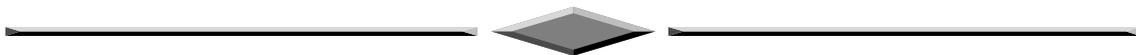


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jill Arabe, Associate Planner
DATE: September 18, 2013

SUBJECT: CONDITIONAL USE PERMIT NO. 13-021 (VERIZON MONOPOLE)

LOCATION: 15871 Springdale Street, 92649 (northwest corner of Springdale Street and Edinger Avenue – Marina High School)



Applicant: Kim Nguyen, Core Development, 2749 Saturn Street, Brea, CA 92821

Property Owner: Huntington Beach Union High School District, Nelson Cayabyab, 5832 Bolsa Avenue, Huntington Beach, CA 92649

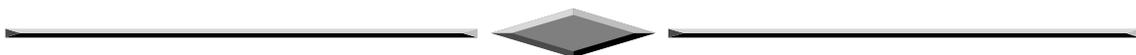
Request: To permit the installation of five unpermitted antennas at a rad center location of 60 ft. high on an existing 126 ft. high monopole, replacement of three 4 ft. long antennas with three 6 ft. - 4 in. long antennas and addition of three new radio remote units.

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

Zone: PS (Public – Semi – Public)

General Plan: P (I) - School

Existing Use: School



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 consists of a minor alteration of an existing facility involving no expansion of the existing use.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 13-021:

1. Conditional Use Permit No. 13-021 for the installation of five unpermitted antennas at a rad center location of 60 ft. high on an existing 126 ft. high monopole, replacement of three 4 ft. long antennas with three 6 ft. - 4 in. long antennas and addition of three new radio remote units 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 wireless facility was previously approved at the height of 126 ft. under Conditional Exception No. 94-4 and Conditional Use Permit No. 94-5. The proposed changes to the wireless facility will not generate noise, traffic, and demand for any additional parking or other impacts detrimental to surrounding property. The facility is located approximately 800 ft. from any residential land use.
2. The conditional use permit will be compatible with surrounding uses because the proposed changes are to an existing wireless facility located at the rear of a high school campus. Adjacent land uses are primarily industrial and the facility is located sufficiently away from residential uses. The design of the new antennas will blend with the color of existing antennas on the tower.
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. The existing facility was approved at a height of 126 ft. pursuant to Conditional Exception No. 94-4 and Conditional Use Permit No. 94-5. The proposal to permit antennas at a height of 60 ft. on the existing pole is subject to 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 the PS (Public-Semi-public) 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 project is consistent with the General Plan because the facility will enhance wireless communications in the community by improving signal transmission and reception in the project vicinity. The location is approximately 800 ft. from the nearest sensitive land use and the site is primarily surrounded by industrial uses.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 13-021:

1. The site plan, floor plans, and elevations received and dated July 16, 2013 shall be the conceptually approved design with the modification that the monopole be painted a light blue color pursuant to Condition of Approval No. 1a of Conditional Use Permit No. 94-5.
2. CUP No. 13-021 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 Division a minimum 30 days prior to the expiration date.

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.