

**Zoning Administrator**  
**Wednesday, March 20, 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

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**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENTS**

Anyone wishing to speak during PUBLIC COMMENTS must fill out and submit a form to speak. The [Insert Board/Commission Name] 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. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

**PUBLIC HEARING ITEMS**

**[19-273](#)**

**COASTAL DEVELOPMENT PERMIT NO. 19-003 (BOZANICH RESIDENCE)**

**REQUEST:**

**To permit a 343 sq. ft. third story addition and 168 sq. ft. deck to an existing 2,038 sq. ft. two-story dwelling within a multi-family development.**

**LOCATION:**

**3806 Montego Drive, 92649 (south of Edinger, west of Bimini Lane)**

**Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Approve Coastal Development Permit No. 19-003 based upon suggested findings and conditions of approval

**19-291****COASTAL DEVELOPMENT PERMIT NO. 18-037 (ARMONA RESIDENCE ADDITION)****REQUEST:**

To permit an 874 sq. ft. addition, including a 75 sq. ft. balcony and a 131 sq. ft. covered patio, and interior remodel to an existing 2,623 sq. ft. two-story single-family residence. This request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.

**LOCATION:**

16662 Wanderer Lane, 92649 (east side of Wanderer Lane, south of Humboldt Drive)

**Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Approve Coastal Development Permit No. 18-037 based on suggested findings and conditions of approval.

**19-334****CONDITIONAL USE PERMIT NO. 18-046 (AT&T SMALL CELL WIRELESS FACILITY)****REQUEST:**

To remove an existing 24 ft.-8 in. high wood utility pole, construct a new 35 ft. high wood utility pole within the public right-of-way, and install a new small cell wireless communication facility located at an overall height of 27 ft. The small cell facility installation includes one new antenna and four new remote radio units placed on a 6 ft. long double extension arm mount, and below-grade electrical infrastructure located adjacent to the subject utility pole.

**LOCATION:**

East side of Huntington Street, approximately 225 linear feet south of the centerline of Atlanta Avenue (Public

**Right-of-Way), 92648****Recommended Action:**

That the Zoning Administrator take the following actions:

- A) Approve Conditional Use Permit No. 18-046 based on suggested findings and conditions of approval.

**ADJOURNMENT**

**The next regularly scheduled meeting of the Zoning Administrator is Wednesday, April 3, 2019, at 1:30 PM in Room B-8, Lower Level, Civic Center, 2000 Main St., 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 (\$4,281.00) 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 THE 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.