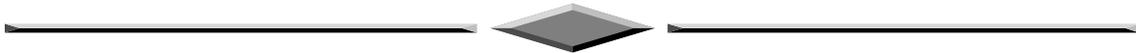


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Hayden Beckman, Associate Planner
DATE: July 1, 2015

SUBJECT: CONDITIONAL USE PERMIT NO. 15-013 (CROWN CASTLE WIRELESS COMMUNICATION FACILITIES)

LOCATION: Four Sites: Site #HBN07: Southwest Corner of Pecan Ave. at 17th St.; Site #HBN10: North side of Palm Ave., Southeast of Goldenwest St.; Site #HBN11: In alley southwest of Pecan Ave. between 6th St. & 7th St.; and Site #HBN13: In alley northeast of Walnut Ave. between 11th St. & 12th St.



Applicant: Carver Chiu, 32 Technology Suite 250, Irvine, CA 92618

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

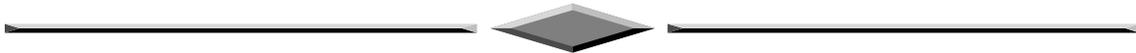
Request: To permit the installation of four (4) new wireless communication facilities on four (4) separate utility poles located within the public right-of-way. Each wireless communication facility consists of new aerial fiber, one (1) omni antenna, communications and power risers, and a new electrical power connection. Three of the installations are proposed on existing utility poles, and one of the proposed installations will be placed on a new utility pole replacing the existing pole in the same location.

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

Zone: ROW (Right-of-Way)

General Plan: ROW

Existing Use: Utility Poles



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 of a new utility pole with wireless communication equipment and modifications to existing utility poles with wireless communication equipment.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 15-013:

1. Conditional Use Permit No. 15-013 for the installation of four (4) new wireless communication facilities on four (4) separate utility poles located within the public right-of-way 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. Each separate wireless communication facility is composed of two ft. long omni antennas and ancillary equipment that will be placed on a utility pole and will blend with the surroundings. Three of the facilities will be located upon existing utility poles with other telecommunication wires and equipment. The antennas are proposed at a minimum height of 26 ft. from the ground to allow for adequate signal reception. The compact size of the antennas and ancillary equipment are compatible with the existing visual character of the utility infrastructure. Furthermore, the proposed wireless facilities and associated equipment will not obstruct the public right-of-way. Where feasible, electrical equipment will be enclosed and flush-mounted to the pole. Otherwise, the facilities will be energized by a ground mounted electrical equipment cabinet located behind the public sidewalk and within an existing landscaped planter. No significant impacts related to traffic, safety, or noise will be generated by the wireless communication facilities.
2. The conditional use permit will be compatible with surrounding uses because the wireless facilities are composed of a compact design and are 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. The project incorporates flush-mounted utility connections to minimize visual impacts of the installation. Additionally, the unmanned facilities will not interfere with other communication, radio or television transmission/reception in and around the subject site.
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. A conditional use permit is required because the wireless communication facilities do 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 which blends with the existing streetscape.
4. The granting of the conditional use permit 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 2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.

B. Utilities Element

Goal U 5: Maintain and expand service provision to City of Huntington Beach residences and businesses.

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

The conditional use permit will permit the installation of four wireless communication facilities upon new and existing utility poles. The facilities are designed in a manner that will be minimally noticeable from the public right-of-way and are 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 conditional use permit will provide improved wireless communication services to surrounding residences and businesses.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 15-013:

1. The site plan, floor plans, and elevations received and dated May 7, 2015 shall be the conceptually approved design.
2. Zoning entitlement conditions of approval and code requirements, identified in separately transmitted memorandum from the Departments of Fire, Planning and Building, and Public Works, shall be printed verbatim on one of the first three pages of the working architectural drawing sets used for issuance of building permits and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
3. CUP No. 15-013 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 Planning & Building Department a minimum 30 days prior to the expiration date.
4. The Development Services Departments and divisions (Planning & Building, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning and Building 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.