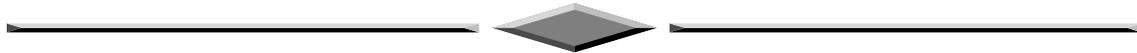


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Tess Nguyen, Associate Planner
DATE: September 16, 2015

SUBJECT: CONDITIONAL USE PERMIT NO. 15-004 (VERIZON MONOPALM – CONTINUED FROM THE SEPTEMBER 2, 2015 MEETING)

LOCATION: 9062 Adams Avenue, 92646 (southeast corner of Magnolia St. and Adams Ave.)



Applicant: Gary Ferrara, 2081 Business Center Drive, Suite 219, Irvine, CA 92612

Property Owner: Lester C. and Jimmy L. Smull Family Trust, 17631 Fitch, Irvine CA 92614

Request: To permit the installation, maintenance, and operation of a 56 ft. high wireless communication facility designed as a palm tree (monopalm) with twelve (12) 8 foot long panel antennas, one (1) GPS antenna, twelve (12) remote radio units, two (2) raycaps, and associated support equipment (2 equipment cabinets, 1 standby generator with a 55 gallon fuel tank) within a 238 sq. ft., 6 foot high equipment enclosure.

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

Zone: CG (Commercial General)

General Plan: CG-F1 (Commercial General – 0.35 FAR Max)

Existing Use: Trash Enclosure



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 small new equipment and facilities.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 15-004:

1. Conditional Use Permit No. 15-004 for the establishment, maintenance and operation of a 56 foot high wireless communication facility designed as a palm tree (monopalm) with twelve (12) eight-foot long panel antennas, one (1) GPS antenna, twelve (12) remote radio units, two (2) raycaps, and associated support equipment (2 equipment cabinets, 1 standby generator with a 55 gallon fuel tank) located within an existing commercial shopping center 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 facility is located approximately 280 feet from the nearest residential uses (west) and the structure is located near the rear (southwest corner) of the parcel to help mitigate any visual impacts. Additionally, the antennas will be painted green to match the palm fronds color, blending the panel antennas into the design of the palm tree. The facility will not generate noise, traffic, or demand for additional parking above that which already exists on the subject site. The associated equipment will be located within an approximately 238 sq. ft., 6 foot high block wall equipment enclosure.
2. The proposed 56 foot high wireless communication facility will be compatible with surrounding uses because the facility incorporates stealth design technique, designing the facility as a palm tree (monopalm). The facility will be located towards the rear of the existing parcel and behind one-story commercial buildings. The maximum height in the Commercial General zoning designation is 50 feet; however pursuant to Section 230.72 of the Huntington Beach Zoning and Subdivision Ordinance, a wireless communication facility may exceed the maximum height by up to 10 feet. Associated equipment will not be visible from the street.
3. The proposed 56 foot high wireless communication facility designed as a palm tree (monopalm) 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 project is a new ground mounted wireless communication facility. The facility complies with the maximum height in the district and is compatible with the surrounding uses due to its stealth design.
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 Commercial General on the subject property. In addition, it is consistent with the following goal 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.

Policy LU 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).

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 wireless facility will provide greater levels of service to the surrounding areas while incorporating design, colors and materials compatible with existing onsite trees. The facility incorporates stealth design techniques and is proposed in the most minimally impactful location feasible.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 15-004:

1. The site plan, floor plans, elevations, received and dated March 27, 2015 and photo simulations and the sample material board of the palm frond and trunk received and dated June 2, 2015 shall be the conceptually approved design with the following modifications:
 - a. Additional fronds shall be provided on the palm tree subject to the review and approval of the Planning Division. (DRB)
 - b. The panel antennas shall be painted green to match the palm fronds. (DRB)
 - c. The proposed monopalm shall match the quality and fullness of the monopalm depicted in the elevations dated March 27, 2015. (DRB)
 - d. Two additional palm trees (25 ft. high brown trunk height) shall be planted adjacent to the proposed wireless facility.
 - e. Provide a new trash enclosure to replace the existing trash enclosure or provide a letter from Rainbow Environmental Services to verify there is adequate refuse service based on the number of trash enclosures and pick up schedule.
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. Prior to issuance of building permits, a landscape plan shall be reviewed and approved by the Planning Division. The landscape plan shall incorporate two additional palm trees adjacent to the proposed wireless facility as described in Condition of Approval No. 1.c.
4. CUP No. 15-004 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 and Building Department a minimum 30 days prior to the expiration date.
5. 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 Planning and Building 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.

6. 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.