

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

TO: Zoning Administrator
FROM: John Ramirez, Project Planner
DATE: September 7, 2016

SUBJECT: CONDITIONAL USE PERMIT NO. 15-035/ COASTAL DEVELOPMENT PERMIT NO. 15-019 (VERIZON WIRELESS)

LOCATION: West side of 11th Street and 181 feet south of the centerline of Walnut Avenue. **(SITE L)**



Applicant: Peter Hilger, Cable Engineering Service, 10640 Sepulveda Blvd, Mission Hills, CA 91345

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

Request: **CUP/CDP:** To permit the installation of wireless communication facilities consisting of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to an existing 38.5 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box and a 48 in. high meter pedestal located in the public right of way.

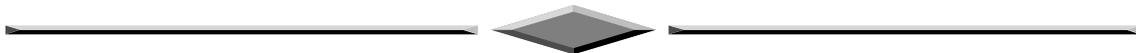
Environmental Status: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

Coastal Status: Appealable

Zone: Specific Plan No. 5 - Downtown Specific Plan (SP-5)

General Plan: RH>30-d-sp (Residential High Density – 30 du/acre - Design Overlay – Specific Plan Overlay)

Existing Use: Utility Pole within Public Right of Way



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 involves the installation of wireless telecommunications equipment to an existing utility pole within the public right of way.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 15-019:

1. Coastal Development Permit No. 15-019 to permit the installation of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to an existing 38.5 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box and a 48 in. high meter pedestal located in the public right of way, as conditioned, conforms with the General Plan, including the Local Coastal Program. The project 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 design will minimize any impact to visual resources through co-location on an existing utility pole, reduces visual prominence through colorization (painted to match existing utility pole), and locates 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. 15-019 to permit the installation of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to an existing 38.5 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box and a 48 in. high meter pedestal located in the public right of way, as conditioned, is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The wireless telecommunication facility will comply with all applicable development regulations.
3. At the time of occupancy the proposed wireless communication facility consisting of the installation of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to an existing 38.5 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box and a 48 in. high meter pedestal located in the public right of way can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. 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 wireless communication facility consisting of consisting of the installation of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to an existing 38.5 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box and a 48 in. high meter pedestal located in the public right of way conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access, recreation, or views to coastal resources.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 15-035:

1. Conditional Use Permit No. 15-035 to permit the installation of two 24 in. long panel antennas and two RRU's connected to two, 6 foot long extension arms attached to an existing 38.5 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box and a 48 in. high meter pedestal located in the public right of way, as conditioned, 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 compact size of the antennas and ancillary equipment are compatible with the existing visual character of the utility infrastructure. Furthermore, the proposed wireless facility and associated equipment will not obstruct the public right-of-way. Electrical equipment will be enclosed and mounted underground to minimize the visual impact of the facility. No significant impacts related to traffic, safety, or noise will be generated by the wireless communication facility.
2. Conditional Use Permit No. 15-035 to permit the installation of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to an existing 38.5 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box and a 48 in. high meter pedestal located in the public right of way, as conditioned, will be compatible with surrounding uses because the wireless facilities are composed of a compact design and are minimally noticeable from different views along the public right-of-way. The facilities are located at heights above average vehicular and pedestrian lines of sight. The project incorporates flush-mounted and underground utility connections to minimize visual impacts of the installation. Additionally, the unmanned facilities will not interfere with other communication, radio or television transmission/reception in and around the subject site.
3. Conditional Use Permit No. 15-035 to permit the installation of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to an existing 38.5 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box and a 48 in. high meter pedestal located in the public right of way, as conditioned, 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. A conditional use permit is required because the wireless communication facilities do not incorporate completely stealth techniques as the antennas and ancillary equipment are visible from the public right-of-way. The facilities are compatible with utility infrastructure in the surrounding area because the small scale of the equipment blends with the existing streetscape.
4. The granting of Conditional Use Permit No. 15-035 to permit the installation of two 24 in. long panel antennas and two RRU's connected to two, 6 ft. long extension arms attached to an existing 38.5 ft. high utility pole with ancillary equipment including fiber riser cable, breaker/disconnect box and a 48 in. high meter pedestal located in the public right of way, as conditioned, will not adversely affect the General Plan. It is consistent with the following goals and policy 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. Utilities Element

Goal U 5: Maintain and expand service provision to City of Huntington Beach residences and businesses.

Policy U 5.1.1: Continue to work with service providers to maintain current levels of service and facilitate improved levels of service.

The conditional use permit will permit the installation of a wireless communication facility upon an existing utility pole. The facility is designed, and conditioned, in a manner that will be minimally noticeable from the public right-of-way and is located outside of typical vehicular and pedestrian lines of sight. The antennas and associated equipment blend in with the existing utility infrastructure of the streetscape. The conditional use permit will provide improved wireless communication services to surrounding residences and businesses.

SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 15-019 /CONDITIONAL USE PERMIT NO. 15-035:

1. The site plan, floor plans, and elevations received and dated December 11, 2015 shall be the conceptually approved design, with the following modifications:
 - a. The above-ground meter pedestals associated with each site shall be removed or relocated underground.
 - b. The conduit riser associated with each site shall be mounted immediately adjacent (flush-mounted) to the utility pole (no four-inch gap shall be allowed between the riser and the pole), in accordance with Southern California Edison's Distribution Overhead Construction Standards (DC 222).
2. Prior to submittal for building permits, the following shall be completed:
 - a. One set of revised site plan and elevations in accordance with Condition No. 1 shall be submitted to the Planning Division for review and approval and inclusion in the entitlement file.
 - b. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works 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. Coastal Development Permit No. 15-019 and Conditional Use Permit No. 15-035 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 Community Development Department a minimum 30 days prior to the expiration date.

4. The Development Services Departments and divisions (Building, 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.
5. 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/green-building-guidelines-rating>).

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.