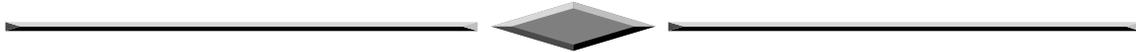


**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Andrew Gonzales, Associate Planner  
**DATE:** August 17, 2011

**SUBJECT:       CONDITIONAL USE PERMIT NO. 11-012/COASTAL DEVELOPMENT  
                  PERMIT NO. 11-006 (SEA CLIFF VERIZON WIRELESS FACILITY)**

**LOCATION:**       6541 Palm Avenue, 92648 (north of Palm Avenue, west of Goldenwest Street  
                  – Sea Cliff Country Club)



**Applicant:**       John Moreland, Delta Group, 2362 McGaw Avenue, Irvine, CA 92614

**Property  
Owner:**         Sea Cliff Country Club, 6501 Palm Avenue, Huntington Beach, CA 92648

**Request:**        To permit the installation of a wireless communication facility consisting of a 55 ft. high monopole disguised as a pine tree with 12 panel antennas on three arrays, three GPS antennas, and one microwave antenna located within an existing golf course maintenance yard. The associated support equipment will be located adjacent to the base of the tower within an approximately 860 sq. ft., 7 ft. 6 in. high block wall enclosure.

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

**Zone:**           OS-PR-01-CZ (Open Space – Parks and Recreation Subdistrict – Oil Overlay – Coastal Zone)

**General Plan:** OS-CR (Open Space – Commercial Recreation)

**Existing Use:**   Sea Cliff Country Club and Golf Course



**RECOMMENDATION:** Staff recommends approval with modifications 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 consists of the installation of a new minor structure and associated support equipment.

**SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 11-006:**

4. Coastal Development Permit No. 11-006 for the development of a wireless communication facility consisting of a 55 ft. high monopole with 12 panel antennas on three arrays, three GPS antennas, and one microwave antenna conforms with the General Plan, including the Local Coastal Program. The project is consistent with Coastal Element Land Use Policy C 1.1.1 to encourage development within, contiguous to or in close proximity to existing developed areas able to accommodate it. The project will be located within a maintenance yard of the Sea Cliff Country Club golf course and, as conditioned, designed to resemble a eucalyptus tree to visually blend within the surrounding natural environment. The proposed construction will occur on a developed site, contiguous to existing development.
5. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. Although the project will deviate from the maximum height limit of the base zoning district, the project will comply with minimum setbacks and maximum site coverage.
6. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The proposed addition will be constructed on a previously developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer and roadways.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access or impact public views to coastal resources.

**SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 11-012:**

1. Conditional Use Permit No. 11-012 for the construction and operation of a 55 ft. high monopole containing 12 panel antennas on three arrays, three GPS antennas, and one microwave antenna located within an existing golf course maintenance yard 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 golf course and will not generate noise, traffic, or demand for additional parking above that which already exists on the subject site. The structure at the proposed height of 55 ft. in lieu of the maximum 35 ft. allowable by code will not create a visual distraction as it will be located more than 350 ft. from the nearest residential property and designed to be integrated within the existing foliage of the adjoining trees. The requested height assists in enhancing wireless communications in the community by improving signal transmission and reception in the project vicinity.

2. The conditional use permit will be compatible with surrounding uses because the wireless communication facility is surrounded by a grove of various mature trees. As conditioned, the facility utilizes stealth techniques by incorporating a eucalyptus tree design similar to the existing eucalyptus trees and other adjacent trees within the adjacent area. The project will be located approximately 350 ft. from the nearest residential property. The ground mounted associated equipment will be located within the maintenance yard of the golf course and will be screened by an equipment enclosure and a 7 ft. 6 in. high perimeter block wall.
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. 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 OS-PR (Open Space – Parks and Recreation Subdistrict) on the subject property. In addition, it is consistent with the following goals and policies 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. Utility Element  
Policy U 5.1: Ensure that adequate natural gas, telecommunication and electrical systems are provided.  
  
Policy 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 enhance wireless communications in the community by improving signal transmission and reception in the project vicinity. The proposed location is located within 350 ft. from the nearest sensitive land use. In addition, the proposed structure incorporates stealth techniques by simulating the appearance of a eucalyptus tree.

**SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 11-006 /CONDITIONAL USE PERMIT NO. 11-012:**

1. The site plans, elevations, and colors and materials board received and dated June 8, 2011, shall be the conceptually approved design with the following modifications:
  - a. The tree species type (i.e., pine tree) utilized to disguise the monopole within the surrounding environment shall be revised with a new tree design that resembles a eucalyptus tree. **(DRB)**
  - b. The corrugated metal gate shall be painted to match the block wall enclosure. **(DRB)**
  - c. All monopole antennas shall be painted to match the colors and materials utilized for either the tree foliage or branches/trunk. **(DRB)**
  - d. Depict the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar

items on the site plan and elevations. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks.

2. Prior to submittal for building permits, the following shall be completed:
  - a. One set of project plans, revised pursuant to Condition of Approval No. 1, shall be submitted for review, approval and inclusion in the entitlement file, to the Planning Department.
  - b. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Planning and Building 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. During demolition, grading, site development, and/or construction, the following shall be adhered to:
  - a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
  - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
  - c. Truck idling shall be prohibited for periods longer than 10 minutes.
  - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
  - e. Discontinue operation during second stage smog alerts.
  - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/ grading activity.
4. The structure(s) cannot be occupied and the final building permit(s) cannot be approved until the following has been completed:
  - a. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.
  - b. Compliance with all conditions of approval specified herein shall be verified by the Planning Department.
  - c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
5. CUP No. 11-006/CDP No. 11-012 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.
6. 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.