

MINUTES
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, APRIL 30, 2008 - 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos, Acting Zoning Administrator

STAFF MEMBER: Jill Arabe, Rami Talleh, Judy Demers (recording secretary)

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

ITEM 1: CONDITIONAL USE PERMIT NO. 2007-047 (RALPH'S RECYCLING CENTER- CONTINUED FROM THE APRIL 9, 2008 MEETING)

APPLICANT: Robert Martinez, Sloan Vaquez. LLC, 1231 East Dyer Road, Suite 225, Santa Ana, CA 92705
PROPERTY OWNER: Western Realty, 2760 E. Spring Street, Suite 200, Long Beach, CA, 90806
REQUEST: To permit the establishment of a portable recycling center as an accessory use within an existing commercial shopping center parking lot..
LOCATION: 10081 Adams Avenue, 92646 (northeast corner of Brookhurst St., and Adams Ave.)
PROJECT PLANNER: Jill Arabe

Jill Arabe, Planning Aide, stated that the applicant requested a continuance of the item to the May 28, 2008 meeting.

AS THERE WERE NO PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST, THE PUBLIC HEARING WAS NOT OPENED.

Ricky Ramos, Acting Zoning Administrator, continued the item and advised staff that re-notification was optional as a May 28, 2008 date had been set.

ITEM 2: CONDITIONAL USE PERMIT NO. 2008-010 (EDWARDS FIRE STATION ALERT SIREN/WIRELESS COMMUNICATIONS FACILITY)

APPLICANT: W. Dean Brown, The Planning Consortium 225, Santa Ana, CA 92705
PROPERTY OWNER: Western Realty, 2760 E. Spring Street, Suite 200, Long Beach, CA, 90806
REQUEST: To permit the construction of an all emergency alert siren and wireless communications facility consisting of six flush-mounted panel antennas at an overall structure height of 56 ft. and associated equipment.
LOCATION: 18591 Edwards Avenue, 92648 (west side of Edwards St., south of Ellis Avenue – Edwards Fire Street)
PROJECT PLANNER: Rami Talleh

Rami Talleh, Senior Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff presented an overview of the proposed project and the suggested findings and conditions of approval as presented in the executive summary.

Mr. Talleh reported that one inquiry was made at the counter. The individual was interested in seeing the plans of the project and commented on possible obstruction of views from his residence.

THE PUBLIC HEARING WAS OPENED.

W. Dean Brown, applicant, stated that he is willing to meet all the conditions of approval presented by staff.

Andrew Stupin, 6464 Marigayle, spoke in favor of the project. He stated that he believes the project is beneficial to the area. He inquired about the exact dimensions of the facility as he has concerns of his ocean view being obstructed.

Ricky Ramos, Acting Zoning Administrator, asked for clarification of the dimensions of the project.

Joe Jeffrey, 19371 Maidstone, commented that he is in favor of the project. He stated that this facility will broaden the wireless capabilities for the area. He mentioned that he has been waiting a long time to have a project like this take place.

Al De Lorm, 19263 Archfield Circle, remarked that he is in favor of the project. He also believes that this project will be of benefit to the area.

THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST, THE PUBLIC HEARING WAS CLOSED.

Ricky Ramos, Acting Zoning Administrator, indicated that he was going to approve the project.

CONDITIONAL USE PERMIT NO. 2008-010 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING MODIFIED FINDINGS AND CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) CALENDAR DAYS.

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.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2008-010:

1. Conditional Use Permit No. 2008-010 for the establishment, maintenance and operation of an all emergency alert siren and wireless communications facility consisting of a 56 foot tall 'slim line' monopole and associated equipment 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 proposed facility will be located within an existing fire station and will not generate noise, traffic, or demand for additional parking above that which already exists on the subject site.
2. The conditional use permit will be compatible with surrounding uses because the antennas will be co-located on an all emergency alert siren which is similar to surrounding utility structures that exist on an adjacent Southern California Edison substation and within the public right-of-way. The ground mounted equipment cabinets will be completely screened from public view by an existing six foot high decorative block wall that encloses the fire station along public rights-of-way.
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. Emergency alert sirens and 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:

EH 5: Protect human life, to the greatest extent feasible, from tsunamis and seiche hazards.

EH 5.2.1: Provide information to the public regarding tsunami area and emergency response plans.

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 proposed facility will alert residents from threats such as tsunamis to protect human life to the greatest extent feasible. In addition 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.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2008-010:

1. The site plan and elevations received and dated March 7, 2008 shall be the conceptually approved design.
2. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

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.

THE MEETING WAS ADJOURNED AT 1:50 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, MAY 7, 2008 AT 1:30 PM.

R Ramos

Ricky Ramos
Zoning Administrator

RR:jd