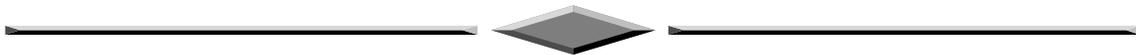


**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Rami Talleh, Senior Planner  
**DATE:** May 28, 2008

**SUBJECT:** **COASTAL DEVELOPMENT PERMIT 2008-010; CONDITIONAL USE PERMIT 2008-019 (VERIZON WIRELESS COMMUNICATION FACILITY)**

**LOCATION:** 2201 Pacific Coast Highway, 92648 (south side of Pacific Coast Highway, terminus of 22<sup>nd</sup> St.)



**Applicant:** W. Dean Brown, The Planning Consortium, Inc. 627 North Main St., Orange, CA 92868

**Property Owner:** Caltrans, 3337 Michelson Drive, Suite CN\_380, Irvine, CA 92612

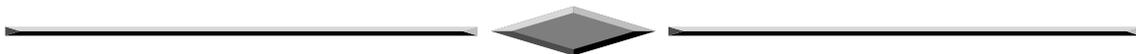
**Request:** To permit the installation of a wireless communications facility consisting of two panel antennas on an existing wood utility pole and placement of associated equipment within an underground vault.

**Environmental Status:** This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

**Zone:** SP5-CZ (Downtown Specific Plan - District 11 - Coastal Zone)

**General Plan:** OS-S (Open Space – Shore)

**Existing Use:** Pacific Coast Highway right – of –way and landscaping



**RECOMMENDATION:** Staff recommends approval of the proposed project based upon the following findings:

**SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15303 of the CEQA Guidelines, because the project consists of the installation of a minor new structure and associated equipment.

**SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2008-010:**

1. Coastal Development Permit No. 2008-010 for the installation of a wireless communications facility consisting of two panel antennas on an existing wood utility pole and placement of associated equipment within an underground vault, as modified by conditions of approval, conforms with the General Plan, including the Local Coastal Program. The wireless communication facility is conditioned to be flush mounted on the existing wooden utility pole and painted to match the color of the pole so not to impact public views.
2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The proposed development will conform with all applicable City Codes as allowed by the conditional use permit.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. All infrastructure currently exists at the site. The proposed wireless communication facility will expand existing telecommunication services in the vicinity of the project.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. As conditioned the project will not adversely impact public views. All ground mounted equipment with the exception of two air vents and a meter pedestal will be placed in an underground vault to preserve public access to the Bluff-Top Park and coastal resources.

**SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2008-019**

1. Conditional Use Permit No. 2008-019 for the installation of a wireless communications facility consisting of two panel antennas on an existing wood utility pole and placement of associated equipment within an underground vault will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The wireless communication facility is conditioned to be flush mounted to the existing wooden utility pole at a height of 26 ft to minimize visual impacts of coastal recourses. The wireless communication facility will not generate noise, traffic or other impacts which would be detrimental to the adjacent Bluff-Top Park and residential neighborhood.
2. The conditional use permit will be compatible with surrounding uses because the antennas are conditioned to be flush mounted on an existing wooden utility pole and painted to match the pole. The ground mounted equipment cabinets will be placed in an underground vault with the exception of a two air vents and a meter pedestal.
3. The proposed conditional use permit will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) including the provisions of HBZSO Section 230.96. Wireless communication facilities are allowed to exceed the maximum height of the base zoning district with approval of a conditional use permit.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of RL-4-sp (Residential Low Density – Maximum of 4 dwelling units per net acre – Specific Plan Overlay) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

L.U.2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.

L.U. 2.1.1: Plan and construct public infrastructure and service improvements as demand necessitates to support the land uses specified in the Land Use Plan (as defined in the Circulation and Public Utilities and Services Elements of the General Plan).

U.5.1: Ensure that adequate natural gas, telecommunication and electrical systems are provided.

U.5.1.1: Continue to work with service providers to maintain current levels of service and facilitate improved levels of service.

The facility will enhance wireless communications in the community by improving signal transmission and reception in the project vicinity. The location of accessory structures will be screened entirely from public view by existing landscaping and perimeter block wall

**SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2008-010/CONDITIONAL USE PERMIT NO. 2008-019:**

1. The site plan, floor plans, and elevations received and dated April 21, 2008, shall be the conceptually approved design with following modifications:
  - a. The antennas shall be flush mounted on the utility pole and painted to match the color of the pole.
  - b. The transformer shall be relocated to within the underground vault.
2. Prior to commencing construction of the project, the following shall be completed: **(PW)**
  - a. An encroachment permit from the City of Huntington Beach is required for the proposed construction.
  - b. Caltrans encroachment permits for work within the Caltrans right-of-way (for construction of utility boxes, above ground transformers, underground utility lines, etc.) shall be obtained by the applicant or contractor from Caltrans prior to start of work. A copy of each permit, traffic control plans and other permission granted by Caltrans shall be transmitted to Public Works.
  - c. The site plan received and dated April 21, 2008 shall be the conditionally approved layout, except for the following:
    - i. Show parking stall and meter locations on site plan, illustrating which stalls will be affected during construction. The lost revenue from the affected parking meters shall be compensated to the City prior to start of the construction.
    - ii. Provide staging area and safety barricade layout on separate site plan.
    - iii. Locate all above ground structures a minimum of four (4) feet from the PCH curb face to facilitate pedestrian access to motor vehicles.

- iv. All above ground structures shall be of stainless steel material and either painted to match surrounding or screened from public view.
  - v. All above ground transformers shall be screened with shrub plant material.
  - d. All adjacent storm drain catch basins shall be protected at all times during the course of construction. (NPDES)
3. The final permit(s) cannot be approved, and utilities cannot be released until the following has been completed: **(PW)**
- a. Any damaged curb, gutter or street along the Pacific Coast Highway frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and per applicable Caltrans Standards.
  - b. All disturbed and compacted turf areas shall have those areas tilled to a depth of 12" (twelve inches) and amended with ingredients and amounts recommended by soil tests from Soil and Plant Labs, or Wallace Labs.
  - c. Replace all disturbed lawn areas with Paspalum vaginatum sod. Shrub areas shall be separated from turf with an approved concrete mow strip and shall have a separate irrigation system installed.
  - d. Irrigation systems may need to be modified. Materials and installation shall be per City Standards and per the direction of the City Landscape Architect. Poor quality workmanship and or materials will be rejected.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.