



City of Huntington Beach

File #: 19-795

MEETING DATE: 8/7/2019

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Jessica Bui, Associate Planner

SUBJECT: **CONDITIONAL USE PERMIT NO. 19-005 (SOUTHERN CALIFORNIA EDISON SUBSTATION FENCE)**

REQUEST: To construct an eight ft. high wrought iron fence (approx. 125 linear ft.) along the front property line in lieu of maximum 42 in. high within the front yard setback area and construct an eight ft. high wrought iron fence (approx. 175 linear ft.) along the street side property line in lieu of maximum six ft. high along the side yard setback area.

LOCATION: 8081 Warner Avenue, 92647 (north of Warner Avenue and east of B Lane)

APPLICANT: Erik Blum, 15301 Connector Lane, Huntington Beach, CA 92649

PROPERTY OWNER: Kyle Hund, Southern California Edison, GO-1 Walnut Grove, Rosemead CA 91770

STAFF RECOMMENDATION:

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 19-005 based upon suggested findings and conditions of approval.

General Plan:

CG (Commercial General)

Zone:

RMH (Residential Medium High Density)

Environmental Status:

The request is covered by Categorical Exemption, Section 15303, Class 3, of the California Environmental Quality Act.

Coastal Status:

Not applicable

Existing Use:

Southern California Edison Substation

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Plans received and dated July 23, 2019