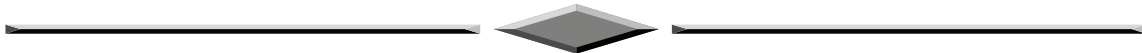


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jill Arabe, Assistant Planner
DATE: July 29, 2009

SUBJECT: **CONDITIONAL USE PERMIT NO. 2009-009 (VERIZON WIRELESS COMMUNICATION FACILITY)**

LOCATION: 7472 Warner Avenue, 92647 (south side of Warner Avenue, east of Gothard Street)



Applicant: Michelle Felten, Core Communications Group, 2903-H Saturn Street, Brea, CA 92821

Property Owner: John C. Vaughan Trust, 16731 Carousel Lane, Huntington Beach, CA 92649

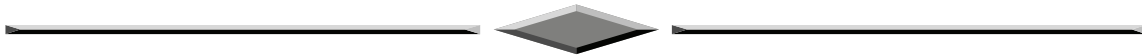
Request: To permit the construction of a 58 ft. high wireless communications facility disguised as a palm tree “monopalm” with nine (9) panel antennas and one (1) microwave dish, including associated equipment, two GPS antennas, and emergency generator within a 6 ft. high blockwall enclosure at an existing tow yard.

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

Zone: IG (Industrial General)

General Plan: I-F2-d (Industrial – 0.50 floor area ratio – design overlay)

Existing Use: Tow Yard



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 consists of the installation of a minor new structure and associated equipment.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2009-009:

1. Conditional Use Permit No. 2009-009 for the establishment, maintenance and operation of a 58 ft. high wireless communications facility disguised as a palm tree “monopalm” with nine (9) panel antennas and one (1) microwave dish, including associated equipment, two GPS antennas, and emergency generator within a 6 ft. high block wall enclosure at an existing tow 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 tow yard 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 does not create a visual distraction for vehicular traffic because of its distance from primary streets and its limited visibility among industrial buildings.
2. The conditional use permit will be compatible with surrounding uses because the wireless communication facility is surrounded by industrial uses and buildings. The facility also utilizes stealth techniques by incorporating a “palm tree” design similar to the existing 50 ft. high monopalm on-site approximately 80 feet away, and the two facilities together will appear like a grove of trees. The project will be located approximately 922 feet from Warner Avenue, which is a primary scenic corridor. The ground mounted associated equipment will be screened from public view by industrial buildings and a six foot high block wall enclosing the lease area.
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 Industrial on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:
 - LU 2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.
 - U 5.1: Ensure that adequate natural gas, telecommunication and electrical systems are provided.
 - 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 within the rear 350 feet of the property that is 1,200 feet in depth. In addition, the proposed structure incorporates stealth techniques by simulating the appearance of a palm tree.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2009-009:

1. The site plans and elevations received and dated June 4, 2009, shall be the conceptually approved design.
2. 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.