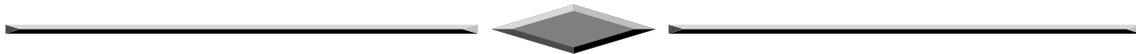


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Hayden Beckman, Senior Planner
DATE: September 19, 2018
SUBJECT: **COASTAL DEVELOPMENT PERMIT NO. 18-017 (MOBILITIE SMALL CELL WIRELESS INSTALLATION)**
LOCATION: 1402 Pacific Coast Highway – Public Right-of-Way, 92648 (Southeast corner of 15th Street at Pacific Coast Highway)



Applicant: Barbara Breedon, Mobilitie LLC, 2955 Red Hill Avenue, Suite 200, Costa Mesa, CA 92626

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

Request: To remove an existing 29 ft. 3 in. high street light pole and replace with a new 29 ft. 3 in. high street light pole to install a small cell wireless facility at an overall height of 33 ft. 4 in. and associated below-grade and grade-level equipment in the public right-of-way located within the Coastal Zone

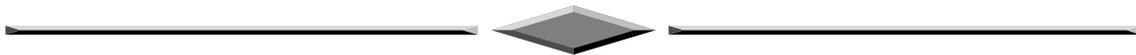
Environmental Status: This request is covered by Categorical Exemption, Section 15302, Class 2, California Environmental Quality Act.

Coastal Status: Appealable

General Plan: ROW Right-of-Way

Zone: ROW Right-of-Way adjacent to SP5 – CZ (Downtown Specific Plan – Coastal Zone)

Existing Use: Existing street light pole



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 sections 15302 and 15303 of the CEQA Guidelines, because the project involves the removal of an existing street light pole and the replacement of a new street light pole on the same site, and includes the installation of small new equipment for a wireless communication facility.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 18-017:

1. Coastal Development Permit No. 18-017 to remove an existing 29 ft. 3 in. high street light pole and replace with a new 29 ft. 3 in. high street light pole to install a small cell wireless facility at an overall height of 33 ft. 4 in. and associated below-grade and grade-level equipment in the public right-of-way located within the Coastal Zone conforms with the General Plan, including the Local Coastal Program in that it is consistent with Coastal Element Land Use Policy C 4.2.4, that wireless communication facilities shall be sited, to the maximum extent feasible, to minimize visual resource impacts. The proposed wireless communication facility's stealth design will minimize any visual impacts by co-locating on an existing street light pole, painting the facility to match existing pole, and locate accessory equipment below ground. The proposed wireless telecommunication facility will occur within the public right of way contiguous to existing residential development and will enhance the provision of personal communication capacity within the Coastal Zone.
2. Coastal Development Permit No. 18-017 to remove an existing 28 ft. 9 in. high street light pole and replace with a new 29 ft. 3 in. high street light pole to install a small cell wireless facility at an overall height of 34 ft. 9 in. and associated below-grade and grade-level equipment in the public right-of-way located within the Coastal Zone is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code because the proposed light pole replacement, including small cell wireless communications facility equipment, will comply with all applicable stealth design regulations to minimize visual impacts of the equipment.
3. At the time of occupancy the proposed removal of an existing 29 ft. 9 in. high street light pole and replacement with a new 29 ft. 3 in. high street light pole to install a small cell wireless facility at an overall height of 34 ft. 9 in. and associated below-grade and grade-level equipment in the public right-of-way located within the Coastal Zone can be provided with infrastructure in a manner that is consistent with the Local Coastal Program because the wireless telecommunication facility will be within the public right-of-way in an urbanized area with all necessary services and infrastructure available, including electricity and roadways.
4. The proposed removal of an existing 29 ft. 9 in. high street light pole and replacement with a new 29 ft. 3 in. high street light pole to install a small cell wireless facility at an overall height of 34 ft. 9 in. and associated below-grade and grade-level equipment in the public right-of-way located within the Coastal Zone conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act in that the project will not impede public access, recreation, or views to coastal resources.

SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 18-017

1. The site plan and elevations received and dated June 27, 2018 shall be the conceptually approved design.
2. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - a. The Fire Department Connection (FDC) serving the building adjacent to the project (1400 PCH) shall remain operable and accessible during the duration of the project. **(FD)**
 - b. The public fire hydrant adjacent to the project shall remain operable and accessible during the duration of the project. **(FD)**
 - c. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 14, "Fire Safety During Construction and Demolition." **(FD)**
 - d. Any impact to traffic flow, such as lane or street closures, shall be reported to the Huntington Beach Fire Department with a minimum of 48 hours' notice in order to advise emergency response crew of potential impacts. **(FD)**
 - e. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified in compliance with City Specification #431-92 "Soil Clean-Up Standards." **(FD)**
 - f. Construction equipment shall be maintained in peak operating condition to reduce emissions.
 - g. Use low sulfur (0.5%) fuel by weight for construction equipment.
 - h. Truck idling shall be prohibited for periods longer than 5 minutes.
 - i. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
 - j. Discontinue operation during second stage smog alerts.
 - k. 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.
 - l. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays.

3. The Development Services Departments and divisions (Building & Safety, 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.

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.