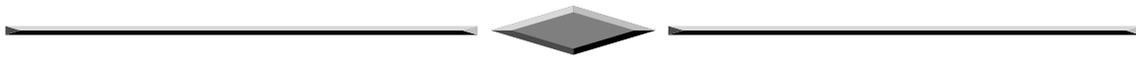


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Hayden Beckman, Assistant Planner
DATE: April 16, 2014

SUBJECT: **CONDITIONAL USE PERMIT NO. 13-030 (VERIZON WIRELESS ROOFTOP FACILITY- CONTINUED FROM THE FEBRUARY 19, 2014 MEETING)**

LOCATION: 200 Main Street (Rooftop), 92648 (block between Main St. and 3rd St. and Walnut Ave. and Olive Ave.)



Applicant: Al Gamboa, Milestone Wireless, 14110 Ramona Drive, Whittier, CA 90605

Property Owner: Robert Koury, Main Promenade, Inc., 200 Main Street, Suite 206, Huntington Beach, CA 92648; Janeen Laudenback, City of Huntington Beach Community Services Department, 2000 Main Street, Huntington Beach, CA 92648

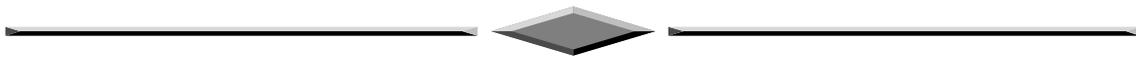
Request: To permit the modification of an existing nonconforming wireless communication facility resulting in an increase of height less than 10% through the removal and replacement of three (3) existing panel antennas, and the installation of two (2) new panel antennas, six (6) new remote radio units and a junction box located behind an existing parapet wall. The existing equipment lease area will remain unchanged.

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

Zone: SP5 - CZ (Downtown Specific Plan (District 1) – Coastal Zone)

General Plan: M > 30 – d – sp – pd (Mixed Use – Maximum 30 du/ac – Design Overlay – Specific Plan Overlay – Pedestrian Overlay)

Existing Use: Existing rooftop wireless communication facility



RECOMMENDATION: Staff recommends denial of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR DENIAL - CONDITIONAL USE PERMIT NO. 13-030:

1. Conditional Use Permit No. 13-030 for the modification of an existing nonconforming wireless communication facility resulting in an increase of height less than 10% will 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 modification to the existing wireless facility does not conform to General Plan policies and Urban Design Guidelines that call for a high level of quality and distinctive architectural design that complements the character, scale, and proportion of development in the downtown commercial district.
2. The proposed modification of an existing nonconforming wireless communication facility resulting in an increase of height less than 10% is inconsistent with the Urban Design Guidelines that promote high quality and imaginative architecture. The proposed modification to an existing nonconforming wireless facility does not incorporate stealth techniques to reduce the visual impacts of the facility in the downtown commercial core district. The proposed modification does not meet the wireless communication facility standards required by the Huntington Beach Zoning and Subdivision Ordinance.
3. The granting of the conditional use permit for the proposed modification of an existing nonconforming wireless communication facility will adversely affect the General Plan. The proposed modification is inconsistent with the following objective and policies of the General Plan:
 - a. Policy LU 13.1.8: Ensure that the City's public buildings, sites, and infrastructure improvements are designed to be compatible in scale, mass, character, and architecture with existing buildings and pertinent design characteristics prescribed by this General Plan for the district or neighborhood in which they are located, and work with non-City public agencies to encourage compliance.
 - b. Objective LU 15.5: Ensure that development achieves the visual and physical character intended for the district in which it is located.
 - c. Policy LU 15.5.1: Require that development located in areas designated as "Special Design Overlay (d)" adhere to the specific design standards stipulated by design and development policies for specific community subareas prescribed in the ensuing section of this element, as appropriate.

The proposed modification does not provide a high level of quality and visual interest in architectural design or incorporate stealth techniques that contribute to the improvement of the downtown commercial district and neighborhood aesthetics.