon suggested findings and conditions of approval.

19-488

CONDITIONAL USE PERMIT NO. 18-045 (RAISING CANE'S RESTAURANT)

REQUEST:

To permit the construction of a 3,232 sq. ft. eating and drinking establishment with drive-thru, 251 sq. ft. of outdoor dining and a 16 space parking reduction associated with the proposed use within an existing multi-tenant commercial center.

LOCATION:

10142 Adams Ave., 92646 (near the southeast corner of Adams Ave. and Brookhurst St.)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 18-045 based upon suggested findings and conditions of approval.

19-489

CONDITIONAL USE PERMIT NO. 18-037 (SPRINT MONOPALM)

REQUEST:

To permit the construction of a 60 ft. high monopalm with six panel antennas (six ft. high), nine RRUs, and associated equipment within an approximately 360 sq. ft. enclosure.

LOCATION:

111-130-26, 92648 (south side of Garfield Ave., west of Stewart Ln.)

Recommended Action:

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 18-037 based upon suggested findings and conditions of approval.

ADJOURNMENT

The next regularly scheduled meeting of the Zoning Administrator is Wednesday, May 1, 2019, at 1:30 PM in Room B-8, Lower Level, Civic Center, 2000 Main Street, Huntington Beach, California.

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 Three Thousand One Hundred Two Dollars (\$3,102.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Four Thousand Two Hundred Eighty-One Dollars (\$4281.00) 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.

INTERNET ACCESS TO ZONING ADMINISTRATOR AGENDA AND STAFF REPORT MATERIAL IS AVAILABLE PRIOR TO ZONING ADMINISTRATOR MEETINGS AT:
<https://huntingtonbeach.legistar.com/>

MEETING ASSISTANCE NOTICE:

In accordance with the Americans with Disabilities Act, services are available to members of our community who require special assistance to participate in public meetings. If you require special assistance, 48-hour prior notification will enable the City to make reasonable arrangements for an assisted listening device (ALD) for the hearing impaired, American Sign Language interpreters, a reader during the meeting and/or large print agendas. Please contact the Community Development Department at 714-536-5271 for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting.