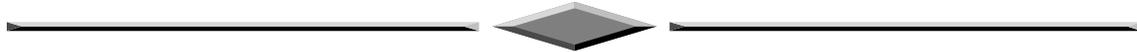


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Nicolle Bourgeois, Assistant Planner
DATE: March 7, 2018

SUBJECT: CONDITIONAL USE PERMIT NO. 17-032 (CROWN CASTLE ROW WIRELESS FACILITY)

LOCATION: Existing utility pole located within the public right of way on the south side of Heil Avenue near Rhone Lane.



Applicant: Michael Cintron, Crown Castle, 200 Spectrum Center Drive #1800, Irvine, CA 92616

Property Owner: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

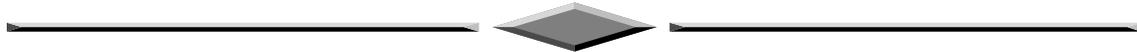
Request: To permit the installation of a 2.5 cubic ft. small cell wireless communication facility on an existing 37 ft. high utility pole within the public right of way. The facility will include the installation of two RRU antenna kits by adding a new crossarm to the existing utility pole and one down converter on each side of the new crossarm.

Environmental Status: This request is covered by Categorical Exemption, Section 15301, Class 01, California Environmental Quality Act.

General Plan: ROW (Right of Way)

Zone: ROW (Right of Way)

Existing Use: Utility Pole within the Public Right of Way



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 15301 of the CEQA Guidelines, because the project involves the installation of wireless telecommunications equipment to an existing utility pole within the public right of way.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 17-032:

1. Conditional Use Permit No. 17-032 to permit the installation of a 2.5 cubic ft. small cell wireless communication facility on an existing 41.5 ft. high utility pole within the public right of way consisting of two RRU antenna kits on a new crossarm to the existing utility pole and one down converter on each side of the new crossarm, as conditioned, 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 compact size of the antennas and ancillary equipment are compatible with the existing visual character of the utility infrastructure. The proposed wireless facility and associated equipment will not obstruct the public right-of-way. No significant impacts related to traffic, safety, or noise will be generated by the proposed wireless communication facility.
2. Conditional Use Permit No. 17-032 to permit the installation of a 2.5 cubic ft. small cell wireless communication facility on an existing 41.5 ft. high utility pole within the public right of way consisting of two RRU antenna kits on a new crossarm to the existing utility pole and one down converter on each side of the new crossarm, as conditioned, will be compatible with surrounding uses because the wireless facility is composed of a compact design and is minimally noticeable from different views along the public right-of-way. The facilities are located at heights above average vehicular and pedestrian lines of sight. Additionally, the unmanned facilities will not interfere with other communication, radio or television transmission/reception in and around the subject site.
3. Conditional Use Permit No. 17-032 to permit the installation of a 2.5 cubic ft. small cell wireless communication facility on an existing 41.5 ft. high utility pole within the public right of way consisting of two RRU antenna kits on a new crossarm to the existing utility pole and one down converter on each side of the new crossarm, as conditioned, 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. A conditional use permit is required because the wireless communication facility does not incorporate completely stealth techniques as the antennas and ancillary equipment are visible from the public right-of-way. The facilities are compatible with utility infrastructure in the surrounding area because the small scale of the equipment blends with the existing streetscape.
4. The granting of Conditional Use Permit No. 17-032 to permit the installation of a 2.5 cubic ft. small cell wireless communication facility on an existing 41.5 ft. high utility pole within the public right of way consisting of two RRU antenna kits on a new crossarm to the existing utility pole and one down converter on each side of the new crossarm, as conditioned, will not adversely affect the General Plan. It is consistent with the following goals and policy of the General Plan:

C. Land Use Element

Goal LU-9: Industrial uses provide job opportunities for existing and future residents, as well as the surrounding region, while generating revenue for the city.

Policy LU-9(B): Support the provision of technology infrastructure and services to supply necessary technological and communication tools for existing and new industry and business.

D. 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.

Policy PSI-10(D): Promote provision of high-capacity data systems to support new development and reuse projects, particularly within the Research and Technology land use designation.

The conditional use permit will permit the installation of a small cell Wireless Communication Facility upon an existing utility pole. The facility is designed, and conditioned, in a manner that will be minimally noticeable from the public right-of-way and is located outside of typical vehicular and pedestrian lines of sight. The antennas and associated equipment blend in with the existing utility infrastructure of the streetscape. The Wireless Communication Facility will provide improved wireless communication services to surrounding residences and businesses.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 17-032:

1. The site plan, elevations, equipment details, and photo simulations received and dated January 5, 2018 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 Departments of Fire and Public Works 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. Conditional Use Permit No. 17-032 shall become null and void unless exercised within two years of the date of final approval 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 Department 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. 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/green-building-guidelines-rating>).

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.