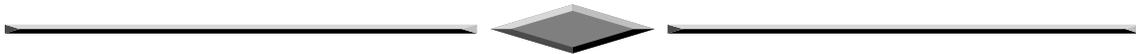


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Christopher Wong, Associate Planner
DATE: March 7, 2018

SUBJECT: **CONDITIONAL USE PERMIT NO. 17-039 / COASTAL DEVELOPMENT PERMIT NO. 17-017 (VERIZON WIRELESS FACILITY)**

LOCATION: 21900 Pacific Coast Highway, Huntington Beach, CA 91646 (southeast corner of Newland Street and Pacific Coast Highway)



Applicant: Lisa Desmond, Delta Groups Engineering, Inc., 2362 McGraw Avenue, Irvine, CA 92614

Property Owner: John Villa, Executive Director, Huntington Beach Wetlands Conservancy, 21900 Pacific Coast Highway, Huntington Beach, CA 92646

Request: To construct a new 49 ft. high wireless telecommunications monopine with 10 panel antennas. Associated equipment will be mounted on the ground adjacent to the monopine.

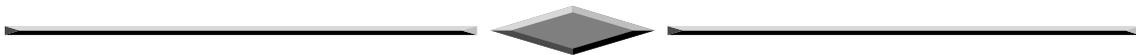
Environmental Status: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

Coastal Status: Appealable

General Plan: P (Public)

Zone: IG-CZ (General Industrial – Coastal Zone Overlay)

Existing Use: Animal Hospital



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 involves the construction and location of one new wireless communication facility.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 17-017:

1. Coastal Development Permit No. 17-017 to permit the construction of a new 49 ft. high wireless telecommunications monopine with ten panel antennas and associated equipment mounted on the ground adjacent to the monopine conforms with the General Plan, including the Local Coastal Program. The project is consistent with Coastal Element Visual Resources Policy C 4.2.4 because the proposed wireless communication facility will be sited to minimize visual resource impacts. This will be achieved by designing the facility to resemble a pine tree. The incorporation of such stealth design techniques will help the facility blend into the surrounding environment, including the existing Norfolk pine trees directly abutting the project site on an adjacent lot. The design also reduces visual prominence through colorization and screens accessory equipment on the ground behind existing structures and block walls.
2. Coastal Development Permit No. 17-017 to permit the construction of a new 49 ft. high wireless telecommunications monopine with ten panel antennas and associated equipment mounted on the ground adjacent to the monopine is consistent with the requirements of the Coastal Zone (CZ) Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The wireless communication facility is designed to comply with all applicable development regulations.
3. At the time of occupancy, the proposed 49-foot-high wireless communication monopine can be provided with infrastructure in a manner consistent with the Local Coastal Program. The wireless communication facility will be on private property in an urbanized area with all necessary services and infrastructure available, including electricity and roadways.
4. The wireless communication monopine consisting of ten panel antennas and associated equipment cabinets mounted on the ground adjacent to the monopine conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access, recreation, or views to coastal resources.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 17-039:

1. Conditional Use Permit No. 17-039 to permit the construction of a new 49 ft. high wireless telecommunications monopine with ten panel antennas and associated equipment mounted on the ground adjacent to the monopine 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. No significant impacts related to traffic or safety will be generated by the wireless communication facility because the facility is unmanned and will be constructed in accordance with the California Building Code.
2. Conditional Use Permit No. 17-039 to permit the construction of a new 49 ft. high wireless telecommunications monopine with ten panel antennas and associated equipment mounted on the ground adjacent to the monopine will be compatible with surrounding uses because the wireless facility is designed as a artificial pine tree, which will blend into the surrounding

environment. Additionally, the facility will not interfere with other communication, radio or television transmission/reception in and around the subject site.

3. Conditional Use Permit No. 17-039 to permit the construction of a new 49 ft. high wireless telecommunications monopine with ten panel antennas and associated equipment mounted on the ground adjacent to the monopine will comply with the provisions of the base district and other applicable provisions in Titles 20 to 25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). Ground-mounted wireless communication facilities are subject to approval of a conditional use permit. Furthermore, the proposed facility will comply with all applicable Building Codes, current federal and state laws, as well as standards and regulations of the Federal Communications Commission (FCC).
4. The granting of Conditional Use Permit No. 17-039 to permit the construction of a new 49 ft. high wireless telecommunications monopine with ten panel antennas and associated equipment mounted on the ground adjacent to the monopine will not adversely affect the General Plan. It is consistent with the following goals and policy of the General Plan:

A. Land Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

B. Public Services and Infrastructure Element

Goal PSI-10: Superior electricity, natural gas, telephone, and data services improve quality of life and support economic development.

Policy PSI-10 C: Support the use of new and emerging communication technologies.

The conditional use permit will permit the installation of a wireless communication facility in the southeast region of the City in an area where there is minimal cellular service. Therefore, the proposed facility will provide improved wireless communication services to surrounding residences and businesses consistent with goals and policies of the City's General Plan Land Use Element and Public Services and Infrastructure Element.

SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 17-017 / CONDITIONAL USE PERMIT NO. 17-039:

1. The site plan, floor plans, and elevations received and dated October 23, 2017 shall be the conceptually approved design.
2. Prior to submittal for building permits, zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Building Division and Fire Department shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.

3. Coastal Development Permit No. 17-017 and Conditional Use Permit No. 17-039 shall become null and void unless exercised within two years of the date of final Coastal Development Permit approval by the City or by the Coastal Commission if the Coastal Development Permit is appealed, or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
4. The Development Services Departments and divisions (Building, Fire, Planning, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.
5. Incorporation of 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 (<https://www.builditgreen.org/greenpoint-rated>).

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.