

**MINUTES**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, MARCH 12, 2008 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Mary Beth Broeren

**STAFF MEMBER:** Jill Arabe, Hayden Beckman, Rami Talleh, Pamela Avila  
(recording secretary)

**MINUTES:** **NONE**

**ORAL COMMUNICATION:** **NONE**

**ITEM 1: CONDITIONAL USE PERMIT NO. 2007-047 (RALPH'S RECYCLING CENTER –  
CONTINUED FROM THE FEBRUARY 13, 2008 MEETING)**

**APPLICANT:** Robert Martinez, Sloan Vazquez, LLC, 1231 East Dyer Road,  
Suite 225, Santa Ana, CA 92705  
**PROPERTY OWNER:** Western Realty, 2760 E. Spring St., Suite 200, Long Beach, CA  
90806  
**REQUEST:** To permit the establishment of a portable recycling center as an  
accessory use within an existing commercial shopping center  
parking lot.  
**LOCATION:** 10081 Adams Avenue, 92646 (Northeast corner of Brookhurst St.  
and Adams Ave. – Beachmont Plaza)  
**PROJECT PLANNER:** Jill Arabe

Rami Talleh, Liaison to the Zoning Administrator, stated that staff recommends continuance to the April 9, 2008 meeting at the applicant's request. This item will not be re-advertised.

**AS THERE WERE NO PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST  
THE PUBLIC HEARING WAS NOT OPENED.**

**CONDITIONAL USE PERMIT NO. 2007-047 WAS CONTINUED TO THE APRIL 9, 2008  
MEETING.**

**ITEM 2: CONDITIONAL USE PERMIT NO. 2008-001 (T-MOBILE WIRELESS COMMUNICATION FACILITY)**

APPLICANT: Monica Moretta, One Venture, Suite 200, Irvine, CA 92618  
PROPERTY OWNER: Jacqueline Murray, for Southern California Edison, 4900  
Rivergrade Road, Building #2-B 1<sup>st</sup> Floor, Irwindale, CA 91706  
REQUEST: To permit the installation, operation, and maintenance of a  
wireless communication facility, consisting of a 60' tall monopalm  
(an antenna pole designed to simulate the appearance of a palm  
tree) and associated equipment.  
LOCATION: 808 Lake St., 92648 (Northeast corner of Indianapolis Ave. and  
Lake St.)  
PROJECT PLANNER: Hayden Beckman

Hayden Beckman, Planning Aide, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff presented an overview of the proposed project and the suggested findings and conditions of approval as presented in the executive summary.

Staff reported that the Design Review Board (DRB) reviewed the project and recommended approval to the Zoning Administrator on February 14, 2008.

Staff recommended that a modification be made to Condition of Approval No. 1 (c) to reflect the date of March 10, 2008 on the revised project plans.

**THE PUBLIC HEARING WAS OPENED.**

Monica Moretta, applicant, requested approval of the proposal.

Steve Holden, 949 10<sup>th</sup> Street, inquired what materials would be used for the pedestrian pathway. He was advised that it would be concrete to match the existing sidewalk. He asked about noise level and Ms. Moretta responded that noise level would be minimal. She stated that it would not exceed the level of noise existing in the surrounding neighborhood.

Mr. Holden asked about service times and days. Ms. Moretta responded that the site would be serviced once a month during the day.

Ms. Broeren stated that the facility is located far from residential surroundings.

**THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.**

Ms. Broeren asked if the DRB approved the colors, design and materials as proposed. Staff responded that they did.

**CONDITIONAL USE PERMIT NO. 2008-001 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL. THE ZONING ADMINISTRATOR STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) CALENDAR DAYS.**

**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 proposes a minor alteration of private facilities and involves negligible expansion of use beyond that existing at the time of the lead agency's determination.

**FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2008-001:**

1. Conditional Use Permit No. 2008-001 for the establishment, maintenance and operation of a wireless communications facility consisting of a 60 foot tall 'mono-palm' (an antenna pole designed to simulate the appearance of a palm tree) and associated equipment 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 Southern California Edison utility substation and will not generate noise, traffic, or demand for additional parking above that which already exists on the subject site. Additionally, the facility is designed to blend into the surrounding environment as an antenna pole simulating the appearance of a palm tree.
2. The conditional use permit will be compatible with surrounding uses because the antennas and support structure are designed to appear like a palm tree to blend into the surrounding environment. Furthermore, other utility structures that exist on site are of equal height or higher than the proposed 'mono-palm'. The equipment cabinets will be completely screened from public view by an existing eight foot high block wall that encloses the utility substation along public rights-of-way.
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 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 RMH-25-d (Residential Medium High – Maximum of 25 dwelling units per net acre – Special Design Standards Overlay) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

L.U.2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.

L.U. 2.1.1: Plan and construct public infrastructure and service improvements as demand necessitates to support the land uses specified in the Land Use Plan (as defined in the Circulation and Public Utilities and Services Elements of the General Plan).

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. In addition, the proposed antenna is designed to simulate the appearance of a palm tree. The location of accessory structures will be screened entirely from public view by existing landscaping and perimeter block wall. The visual impacts of the antenna will be reduced by utilizing stealth techniques to blend into the surrounding environment.

#### **CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2008-001:**

1. The site plan, floor plans, and elevations received and dated March 10, 2008 shall be the conceptually approved design with the following modifications:
  - a. Revise the site plan (Sheet C-1) to identify the proposed materials of the five foot wide pathway providing access to the wireless communication facility's lease area.
  - b. Revise the elevation plan (Sheet A-3) to depict the height of the proposed outdoor equipment cabinets.
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.

**THE MEETING WAS ADJOURNED AT 1:50 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, MARCH 19, 2008 AT 1:30 PM.**

A handwritten signature in black ink, appearing to read 'Mary Beth Broeren', written over a horizontal line.

Mary Beth Broeren  
Zoning Administrator

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