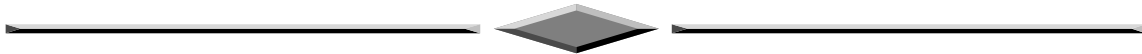


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Joanna Cortez, Assistant Planner
DATE: January 21, 2015

SUBJECT: CONDITIONAL USE PERMIT NO. 14-025 (VERIZON ROOFTOP WIRELESS FACILITY)

LOCATION: 19111 Bushard Street, 92646 (west side of Bushard St., between Garfield Ave. and Litchfield Dr.)



Applicant: Marilyn Warren, Reliant Land Services, 1745 Oranewood Ave., Suite 103, Orange, CA 92868

Property Owner: Verizon California Inc., 15505 Sand Canyon Ave., Bldg. D1, Irvine, CA 92618

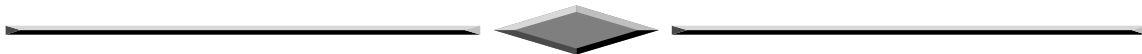
Request: To permit a rooftop wireless communication facility on an existing 21-foot high commercial building at a height of 31 feet in lieu of a maximum permitted height of 25 feet. The rooftop wireless communication facility consists of twelve (12) eight-foot high panel antennas divided into three sectors that will be screened by a ten-foot high wall.

Environmental Status: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

Zone: (Q) CG (Qualified - Commercial General)

General Plan: CN-F1 (Commercial Neighborhood - .35 FAR)

Existing Use: Commercial



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

SUGGESTED FINDINGS FOR DENIAL - CONDITIONAL USE PERMIT NO. 14-025:

1. Conditional Use Permit No. 14-025 to permit a rooftop wireless communication facility on an existing 21-foot high commercial building at a height of 31 feet in lieu of a maximum permitted height of 25 feet, consisting of twelve (12) eight-foot high panel antennas divided into three sectors screened by a ten-foot high wall, will 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 wireless facility does not conform to

General Plan policies and Urban Design Guidelines that call for consideration of scale and proportion in design to complement adjacent residential properties.

2. The proposed rooftop wireless communication facility will be inconsistent with the Urban Design Guidelines that encourage architectural designs that are compatible in scale, proportion, and character with surrounding properties. Designs should minimize incompatible impacts of visual character. Additionally, the proposal exceeds the maximum height for a wireless facility allowed in the zoning district, (Q)CG (Qualified Commercial General), which is 25 feet. The purpose of the Q-zoning designation is to allow general commercial uses that will benefit the neighborhood while implementing conditions that minimize potential noise and visual impacts to the low intensive residential character of the neighborhood. The existing commercial building varies in height from 21 to 27 feet, is considerably larger in scale than the adjacent properties, and exceeds the maximum allowable height of this zoning district. By allowing the wireless facility, the existing building's height will increase by ten feet and create a design that greatly deviates from the intent of the Qualified zoning designation.
3. The granting of the conditional use permit for the proposed rooftop wireless communication facility will adversely affect the General Plan. The proposed rooftop wireless facility is inconsistent with the following policies of the General Plan:
 - a. Policy LU 10.1.6: Require that commercial projects abutting residential properties adequately protect the residential use from the excessive or incompatible impact of visual character.
 - b. Policy LU 10.1.10: Require that development be designed to convey a local neighborhood's character considering the limitation of building heights to those compatible with the surrounding neighborhood.

The proposed rooftop wireless facility does not provide a design that is compatible with adjacent residential properties. The proposed facility will substantially increase the height of the building, resulting in approximately 6 ft more than the maximum height established for wireless communication facilities within the Qualified zoning designation. The additional height creates negative impacts to the neighborhood's visual character.