



City of Huntington Beach Community Development Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Community Development
BY: Tess Nguyen, Associate Planner *gg fvtu*
DATE: November 10, 2015

SUBJECT: CONDITIONAL USE PERMIT NO. 15-004 – APPEAL (VERIZON WIRELESS MONOPALM)

APPELLANT/

APPLICANT: Ryan Birdseye, Birdseye Planning Group, 2081 Business Center Drive, Irvine, CA 92612

PROPERTY

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

LOCATION: 9062 Adams Avenue, 92646 (southeast corner of Magnolia Street and Adams Avenue)

STATEMENT OF ISSUE:

- ◆ Conditional Use Permit No. 15-004 request:
 - To permit the construction of a new 56-foot high wireless communication facility designed as a palm tree (monopalm).
- ◆ Staff's Recommendation:

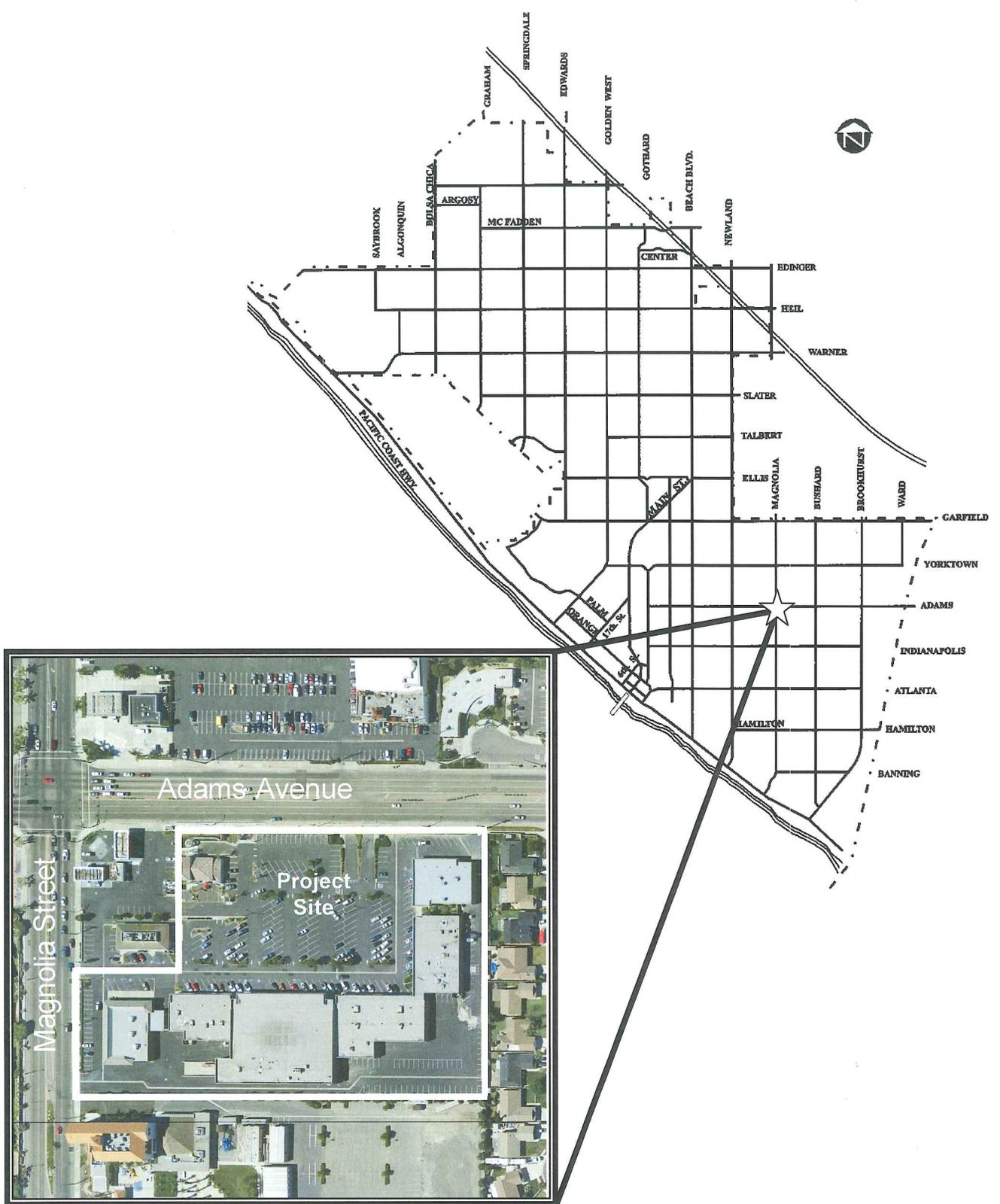
Approve Conditional Use Permit No. 15-004 based upon the following:

 - Incorporates stealth techniques with the faux palm tree design and is compatible with surrounding commercial uses.
 - Consistent with General Plan goals and policies to ensure adequate telecommunication systems are provided.
 - Consistent with Huntington Beach Zoning and Subdivision Ordinance development standards with regard to height, location, and design issues, with conditions of approval imposed.

RECOMMENDATION:

Motion to:

“Approve Conditional Use Permit No. 15-004 with suggested findings and conditions of approval (Attachment No. 1).”



**VICINITY MAP
 CONDITIONAL USE PERMIT NO. 15-004
 (VERIZON WIRELESS MONOPALM – 9062 ADAMS AVENUE)**

The Planning Commission may take alternative actions such as:

- A. "Approve Conditional Use Permit No. 15-004 with findings and suggested modified conditions of approval." (*Applicant's Request*)
- B. "Continue Conditional Use Permit No. 15-004 and direct staff accordingly."
- C. "Deny Conditional Use Permit No. 15-004 with findings for denial."

PROJECT PROPOSAL:

Conditional Use Permit No. 15-004 represents a request to permit the construction of a 56-foot high wireless communication facility designed as a palm tree (monopalm) pursuant to Section 230.93.E.3 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The project includes 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.

The subject site is an approximately 5.0 acre property, developed with multiple commercial buildings. The proposed facility will replace an existing trash enclosure at the rear of the site.

Zoning Administrator Action:

On March 27, 2015, the applicant filed for a Conditional Use Permit to permit the installation of a 56-foot high wireless communication facility designed as a palm tree. The proposed project was considered by the Zoning Administrator at a public hearing on September 16, 2015 (Attachment No. 5). Staff gave an overview presentation on the project. The applicant was present and opposed staff's recommendation to require two additional live palm trees adjacent to the proposed wireless facility. The applicant cited concerns that the requirement would require a larger lease area for the facility and new connections for irrigation. The Zoning Administrator agreed with staff's recommendation based on reasons that the palm trees would make the facility more visually compatible with the surrounding area since the facility is close to the street and adjacent buildings are low.

Appeal:

The Zoning Administrator's action on Conditional Use Permit No. 15-004 was appealed by the applicant for reasons cited in an appeal letter received September 28, 2015 (Attachment No. 3). The applicant does not agree with Condition No. 1.d. that requires two additional palm trees adjacent to the facility. The reasons for appeal are listed below:

1. The lease area (existing trash enclosure) cannot accommodate the planting of live palm trees without having to expand its size. The expansion of the lease area would affect existing exit doors, utilities, and access to the building and loading area.

2. The lease area is surrounded by existing utility infrastructure that precludes expansion of the proposed facility to accommodate the construction of planters and irrigation system needed to support the trees.
3. The Design Review Board did not include the requirement to plant two live palm trees adjacent to the proposed facility in its recommendation.

ISSUES:

Subject Property and Surrounding Land Use, Zoning and General Plan Designations:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	CG-F1 (Commercial General – 0.35 Max. Floor Area)	CG (Commercial General)	Commercial
North (across Adams Avenue) of Subject Property:	CG-F1	CG	Commercial
South of the Subject Property:	P (CG-F1) (Public (Commercial General – 0.35 Max Floor Area))	PS (Public – Semipublic)	Church
East and West (across Magnolia Street) of Subject Property:	RL-7 (Residential Low Density – 7 du/ac Max.)	RL (Residential Low Density)	Residential

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is Commercial. The proposed project is consistent with the Land Use Element designation and the goals and policies of the City’s General Plan as follows:

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 proposed facility will provide greater levels of wireless service to the surrounding areas while incorporating design, colors, and materials compatible with existing onsite trees. The facility incorporates stealth techniques and is designed as a palm tree. As conditioned, additional and longer palm fronds, painted fronds, and two additional palm trees will be required to make the facility more visually compatible with the surrounding area.

Zoning Compliance:

The project is located within the Commercial General district and complies with the requirements including land use and setbacks. The new ground mounted wireless communication facility at the proposed height of 56 feet is subject to approval of a conditional use permit.

Urban Design Guidelines Conformance: Not applicable

Environmental Status:

The proposed project 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.

Coastal Status: Not applicable.

Design Review Board: Not applicable

On August 13, 2015, the DRB recommended approval of the wireless communications facility designed as a palm tree “monopalm” and associated equipment with modifications to the Zoning Administrator. The DRB recommended the following modifications:

- Additional fronds and longer fronds shall be provided on the palm tree subject to the review and approval of the Planning Division.
- The proposed monopalm shall match the quality and fullness of the monopalm depicted in the elevations dated March 27, 2015.
- The panel antennas shall be painted green to match the palm fronds.

Staff also recommended two additional live palm trees adjacent to the proposed wireless facility but the Design Review Board did not include the palm trees in its recommendation to the Zoning Administrator.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements: Not applicable.

Public Notification:

Legal notice was published in the Huntington Beach Wave on October 29, 2015, and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property,

individuals/organizations requesting notification (Planning Division's Notification Matrix), applicant, and interested parties. As of November 3, 2015, no public comments have been received.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

July 27, 2015

MANDATORY PROCESSING DATE(S):

September 27, 2015 (within 60 days)

The Zoning Administrator approved CUP No. 15-004 on September 17, 2015, which complies with the State of California Planning, Zoning, and Development Laws relative to mandatory processing times.

ANALYSIS:

Land Use Compatibility

The wireless communications facility is compatible with surrounding uses because it is located on a commercially zoned property and incorporates stealth techniques. Although the project is more visible from public view due to the proximity of the structure to the street, conditions of approval for additional and longer fronds as well as painting the antennas green to match the palm fronds color are designed to blend the panel antennas into the design of the palm tree and minimize the visual impact of the facility. As conditioned, two additional live palm trees will be planted adjacent to the proposed facility in order to make the facility more visually compatible with the surrounding area. The project's visibility is also reduced due to its location behind existing commercial buildings, which vary in height from 15 to 21 feet. It is located approximately 280 feet from adjacent residential uses to the west and will not generate impacts related to noise, traffic, or parking demand above existing conditions. The associated equipment will be located within the new 6 ft. high equipment enclosure behind the existing building and will not be visible from the street. There is an existing 38 ft. high wireless facility designed as a palm tree to the east of the proposed facility on the same site. Adjacent to the site to the south is another wireless facility designed as a palm tree at a height of 60 ft.

Appeal

The wireless facility is proposed to be located near the southwest corner of the site, approximately 170 ft. from Magnolia Street behind a one-story, 19-foot high building. As mentioned above and as demonstrated by the photo simulations (Attachment No. 2), the proposed facility is more visible to public view due to its proximity to the street. The Zoning Administrator's approval with the requirement for two additional live palm trees planted adjacent to the proposed wireless facility would make the facility more visually compatible with the surrounding area. The project site (shopping center) and the adjacent site to the south (church) have many palm trees planted onsite. Because the proposed facility is designed to simulate the appearance of a palm tree, the additional palm trees would reduce the attention to the proposed 56-foot high facility. The additional live trees and the facility would appear like a grove of trees, visually blending the facility with the adjacent trees and screening the facility from view. Incorporating additional live palm trees would enhance the facility's palm tree design and integrate the facility in the foliage of the adjoining trees and other trees within the vicinity. Staff acknowledges that the two additional live palm trees may result in changes to the applicant's proposed lease lines; however,

the long-term community benefit of additional screen trees is an important reason why staff supports the new monopalm request.

Staff recommends approval of the proposed wireless communication facility because it is compatible with the surrounding uses and the additional live trees will reduce visual impact to the surrounding area.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval – CUP No. 15-004
2. Site Plan and Elevations received and dated March 27, 2015 and Photo Simulations received and dated June 2, 2015
3. Appeal Letter received and dated September 28, 2015
4. Code Requirements Letter dated July 27, 2015 (for informational purposes only)
5. Zoning Administrator Notice of Action dated September 17, 2015

SH:JJ:tn:kd

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 15-004

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission 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. Conditions of approval for additional and longer palm fronds as well as painting the antennas green to match the palm fronds color are designed to blend the panel antennas into the design of the palm tree. To make the facility more visually compatible with surrounding area, two additional palm trees will be planted adjacent to the proposed facility. 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 proposed 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 techniques and is designed as a palm tree. As conditioned, additional and longer palm fronds, painted fronds, and two additional palm trees will be required to make the facility more visually compatible with the surrounding area.

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 and longer 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.d.
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 Community Development 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 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.
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.

LOS ANGELES SMSA LIMITED PARTNERSHIP d/b/a



SITE NAME: **TALBERT CHANNEL** MACRO CELL EVOLUTION DESIGN ADDRESS: **9062 ADAMS AVENUE HUNTINGTON BEACH, CA 92646**



15505 SAND CANYON AVENUE
BUILDING "D" 1ST FLOOR
IRVINE, CA 92618



TECTONIC Engineering Consultants
2081 Business Center Drive, Suite 219
Irvine, CA 92612
Phone: (949) 502-8555
Fax: (949) 502-8557
www.tectonicengineering.com

PROJECT APPROVALS		
APPROVED BY:	INITIALS	DATE
LANDLORD		
ZONING		
VZW SITE ACQ.		
VZW RF		
VZW INTERCONNECT		
VZW UTIL COORD.		
VZW CONST. MGR.		
VZW PROJ. MGR.		

WORK ORDER NUMBER	DRAWN BY
7288.16	MGL

NO.	DATE	ISSUE
0	2/13/15	FOR COMMENT
1	2/19/15	PER COMMENT
2	3/26/15	PER LL COMMENT



3/26/15

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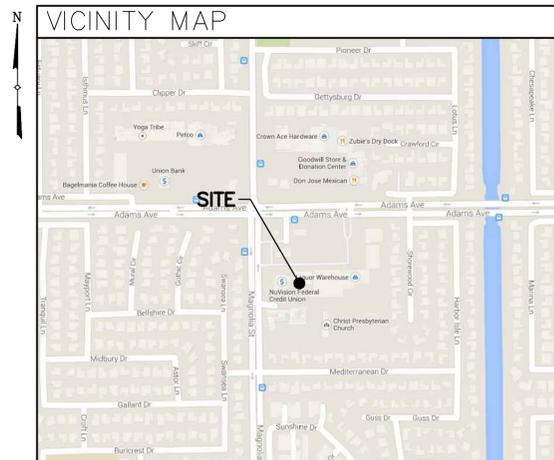
ORIGINAL SIZE IN INCHES

SITE INFORMATION
TALBERT CHANNEL
PN: 20130946648
LC: 274002

SITE ADDRESS
9062 ADAMS AVENUE
CITY OF HUNTINGTON BEACH
ORANGE COUNTY
CA 92646

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



SITE INFORMATION	
PROJECT NUMBER:	20130946648
LOCATION CODE:	274002
SITE ADDRESS:	9062 ADAMS AVENUE
MUNICIPALITY:	CITY OF HUNTINGTON BEACH
COUNTY:	ORANGE
APN:	151-191-25
ZONING DATA	
ZONING DESIGNATION:	COMMERCIAL GENERAL (CG)
EXISTING SITE USE:	RETAIL
PROPOSED SITE USE:	TELECOMMUNICATIONS FACILITY
CONSTRUCTION DATA	
PROPOSED EQUIPMENT LEASE AREA:	238 SQ. FT.
PROPOSED STRUCTURE HEIGHT:	56'-0"
OCCUPANCY CLASSIFICATION:	U
TYPE OF CONSTRUCTION:	TYPE V-B

SHEET INDEX			
SHT. NO.	DESCRIPTION	REV NO	REVISION DATE
T-1	TITLE SHEET	2	3/26/15
LS-1	SITE SURVEY	3	3/24/15
LS-2	SITE SURVEY	3	3/24/15
C-1	SITE PLAN	2	3/26/15
C-2	EQUIPMENT LEASE AREA & ANTENNA PLAN	2	3/26/15
C-3	ELEVATIONS	2	3/26/15
C-4	ELEVATIONS	2	3/26/15

THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL ITEMS OF CONCERN HAVE BEEN ADDRESSED AND EACH OF THE DRAWINGS HAS BEEN REVISED AND ISSUED "FOR CONSTRUCTION".

CODE COMPLIANCE
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

PROJECT DESCRIPTION
PROJECT DESCRIPTION
THIS IS AN UNMANNED TELECOMMUNICATIONS FACILITY FOR VERIZON WIRELESS CONSISTING OF:
INSTALLATION OF AN 56' MONOPALM WITH (4) ANTENNAS PER SECTOR, (3) SECTORS, (12) TOTAL PANEL ANTENNAS, (1) GPS ANTENNAS, (12) RRU'S AND (2) RAYCAPS. (2) NEW EQUIPMENT CABINETS (MCE DESIGN), (1) STANDBY DC GENERATOR WITH 55 GALLON UL-142 BASE FUEL TANK LOCATED INSIDE AN EXISTING CMU WALL ENCLOSURE AND ADD UTILITIES AS REQUIRED TO SERVICE THE SITE.

DIRECTIONS
FROM THE VERIZON IRVINE OFFICE
TAKE I-405 NORTH TOWARDS COSTA MESA. CONTINUE ON I-405 N FOR 7 MILES, THEN TO THE FAIRVIEW RD EXIT TOWARD HARBOR BLVD, KEEP LEFT AT THE FORK AND FOLLOW SIGNS FOR HARBOR BLVD FOR 1.1 MILES. TURN LEFT ONTO HARBOR BLVD AND CONTINUE FOR 1.2 MILES. TURN RIGHT ONTO ADAMS AVE. CONTINUE FOR 3.0 MILES. TURN LEFT ONTO MAGNOLIA STREET FOR ±0.1 MILES AND TURN LEFT INTO THE PARKING LOT. THE SITE WILL BE ON THE LEFT.

PROJECT TEAM	
PROPERTY OWNER LESTER C. SMITH 17631 FITCH IRVINE, CA 92614 CONTACT: BRENDAN SMITH PHONE: (949) 253-6932	SITE ACQUISITION / ZONING SITE ACQ: TECTONIC ENGINEERING CONSULTANTS 2081 BUSINESS CENTER DR IRVINE, CA 92612 (949) 502-8555
APPLICANT VERIZON WIRELESS 15505 SAND CANYON AVE. BUILDING "D", 1ST FLOOR IRVINE, CA 92618 CONTACT: PROPERTY MANAGEMENT PHONE: (907) 286-7000	ZONING BIRDSEYE PLANNING GROUP (780) 712-2199
ENGINEERING TECTONIC ENGINEERING CONSULTANTS 2081 BUSINESS CENTER DRIVE, SUITE 219 IRVINE, CA 92612 (949)502-8555	SURVEYOR AMBIT CONSULTING 428 MAIN ST, SUITE 200 HUNTINGTON BEACH, CA 92648 (602) 463-0472

INSPECTIONS & APPROVALS

PROPRIETARY INFORMATION NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON WIRELESS EXCEPT UNDER WRITTEN AGREEMENT.

DO NOT SCALE DRAWINGS
THESE DRAWINGS ARE FORMATTED FOR 22"x34" FULL SIZE AND 11"x17" HALF SIZE. OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 2, IN THE CITY CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 66, PAGE 50, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, EXCEPTING ALL UNDERGROUND WATERS IN AND TO SAID LAND, WITHOUT RIGHT OF ENTRY TO SURFACE AND SUBSURFACE AREA TO A DEPTH OF 500 FEET FOR THE PURPOSE OF PRODUCING WATER, AS CONVEYED TO THE CITY OF HUNTINGTON BEACH, BY DEED RECORDED JULY 19, 1962, IN BOOK 6183, PAGE 397, OF OFFICIAL RECORDS.
ALSO EXCEPTING THEREFROM, ALL GAS, OIL, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF THE LAND, BUT WITHOUT THE RIGHT TO USE THE SURFACE OF THE LAND TO REMOVE, DRILL OR PROSPECT FOR SAME, AS CONVEYED TO RANCHO INSURANCE AGENCY, INC., A CALIFORNIA CORPORATION, BY DEED RECORDED SEPTEMBER 12, 1973, IN BOOK 10895, PAGE 818, OF OFFICIAL RECORDS.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF PARCEL 2, IN THE CITY CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 66, PAGE 50, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE APPARENT CENTERLINE INTERSECTION OF ADAMS AVENUE AND MAGNOLIA STREET; THENCE SOUTH 00°18'29" WEST ALONG THE CENTERLINE OF MAGNOLIA STREET, A DISTANCE OF 400.01 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 90°00'00" EAST, A DISTANCE OF 221.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°33'26" EAST, A DISTANCE OF 7.99 FEET; THENCE SOUTH 00°23'29" WEST, A DISTANCE OF 22.68 FEET; THENCE NORTH 89°41'23" WEST, A DISTANCE OF 8.01 FEET; THENCE NORTH 00°26'34" EAST, A DISTANCE OF 22.69 FEET TO THE POINT OF BEGINNING.

TECHNICIAN ACCESS PATH OF TRAVEL LEGAL DESCRIPTION

A PORTION OF PARCEL 2, IN THE CITY CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 66, PAGE 50, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, BEING 5.00 FEET WESTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED SIDELINE:
COMMENCING AT THE APPARENT CENTERLINE INTERSECTION OF ADAMS AVENUE AND MAGNOLIA STREET; THENCE SOUTH 00°18'29" WEST ALONG THE CENTERLINE OF MAGNOLIA STREET, A DISTANCE OF 400.01 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 90°00'00" EAST, A DISTANCE OF 221.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°26'34" WEST, A DISTANCE OF 22.69 FEET; THENCE SOUTH 89°41'23" EAST, A DISTANCE OF 19.97 TO A POINT TO HEREAFTER KNOWN AS POINT "A", SAID POINT ALSO BEING THE POINT OF TERMINUS.
TOGETHER WITH:
A PORTION OF THE FOREMENTIONED PARCEL 2, BEING 12.00 FEET NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED SIDELINE:
COMMENCING AT THE FOREMENTIONED POINT "A"; THENCE SOUTH 00°02'19" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°02'19" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 11.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 21.99 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 23.38 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 26.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 140.42 FEET TO A POINT ON THE EAST RIGHT OF WAY OF MAGNOLIA STREET, SAID POINT ALSO BEING THE POINT OF TERMINUS.

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #08024458, ISSUED BY COMMONWEALTH LAND TITLE COMPANY, DATED DECEMBER 22, 2014. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

NOTE: SCHEDULE "B" ITEMS 1, 3, 13, 14, AND 17-19 ARE NOT SURVEY MATTERS AND HAVE NOT BEEN PLOTTED

② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES
RECORDING NO: IN BOOK 6190, PAGE 174, OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (PLOTTED)

③ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES
RECORDING NO: IN BOOK 6218, PAGE 792, OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (PLOTTED)

4. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: MAY 16, 1969
RECORDING NO: IN BOOK 8959, PAGE 487, OFFICIAL RECORDS (DOES NOT AFFECT LEASE AREA)

5. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT EXECUTED BY: DOWNEY SAVINGS AND LOAN ASSOCIATION, AND THE CITY OF HUNTINGTON BEACH
RECORDING DATE: SEPTEMBER 11, 1973
RECORDING NO: IN BOOK 10893, PAGE 5, OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT LEASE AREA)

6. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: SEPTEMBER 28, 1973
RECORDING NO: IN BOOK 10923, PAGE 813, OFFICIAL RECORDS SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS (DOES NOT AFFECT LEASE AREA)

⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES.
INCLUDING ABOVE-GROUND APPURTENANT FIXTURES
RECORDING NO: IN BOOK 11067, PAGE 467, OFFICIAL RECORDS AFFECTS: MAY AFFECT PROPOSED VERIZON WIRELESS LEASE AREA. (PLOTTED)

⑧ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: WATER MAIN AND INCIDENTAL PURPOSES
RECORDING DATE: AUGUST 22, 1974
RECORDING NO: IN BOOK 11227, PAGE 604, OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (PLOTTED)

⑨ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: UNDERGROUND LINES AND INCIDENTAL PURPOSES
RECORDING NO: IN BOOK 11648, PAGE 221, OFFICIAL RECORDS AFFECTS: MAY AFFECT PROPOSED VERIZON WIRELESS LEASE AREA. (PLOTTED)

10. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: ASSIGNMENT AND ASSUMPTION OF LEASE
LESSOR: DOWNEY SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION
LESSEE: SAFEWAY STORES, INC., A MARYLAND CORPORATION
RECORDING DATE: JUNE 30, 1988
RECORDING NO: AS INSTRUMENT NO. 88-315370, OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN. (BLANKET IN NATURE)

SCHEDULE "B" NOTE (CONTINUED)

11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AMENDED AND COMPLETELY RESTATED AGREEMENT OF CONTINUING INTEREST IN REAL PROPERTY EXECUTED BY: LESTER C. SMULL, AS TRUSTEE OF THE LESTER C. AND JIMMY L. SMULL FAMILY TRUST UNDER DECLARATION OF TRUST DATED DECEMBER 7, 1984, AND DOWNEY SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION
RECORDING DATE: MAY 28, 1993
RECORDING NO: AS INSTRUMENT NO. 93-0360032, OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

⑫ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JULY 9, 1998
RECORDING NO: AS INSTRUMENT NO. 19980439058, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND (PLOTTED)

⑬ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION
PURPOSE: A PERPETUAL EASEMENT AND RIGHT OF WAY FOR STREET AND PUBLIC UTILITY PURPOSES
RECORDING DATE: MARCH 26, 2007
RECORDING NO: AS INSTRUMENT NO. 2007000189953, OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN. (PLOTTED)

⑭ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION
PURPOSE: A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY TO INSTALL, MAINTAIN, REPAIR, IMPROVEMENT AND RELOCATE A PIPELINE OR PIPELINES, WITH INCIDENTAL ORDINARY AND NECESSARY APPURTENANCES AND CONNECTION(S)
RECORDING DATE: APRIL 5, 2007
RECORDING NO: AS INSTRUMENT NO. 2007000221201, OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN. (PLOTTED)

SURVEYOR'S NOTES

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

FLOOD_ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06059C0261J, DATED DECEMBER 3, 2009.



15505 SAND CANYON AVENUE
BUILDING "D" 1ST FLOOR
IRVINE, CA 92618



TECTONIC Engineering & Surveying Consultants P.C.
2081 Business Center Drive, Suite 219
Irvine, CA 92612
Phone: (949) 502-8555
Fax: (949) 502-8557
www.tectonicengineering.com

PROJECT APPROVALS		
APPROVED BY:	INITIALS	DATE
LANDLORD		
ZONING		
VZW SITE ACQ.		
VZW RF		
VZW INTERCONNECT		
VZW UTIL COORD.		
VZW CONST. MGR.		
VZW PROJ. MGR.		
WORK ORDER NUMBER	DRAWN BY	
7288.16	CK	

NO.	DATE	ISSUE
0	01/21/15	SUBMITTAL
1	02/06/15	ADD TITLE (CK)
2	02/13/15	LEASE AREA (MF)
3	03/24/15	REVISE TITLE & LEASE (CK)



428 MAIN STREET SUITE 206
HUNTINGTON BEACH, CA 92648 (480)659-4072



SITE INFORMATION
TALBERT CHANNEL
PN:20130946648
LC: 274002

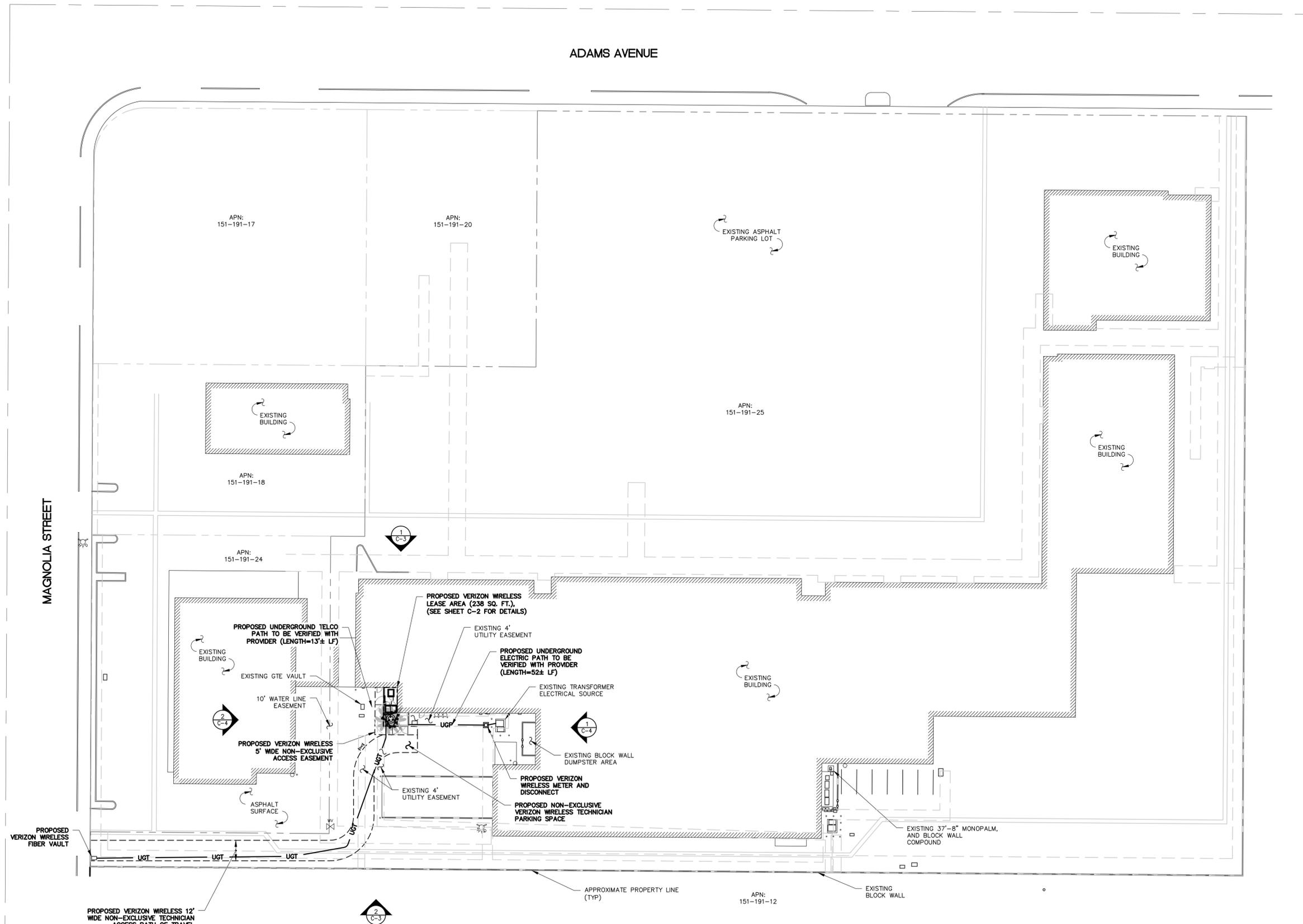
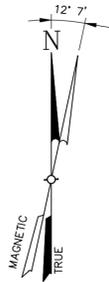
SITE ADDRESS
9062 ADAMS AVENUE
HUNTINGTON BEACH
CALIFORNIA, 92646
ORANGE COUNTY
SHEET TITLE

SITE SURVEY
SHEET NUMBER

LS-2



W. Gary W. Carter



NOTE:
 SITE INFORMATION BASED ON A SITE VISIT PERFORMED BY TECTONIC ENGINEERING CONSULTANTS, CONDUCTED ON 01/22/14, AND SITE SURVEY BY AMBIT CONSULTING DATED 02/13/2015

1
 C-1 **SITE PLAN**
 SCALE: 1" = 60' (11x17 SIZE)
 1" = 30' (22x34 SIZE)

- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA (DIGALERT) BY DIALING 811 PRIOR TO EXCAVATION AT SITE
- CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION
- ALL EXCAVATION WORK WITHIN 36" OF EITHER SIDE OF UNDERGROUND UTILITIES MUST BE DONE BY HAND EXCAVATION METHODS



15505 SAND CANYON AVENUE
 BUILDING "D" 1ST FLOOR
 IRVINE, CA 92618



TECTONIC ENGINEERING CONSULTANTS
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 Irvine, CA 92612
 Phone: (949) 502-8555
 Fax: (949) 502-8557
 www.tectonicengineering.com

PROJECT APPROVALS

APPROVED BY:	INITIALS	DATE
LANDLORD		
ZONING		
VZW SITE ACQ.		
VZW RF		
VZW INTERCONNECT		
VZW UTIL COORD.		
VZW CONST. MGR.		
VZW PROJ. MGR.		

WORK ORDER NUMBER	DRAWN BY
7288.16	MGL

NO.	DATE	ISSUE
0	2/13/15	FOR COMMENT
1	2/19/15	PER COMMENT
2	3/26/15	PER LL COMMENT



3/26/15

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SITE INFORMATION
 TALBERT CHANNEL
 PN: 20130946648
 LC: 274002

SITE ADDRESS
 9062 ADAMS AVENUE
 CITY OF HUNTINGTON BEACH
 ORANGE COUNTY
 CA 92646

SHEET TITLE
 SITE PLAN

SHEET NUMBER

C-1

PAINTING NOTE:
PROPOSED ANTENNA AND ATTACHMENTS TO BE
PAINTED TO MATCH FRONDS



15505 SAND CANYON AVENUE
BUILDING "D" 1ST FLOOR
IRVINE, CA 92618

TECTONIC ENGINEERING CONSULTANTS
 • PLANNING
 • ENGINEERING
 • SURVEYING
 • CONSTRUCTION MANAGEMENT
 TECTONIC Engineering Consultants
 2051 Business Center Drive, Suite 219
 Irvine, CA 92612
 Phone: (949) 502-8555
 Fax: (949) 502-8557
 www.tectonicengineering.com

PROJECT APPROVALS

APPROVED BY:	INITIALS	DATE
LANDLORD		
ZONING		
VZW SITE ACQ.		
VZW RF		
VZW INTERCONNECT		
VZW UTIL COORD.		
VZW CONST. MGR.		
VZW PROJ. MGR.		

WORK ORDER NUMBER	DRAWN BY
7288.16	MGL

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1	2/19/15	PER COMMENT
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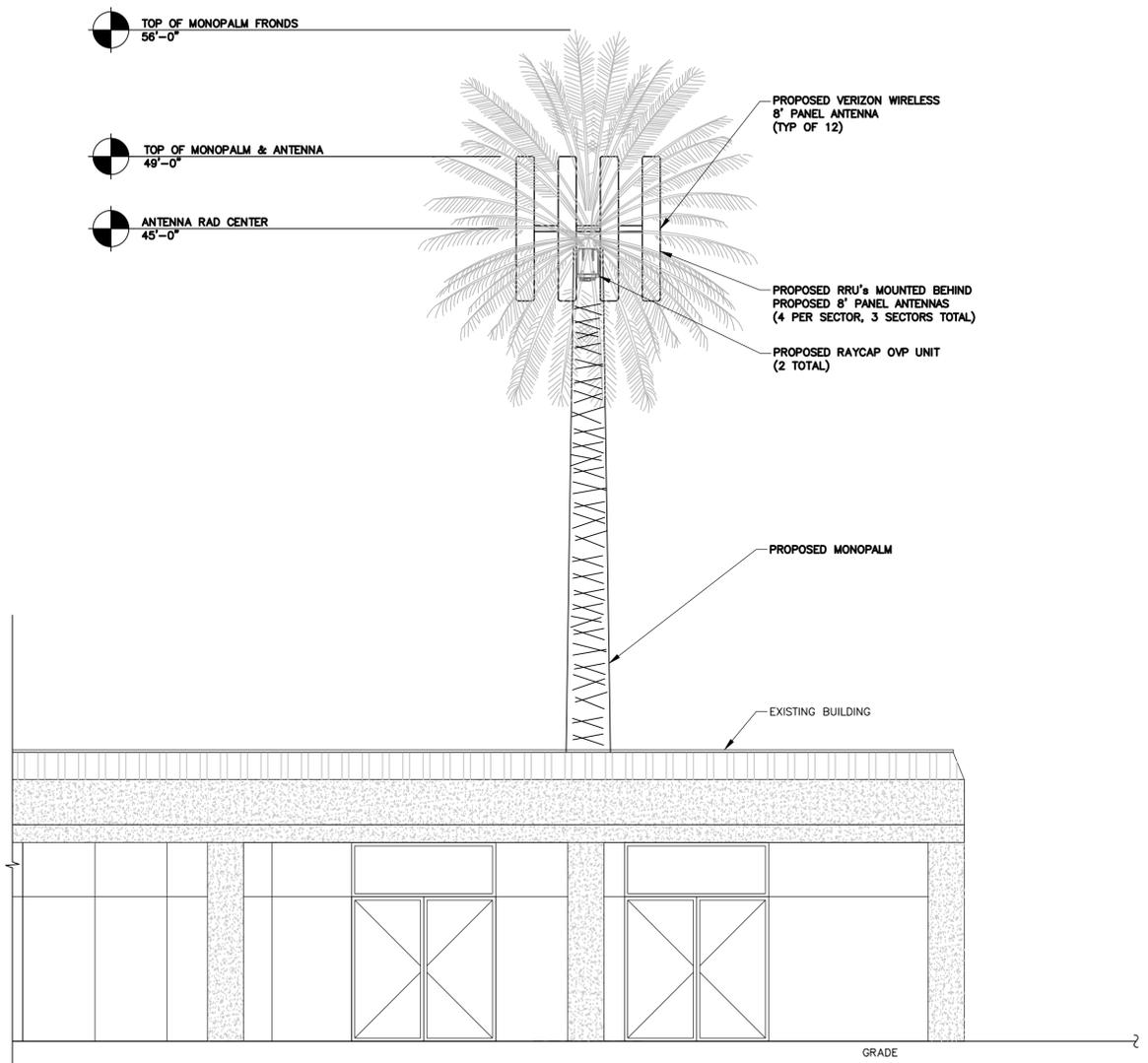
ORIGINAL SIZE IN INCHES

SITE INFORMATION
 TALBERT CHANNEL
 PN: 20130946648
 LC: 274002

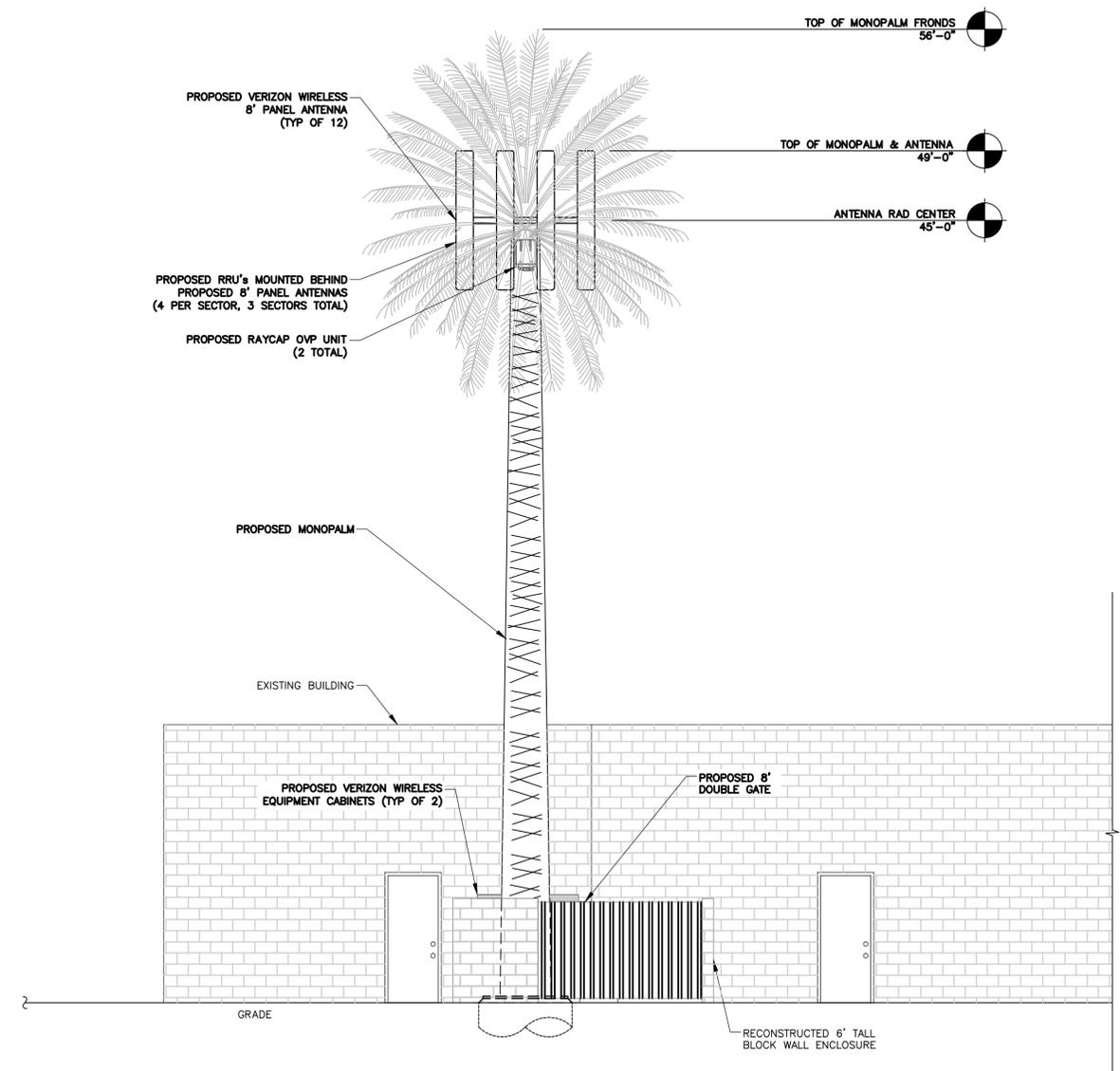
SITE ADDRESS
 9062 ADAMS AVENUE
 CITY OF HUNTINGTON BEACH
 ORANGE COUNTY
 CA 92646

SHEET TITLE
 ELEVATIONS

SHEET NUMBER
 C-3



1 NORTH ELEVATION
 SCALE: 1" = 10' (11x17 SIZE)
 1" = 5' (22x34 SIZE)



2 SOUTH ELEVATION
 SCALE: 1" = 10' (11x17 SIZE)
 1" = 5' (22x34 SIZE)

PAINTING NOTE:
PROPOSED ANTENNA AND ATTACHMENTS TO BE
PAINTED TO MATCH FRONDS



15505 SAND CANYON AVENUE
BUILDING "D" 1ST FLOOR
IRVINE, CA 92618

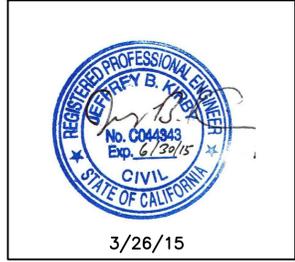


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Irvine, CA 92612
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PROJECT APPROVALS		
APPROVED BY:	INITIALS	DATE
LANDLORD		
ZONING		
VZW SITE ACQ.		
VZW RF		
VZW INTERCONNECT		
VZW UTIL COORD.		
VZW CONST. MGR.		
VZW PROJ. MGR.		

WORK ORDER NUMBER	DRAWN BY
7288.16	MGL

NO.	DATE	ISSUE
0	2/13/15	FOR COMMENT
1	2/19/15	PER COMMENT
2	3/26/15	PER LL COMMENT



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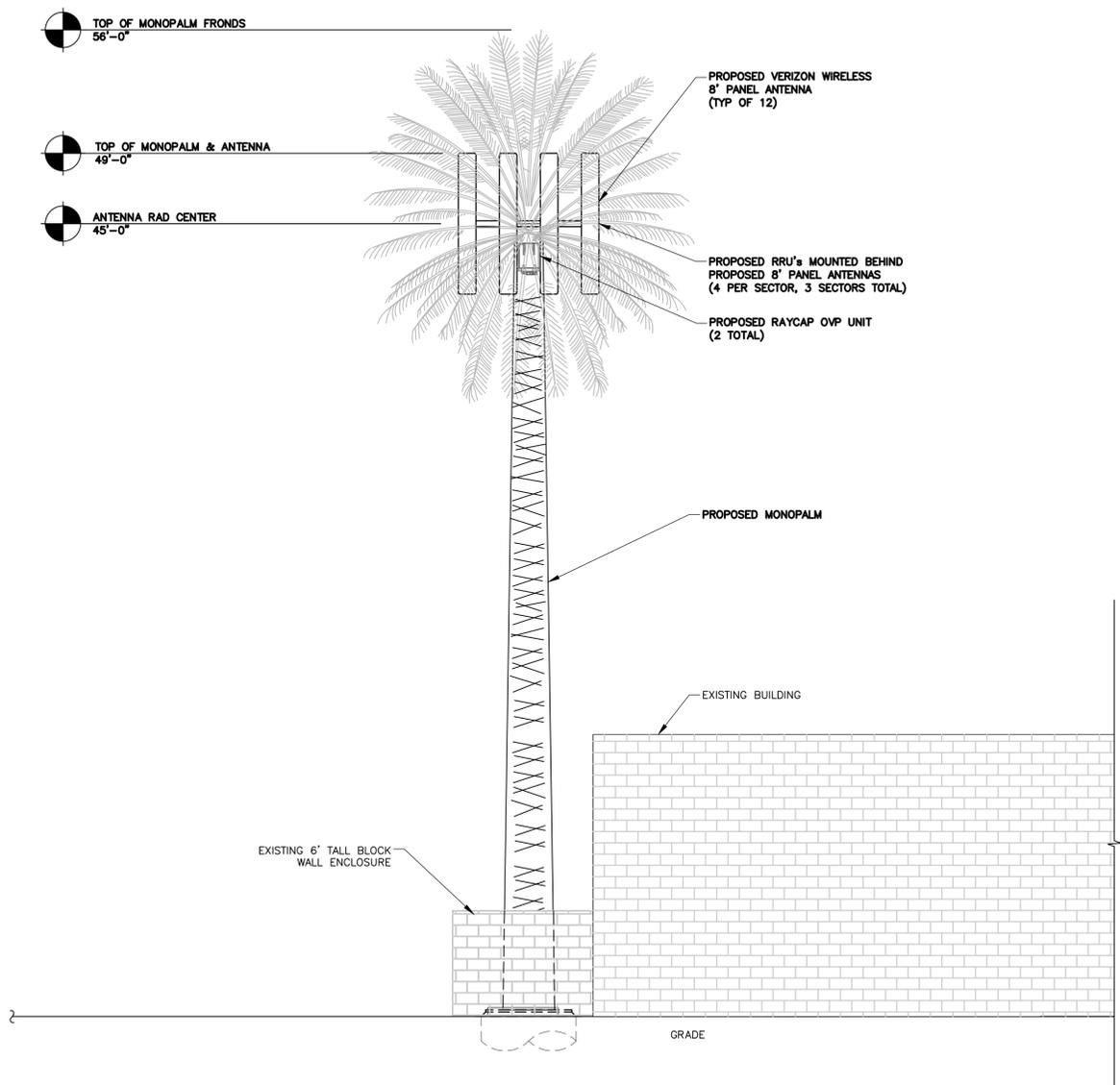
ORIGINAL SIZE IN INCHES

SITE INFORMATION
TALBERT CHANNEL
PN: 20130946648
LC: 274002

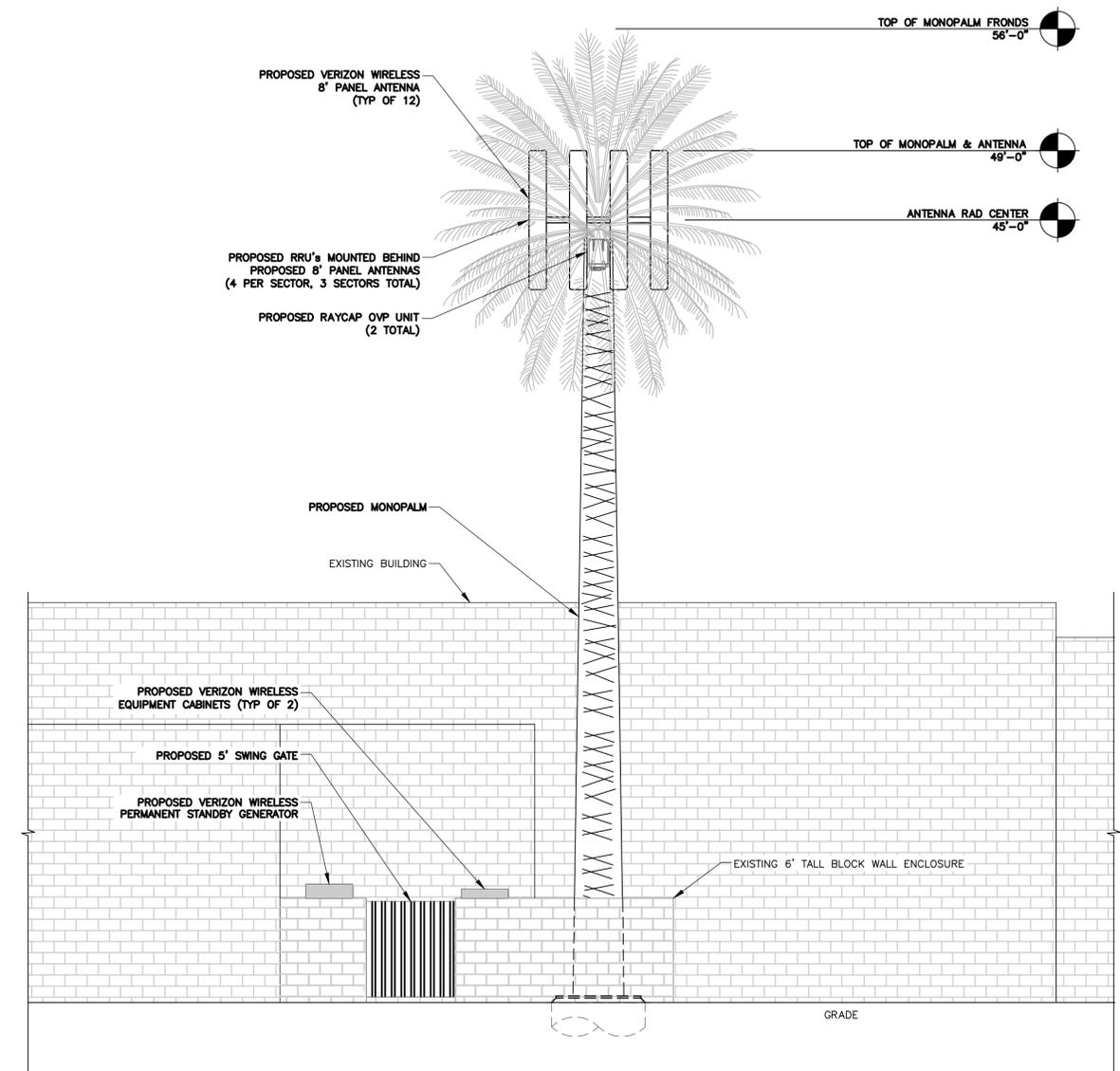
SITE ADDRESS
9062 ADAMS AVENUE
CITY OF HUNTINGTON BEACH
ORANGE COUNTY
CA 92646

SHEET TITLE
ELEVATIONS

SHEET NUMBER
C-4



1 EAST ELEVATION
SCALE: 1" = 10' (11x17 SIZE)
1" = 5' (22x34 SIZE)



2 WEST ELEVATION
SCALE: 1" = 10' (11x17 SIZE)
1" = 5' (22x34 SIZE)



PHOTO
LOG
7288.16

RECEIVED
JUN 02 2015
Dept. of Planning
& Building

Talbert Channel
9062 Adams Avenue
Huntington Beach, California 92618

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Looking south from the parking lot of 9032 Adams Avenue.
Proposed monopalm will be visible from this location.

P-1

7288.16

NOT TO SCALE - RENDERINGS ARE FOR DISCUSSION PURPOSES ONLY

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Looking south from the parking lot of 9032 Adams Avenue.
Proposed monopalm is visible from this location.

S-1

7288.16

NOT TO SCALE – RENDERINGS ARE FOR DISCUSSION PURPOSES ONLY

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Looking southeast from the parking lot of 9032 Adams Avenue.
Proposed monopalm will be visible from this location.

NOT TO SCALE -- RENDERINGS ARE FOR DISCUSSION PURPOSES ONLY

P-2

7288.16

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Looking southeast from the parking lot of 9032 Adams Avenue.
Proposed monopalm is visible from this location.

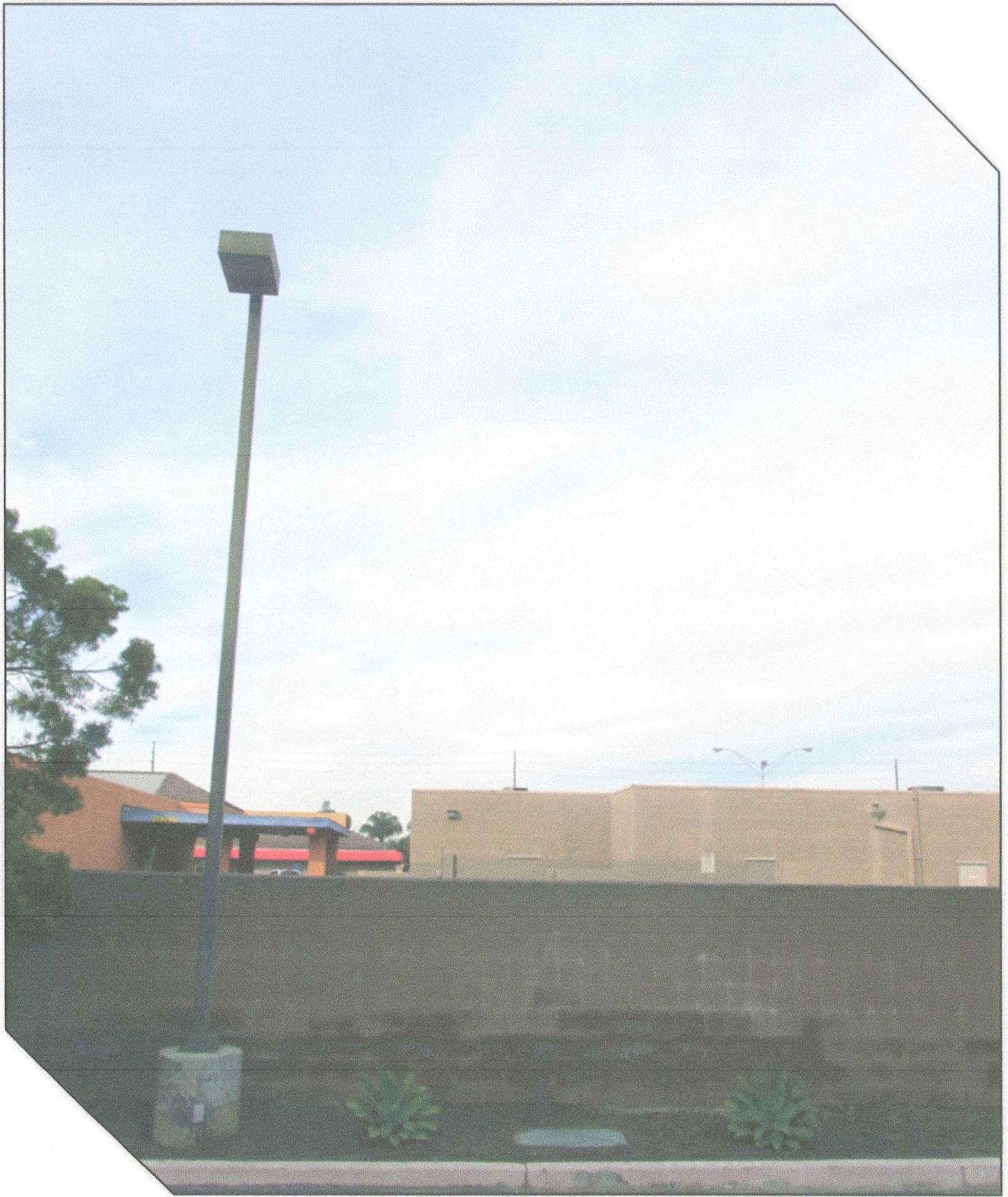
NOT TO SCALE - RENDERINGS ARE FOR DISCUSSION PURPOSES ONLY

S-2

7288.16

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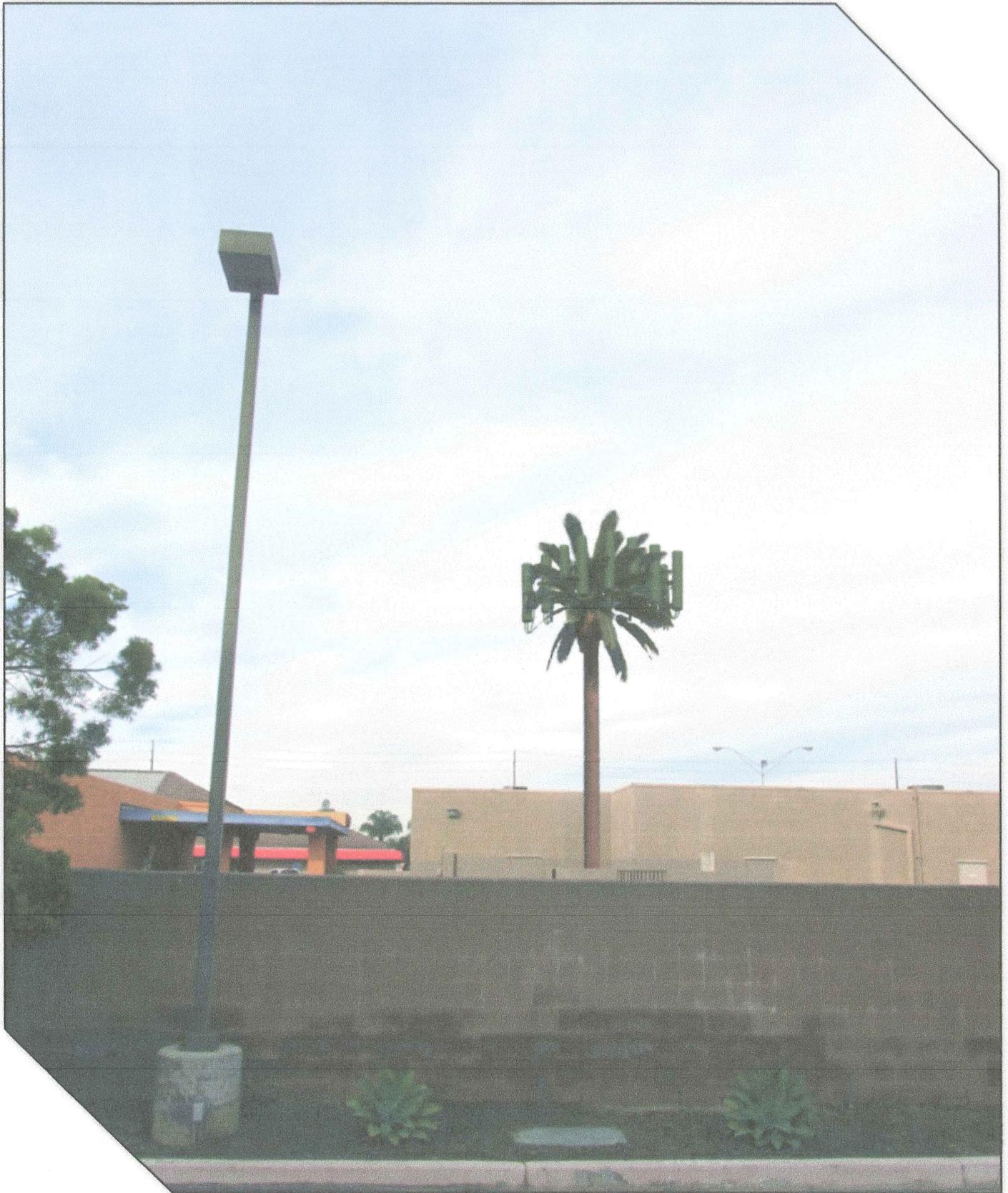
Practical Solutions, Exceptional Service

Looking north from the parking lot of 20112 Magnolia Street.
Proposed monopalm will be visible from this location.

P-3

NOT TO SCALE – RENDERINGS ARE FOR DISCUSSION PURPOSES ONLY

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Looking north from the parking lot of 20112 Magnolia Street.
Proposed monopalm is visible from this location.

S-3

NOT TO SCALE – RENDERINGS ARE FOR DISCUSSION PURPOSES ONLY

7288.16



TECTONIC

Practical Solutions, Exceptional Service

Looking west from behind the building at 9114 Adams Avenue.
Proposed monopalm will be visible from this location.

P-4

NOT TO SCALE – RENDERINGS ARE FOR DISCUSSION PURPOSES ONLY

7288.16



TECTONIC

Practical Solutions, Exceptional Service

Looking west from behind the building at 9114 Adams Avenue.
Proposed monopalm is visible from this location.

S-4

NOT TO SCALE – RENDERINGS ARE FOR DISCUSSION PURPOSES ONLY

7288.16

LOS ANGELES SMSA LIMITED PARTNERSHIP d/b/a



SITE NAME: TALBERT CHANNEL MACRO CELL EVOLUTION DESIGN ADDRESS: 9062 ADAMS AVENUE HUNTINGTON BEACH, CA 92646



15505 SAND CANYON AVENUE
BUILDING "D" 1ST FLOOR
IRVINE, CA 92618



TECTONIC Engineering Consultants
2081 Business Center Drive, Suite 219
Irvine, CA 92612
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Fax: (949) 502-8557
www.tectonicengineering.com

PROJECT APPROVALS		
APPROVED BY:	INITIALS	DATE
LANDLORD		
ZONING		
VZW SITE ACQ.		
VZW RF		
VZW INTERCONNECT		
VZW UTIL COORD.		
VZW CONST. MGR.		
VZW PROJ. MGR.		

WORK ORDER NUMBER	DRAWN BY
7288.16	MGL

NO.	DATE	ISSUE
0	2/13/15	FOR COMMENT
1	2/19/15	PER COMMENT
2	3/26/15	PER LL COMMENT



3/26/15

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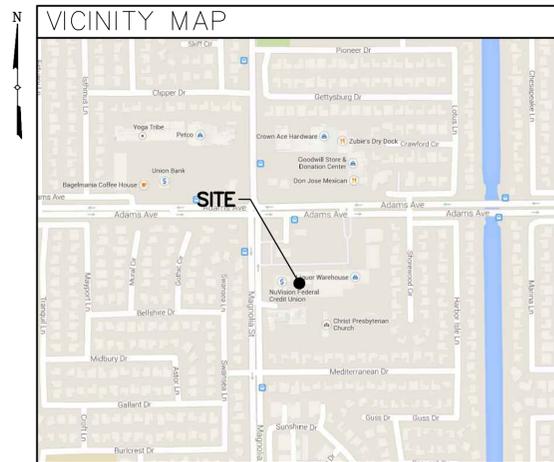
ORIGINAL SIZE IN INCHES

SITE INFORMATION
TALBERT CHANNEL
PN: 20130946648
LC: 274002

SITE ADDRESS
9062 ADAMS AVENUE
CITY OF HUNTINGTON BEACH
ORANGE COUNTY
CA 92646

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



SITE INFORMATION	
PROJECT NUMBER:	20130946648
LOCATION CODE:	274002
SITE ADDRESS:	9062 ADAMS AVENUE
MUNICIPALITY:	CITY OF HUNTINGTON BEACH
COUNTY:	ORANGE
APN:	151-191-25
ZONING DATA	
ZONING DESIGNATION:	COMMERCIAL GENERAL (CG)
EXISTING SITE USE:	RETAIL
PROPOSED SITE USE:	TELECOMMUNICATIONS FACILITY
CONSTRUCTION DATA	
PROPOSED EQUIPMENT LEASE AREA:	238 SQ. FT.
PROPOSED STRUCTURE HEIGHT:	56'-0"
OCCUPANCY CLASSIFICATION:	U
TYPE OF CONSTRUCTION:	TYPE V-B

SHEET INDEX			
SHT. NO.	DESCRIPTION	REV NO	REVISION DATE
T-1	TITLE SHEET	2	3/26/15
LS-1	SITE SURVEY	3	3/24/15
LS-2	SITE SURVEY	3	3/24/15
C-1	SITE PLAN	2	3/26/15
C-2	EQUIPMENT LEASE AREA & ANTENNA PLAN	2	3/26/15
C-3	ELEVATIONS	2	3/26/15
C-4	ELEVATIONS	2	3/26/15

THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL ITEMS OF CONCERN HAVE BEEN ADDRESSED AND EACH OF THE DRAWINGS HAS BEEN REVISED AND ISSUED "FOR CONSTRUCTION".

CODE COMPLIANCE
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

PROJECT DESCRIPTION
PROJECT DESCRIPTION
THIS IS AN UNMANNED TELECOMMUNICATIONS FACILITY FOR VERIZON WIRELESS CONSISTING OF:
INSTALLATION OF AN 56' MONOPALM WITH (4) ANTENNAS PER SECTOR, (3) SECTORS, (12) TOTAL PANEL ANTENNAS, (1) GPS ANTENNAS, (12) RRU'S AND (2) RAYCAPS. (2) NEW EQUIPMENT CABINETS (MCE DESIGN), (1) STANDBY DC GENERATOR WITH 55 GALLON UL-142 BASE FUEL TANK LOCATED INSIDE AN EXISTING CMU WALL ENCLOSURE AND ADD UTILITIES AS REQUIRED TO SERVICE THE SITE.

DIRECTIONS
FROM THE VERIZON IRVINE OFFICE
TAKE I-405 NORTH TOWARDS COSTA MESA. CONTINUE ON I-405 N FOR 7 MILES, THEN TO THE FAIRVIEW RD EXIT TOWARD HARBOR BLVD, KEEP LEFT AT THE FORK AND FOLLOW SIGNS FOR HARBOR BLVD FOR 1.1 MILES. TURN LEFT ONTO HARBOR BLVD AND CONTINUE FOR 1.2 MILES. TURN RIGHT ONTO ADAMS AVE. CONTINUE FOR 3.0 MILES. TURN LEFT ONTO MAGNOLIA STREET FOR ±0.1 MILES AND TURN LEFT INTO THE PARKING LOT. THE SITE WILL BE ON THE LEFT.

PROJECT TEAM	
PROPERTY OWNER	SITE ACQUISITION / ZONING
LESTER C. SMITH 17631 FITCH IRVINE, CA 92614 CONTACT: BRENDAN SMITH PHONE: (949) 253-6932	SITE ACQ: TECTONIC ENGINEERING CONSULTANTS 2081 BUSINESS CENTER DR IRVINE, CA 92612 (949) 502-8555
APPLICANT	ZONING
VERIZON WIRELESS 15505 SAND CANYON AVE. BUILDING "D", 1st FLOOR IRVINE, CA 92618 CONTACT: PROPERTY MANAGEMENT PHONE: (907) 286-7000	BIRDSEYE PLANNING GROUP (780) 712-2199
ENGINEERING	SURVEYOR
TECTONIC ENGINEERING CONSULTANTS 2081 BUSINESS CENTER DRIVE, SUITE 219 IRVINE, CA 92612 (949)502-8555	AMBIT CONSULTING 428 MAIN ST, SUITE 200 HUNTINGTON BEACH, CA 92648 (602) 463-0472

INSPECTIONS & APPROVALS

PROPRIETARY INFORMATION NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON WIRELESS EXCEPT UNDER WRITTEN AGREEMENT.

DO NOT SCALE DRAWINGS
THESE DRAWINGS ARE FORMATTED FOR 22"x34" FULL SIZE AND 11"x17" HALF SIZE. OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL 2, IN THE CITY CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 66, PAGE 50, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA. EXCEPTING ALL UNDERGROUND WATERS IN AND TO SAID LAND, WITHOUT RIGHT OF ENTRY TO SURFACE AND SUBSURFACE AREA TO A DEPTH OF 500 FEET FOR THE PURPOSE OF PRODUCING WATER, AS CONVEYED TO THE CITY OF HUNTINGTON BEACH, BY DEED RECORDED JULY 19, 1962, IN BOOK 6183, PAGE 397, OF OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM, ALL GAS, OIL, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING 500 FEET BELOW THE SURFACE OF THE LAND, BUT WITHOUT THE RIGHT TO USE THE SURFACE OF THE LAND TO REMOVE, DRILL OR PROSPECT FOR SAME, AS CONVEYED TO RANCHO INSURANCE AGENCY, INC., A CALIFORNIA CORPORATION, BY DEED RECORDED SEPTEMBER 12, 1973, IN BOOK 10895, PAGE 818, OF OFFICIAL RECORDS.

LEASE AREA LEGAL DESCRIPTION

A PORTION OF PARCEL 2, IN THE CITY CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 66, PAGE 50, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE APPARENT CENTERLINE INTERSECTION OF ADAMS AVENUE AND MAGNOLIA STREET; THENCE SOUTH 00°18'29" WEST ALONG THE CENTERLINE OF MAGNOLIA STREET, A DISTANCE OF 400.01 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 90°00'00" EAST, A DISTANCE OF 221.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°33'26" EAST, A DISTANCE OF 7.99 FEET; THENCE SOUTH 00°23'29" WEST, A DISTANCE OF 22.68 FEET; THENCE NORTH 89°41'23" WEST, A DISTANCE OF 8.01 FEET; THENCE NORTH 00°26'34" EAST, A DISTANCE OF 22.69 FEET TO THE POINT OF BEGINNING.

TECHNICIAN ACCESS PATH OF TRAVEL LEGAL DESCRIPTION

A PORTION OF PARCEL 2, IN THE CITY CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 66, PAGE 50, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, BEING 5.00 FEET WESTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED SIDELINE: COMMENCING AT THE APPARENT CENTERLINE INTERSECTION OF ADAMS AVENUE AND MAGNOLIA STREET; THENCE SOUTH 00°18'29" WEST ALONG THE CENTERLINE OF MAGNOLIA STREET, A DISTANCE OF 400.01 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 90°00'00" EAST, A DISTANCE OF 221.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°26'34" WEST, A DISTANCE OF 22.69 FEET; THENCE SOUTH 89°41'23" EAST, A DISTANCE OF 19.97 TO A POINT TO HEREAFTER KNOWN AS POINT "A", SAID POINT ALSO BEING THE POINT OF TERMINUS. TOGETHER WITH: A PORTION OF THE FOREMENTIONED PARCEL 2, BEING 12.00 FEET NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED SIDELINE: COMMENCING AT THE FOREMENTIONED POINT "A"; THENCE SOUTH 00°02'19" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°02'19" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 11.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 21.99 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 23.38 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 26.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 140.42 FEET TO A POINT ON THE EAST RIGHT OF WAY OF MAGNOLIA STREET, SAID POINT ALSO BEING THE POINT OF TERMINUS.

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #08024458, ISSUED BY COMMONWEALTH LAND TITLE COMPANY, DATED DECEMBER 22, 2014. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

NOTE: SCHEDULE "B" ITEMS 1, 3, 13, 14, AND 17-19 ARE NOT SURVEY MATTERS AND HAVE NOT BEEN PLOTTED

② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDING NO: IN BOOK 6190, PAGE 174, OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (PLOTTED)

③ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDING NO: IN BOOK 6218, PAGE 792, OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (PLOTTED)

4. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING DATE: MAY 16, 1969 RECORDING NO: IN BOOK 8959, PAGE 487, OFFICIAL RECORDS (DOES NOT AFFECT LEASE AREA)

5. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT EXECUTED BY: DOWNEY SAVINGS AND LOAN ASSOCIATION, AND THE CITY OF HUNTINGTON BEACH RECORDING DATE: SEPTEMBER 11, 1973 RECORDING NO: IN BOOK 10893, PAGE 5, OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (DOES NOT AFFECT LEASE AREA)

6. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING DATE: SEPTEMBER 28, 1973 RECORDING NO: IN BOOK 10923, PAGE 813, OFFICIAL RECORDS SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS (DOES NOT AFFECT LEASE AREA)

⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES. INCLUDING ABOVE-GROUND APPURTENANT FIXTURES RECORDING NO: IN BOOK 11067, PAGE 467, OFFICIAL RECORDS AFFECTS: MAY AFFECT PROPOSED VERIZON WIRELESS LEASE AREA. (PLOTTED)

⑧ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: WATER MAIN AND INCIDENTAL PURPOSES RECORDING DATE: AUGUST 22, 1974 RECORDING NO: IN BOOK 11227, PAGE 604, OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (PLOTTED)

⑨ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: UNDERGROUND LINES AND INCIDENTAL PURPOSES RECORDING NO: IN BOOK 11648, PAGE 221, OFFICIAL RECORDS AFFECTS: MAY AFFECT PROPOSED VERIZON WIRELESS LEASE AREA. (PLOTTED)

10. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: ASSIGNMENT AND ASSUMPTION OF LEASE LESSOR: DOWNEY SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION LESSEE: SAFEWAY STORES, INC., A MARYLAND CORPORATION RECORDING DATE: JUNE 30, 1988 RECORDING NO: AS INSTRUMENT NO. 88-315370, OFFICIAL RECORDS THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN. (BLANKET IN NATURE)

SCHEDULE "B" NOTE (CONTINUED)

11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AMENDED AND COMPLETELY RESTATED AGREEMENT OF CONTINUING INTEREST IN REAL PROPERTY EXECUTED BY: LESTER C. SMULL, AS TRUSTEE OF THE LESTER C. AND JIMMY L. SMULL FAMILY TRUST UNDER DECLARATION OF TRUST DATED DECEMBER 7, 1984, AND DOWNEY SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION RECORDING DATE: MAY 28, 1993 RECORDING NO: AS INSTRUMENT NO. 93-0360032, OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (BLANKET IN NATURE)

⑫ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES RECORDING DATE: JULY 9, 1998 RECORDING NO: AS INSTRUMENT NO. 19980439058, OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND (PLOTTED)

⑬ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION PURPOSE: A PERPETUAL EASEMENT AND RIGHT OF WAY FOR STREET AND PUBLIC UTILITY PURPOSES RECORDING DATE: MARCH 26, 2007 RECORDING NO: AS INSTRUMENT NO. 2007000189953, OFFICIAL RECORDS AFFECTS: AS DESCRIBED THEREIN. (PLOTTED)

⑭ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION PURPOSE: A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY TO INSTALL, MAINTAIN, REPAIR, IMPROVEMENT AND RELOCATE A PIPELINE OR PIPELINES, WITH INCIDENTAL ORDINARY AND NECESSARY APPURTENANCES AND CONNECTION(S) RECORDING DATE: APRIL 5, 2007 RECORDING NO: AS INSTRUMENT NO. 2007000221201, OFFICIAL RECORDS AFFECTS: AS DESCRIBED THEREIN. (PLOTTED)

SURVEYOR'S NOTES

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

FLOOD_ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06059C0261J, DATED DECEMBER 3, 2009.



[Handwritten Signature]



15505 SAND CANYON AVENUE
BUILDING "D" 1ST FLOOR
IRVINE, CA 92618



TECTONIC Engineering & Surveying Consultants P.C.
2081 Business Center Drive, Suite 219
Irvine, CA 92612
Phone: (949) 502-8555
Fax: (949) 502-8557
www.tectonicengineering.com

PROJECT APPROVALS

APPROVED BY:	INITIALS	DATE
LANDLORD		
ZONING		
VZW SITE ACQ.		
VZW RF		
VZW INTERCONNECT		
VZW UTIL COORD.		
VZW CONST. MGR.		
VZW PROJ. MGR.		

WORK ORDER NUMBER	DRAWN BY
7288.16	CK

NO.	DATE	ISSUE
0	01/21/15	SUBMITTAL
1	02/06/15	ADD TITLE (CK)
2	02/13/15	LEASE AREA (MF)
3	03/24/15	REVISE TITLE & LEASE (CK)



428 MAIN STREET SUITE 206
HUNTINGTON BEACH, CA 92648 (480)659-4072

SITE INFORMATION

TALBERT CHANNEL
PN:20130946648
LC: 274002

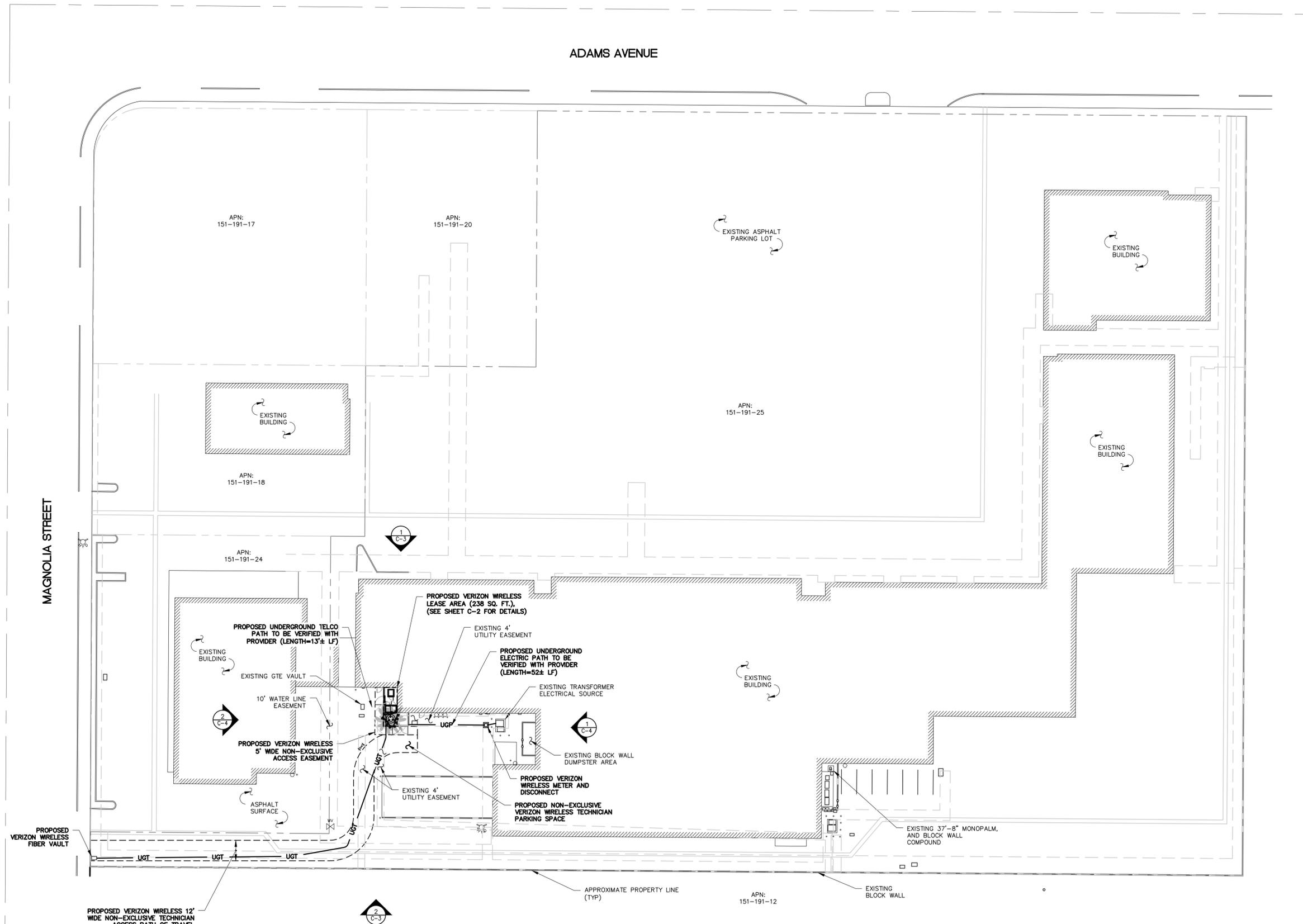
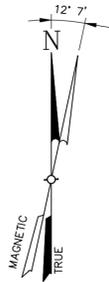
SITE ADDRESS

9062 ADAMS AVENUE
HUNTINGTON BEACH
CALIFORNIA, 92646
ORANGE COUNTY
SHEET TITLE

SITE SURVEY

SHEET NUMBER

LS-2



ADAMS AVENUE

MAGNOLIA STREET

APN: 151-191-17

APN: 151-191-20

EXISTING ASPHALT PARKING LOT

EXISTING BUILDING

APN: 151-191-18

APN: 151-191-25

EXISTING BUILDING

APN: 151-191-24

PROPOSED VERIZON WIRELESS LEASE AREA (238 SQ. FT.), (SEE SHEET C-2 FOR DETAILS)

EXISTING 4' UTILITY EASEMENT

PROPOSED UNDERGROUND ELECTRIC PATH TO BE VERIFIED WITH PROVIDER (LENGTH=52± LF)

EXISTING TRANSFORMER ELECTRICAL SOURCE

PROPOSED UNDERGROUND TELCO PATH TO BE VERIFIED WITH PROVIDER (LENGTH=13± LF)

EXISTING GTE VAULT

10' WATER LINE EASEMENT

PROPOSED VERIZON WIRELESS 5' WIDE NON-EXCLUSIVE ACCESS EASEMENT

EXISTING BLOCK WALL DUMPSTER AREA

ASPHALT SURFACE

EXISTING 4' UTILITY EASEMENT

PROPOSED VERIZON WIRELESS METER AND DISCONNECT

PROPOSED NON-EXCLUSIVE VERIZON WIRELESS TECHNICIAN PARKING SPACE

EXISTING BUILDING

EXISTING 37'-8" MONOPALM, AND BLOCK WALL COMPOUND

PROPOSED VERIZON WIRELESS FIBER VAULT

PROPOSED VERIZON WIRELESS 12' WIDE NON-EXCLUSIVE TECHNICIAN ACCESS PATH OF TRAVEL

APPROXIMATE PROPERTY LINE (TYP)

APN: 151-191-12

EXISTING BLOCK WALL

NOTE:
SITE INFORMATION BASED ON A SITE VISIT PERFORMED BY TECTONIC ENGINEERING CONSULTANTS, CONDUCTED ON 01/22/14, AND SITE SURVEY BY AMBIT CONSULTING DATED 02/13/2015

1 SITE PLAN
C-1 SCALE: 1" = 60' (11x17 SIZE)
1" = 30' (22x34 SIZE)

- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA (DIGALERT) BY DIALING 811 PRIOR TO EXCAVATION AT SITE
- CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION
- ALL EXCAVATION WORK WITHIN 36" OF EITHER SIDE OF UNDERGROUND UTILITIES MUST BE DONE BY HAND EXCAVATION METHODS



15505 SAND CANYON AVENUE
BUILDING "D" 1ST FLOOR
IRVINE, CA 92618



TECTONIC Engineering Consultants
2051 Business Center Drive, Suite 219
Irvine, CA 92612
Phone: (949) 502-8555
Fax: (949) 502-8557
www.tectonicengineering.com

PROJECT APPROVALS

APPROVED BY:	INITIALS	DATE
LANDLORD		
ZONING		
VZW SITE ACQ.		
VZW RF		
VZW INTERCONNECT		
VZW UTIL COORD.		
VZW CONST. MGR.		
VZW PROJ. MGR.		

WORK ORDER NUMBER	DRAWN BY
7288.16	MGL

NO.	DATE	ISSUE
0	2/13/15	FOR COMMENT
1	2/19/15	PER COMMENT
2	3/26/15	PER LL COMMENT



3/26/15

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ORIGINAL SIZE IN INCHES

SITE INFORMATION
TALBERT CHANNEL
PN: 20130946648
LC: 274002

SITE ADDRESS
9062 ADAMS AVENUE
CITY OF HUNTINGTON BEACH
ORANGE COUNTY
CA 92646

SHEET TITLE
SITE PLAN

SHEET NUMBER

C-1

PAINTING NOTE:
PROPOSED ANTENNA AND ATTACHMENTS TO BE
PAINTED TO MATCH FRONDS



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IRVINE, CA 92618



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APPROVED BY:	INITIALS	DATE
LANDLORD		
ZONING		
VZW SITE ACQ.		
VZW RF		
VZW INTERCONNECT		
VZW UTIL COORD.		
VZW CONST. MGR.		
VZW PROJ. MGR.		

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2	3/26/15	PER LL COMMENT



3/26/15

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ORIGINAL SIZE IN INCHES

SITE INFORMATION
TALBERT CHANNEL
PN: 20130946648
LC: 274002

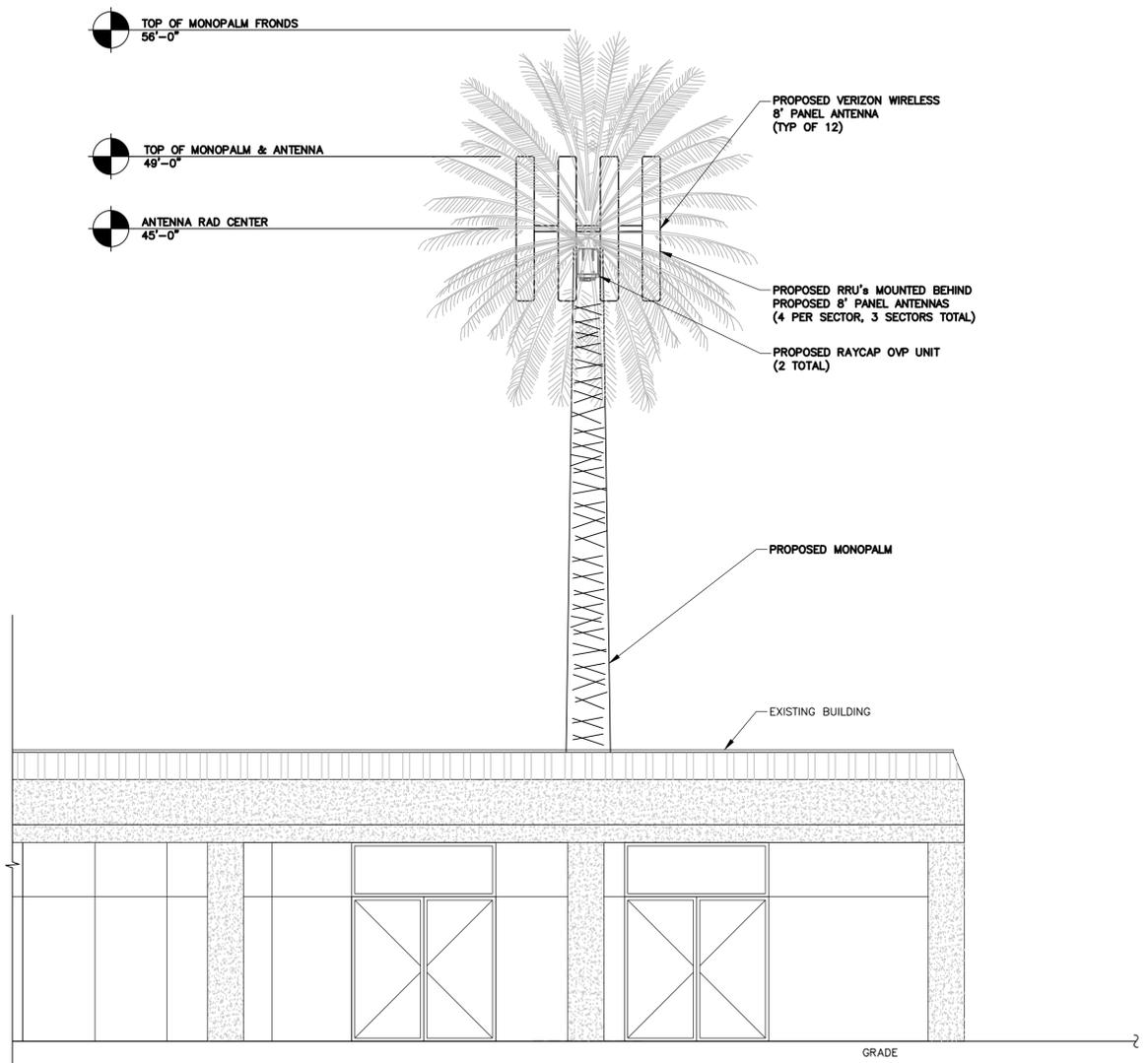
SITE ADDRESS
9062 ADAMS AVENUE
CITY OF HUNTINGTON BEACH
ORANGE COUNTY
CA 92646

SHEET TITLE

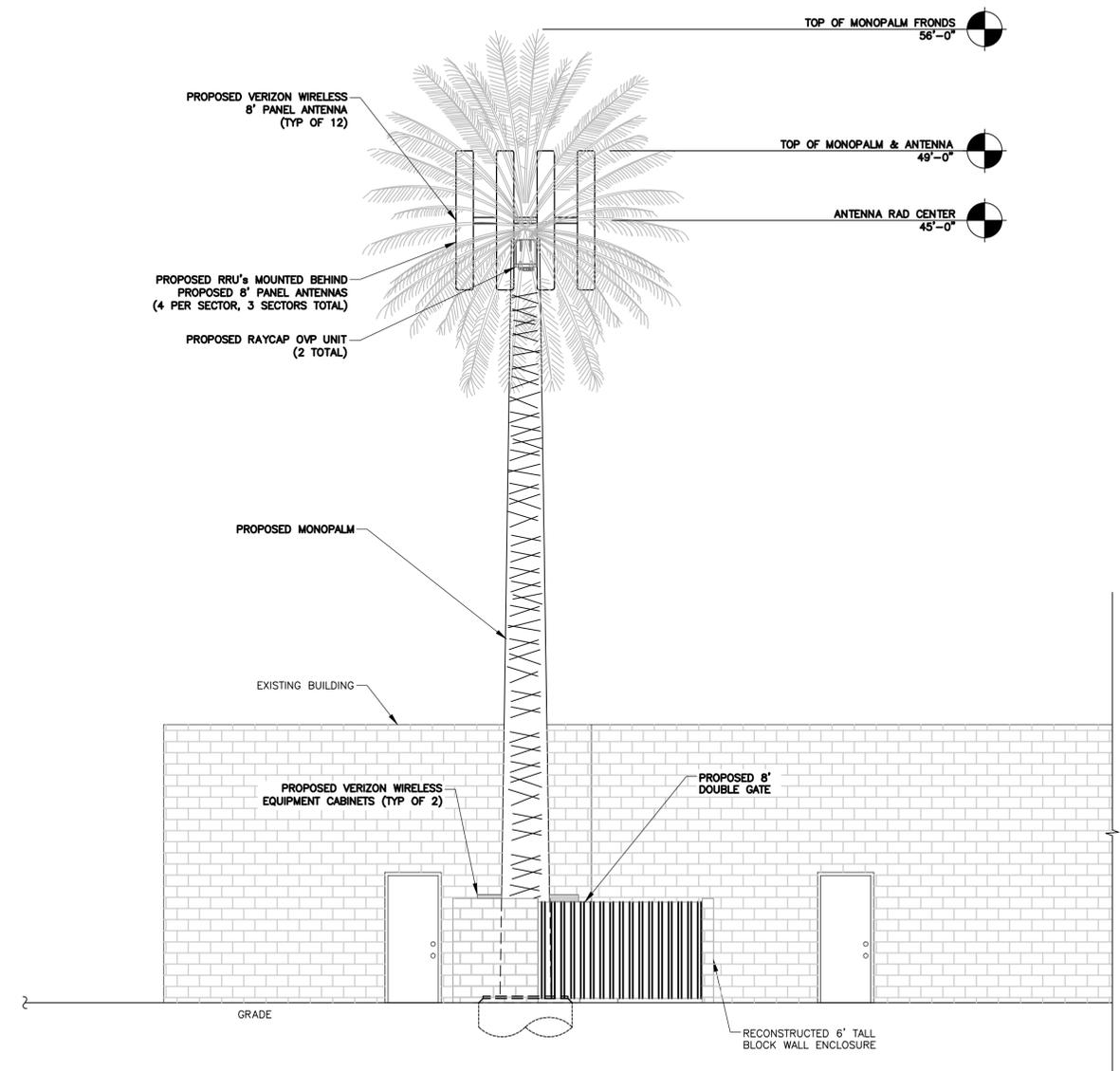
ELEVATIONS

SHEET NUMBER

C-3



1 NORTH ELEVATION
SCALE: 1" = 10' (11x17 SIZE)
1" = 5' (22x34 SIZE)



2 SOUTH ELEVATION
SCALE: 1" = 10' (11x17 SIZE)
1" = 5' (22x34 SIZE)

PAINTING NOTE:
PROPOSED ANTENNA AND ATTACHMENTS TO BE
PAINTED TO MATCH FRONDS



15505 SAND CANYON AVENUE
BUILDING "D" 1ST FLOOR
IRVINE, CA 92618



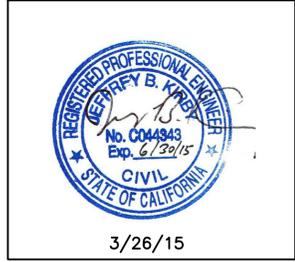
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PROJECT APPROVALS

APPROVED BY:	INITIALS	DATE
LANDLORD		
ZONING		
VZW SITE ACQ.		
VZW RF		
VZW INTERCONNECT		
VZW UTIL COORD.		
VZW CONST. MGR.		
VZW PROJ. MGR.		

WORK ORDER NUMBER	DRAWN BY
7288.16	MGL

NO.	DATE	ISSUE
0	2/13/15	FOR COMMENT
1	2/19/15	PER COMMENT
2	3/26/15	PER LL COMMENT



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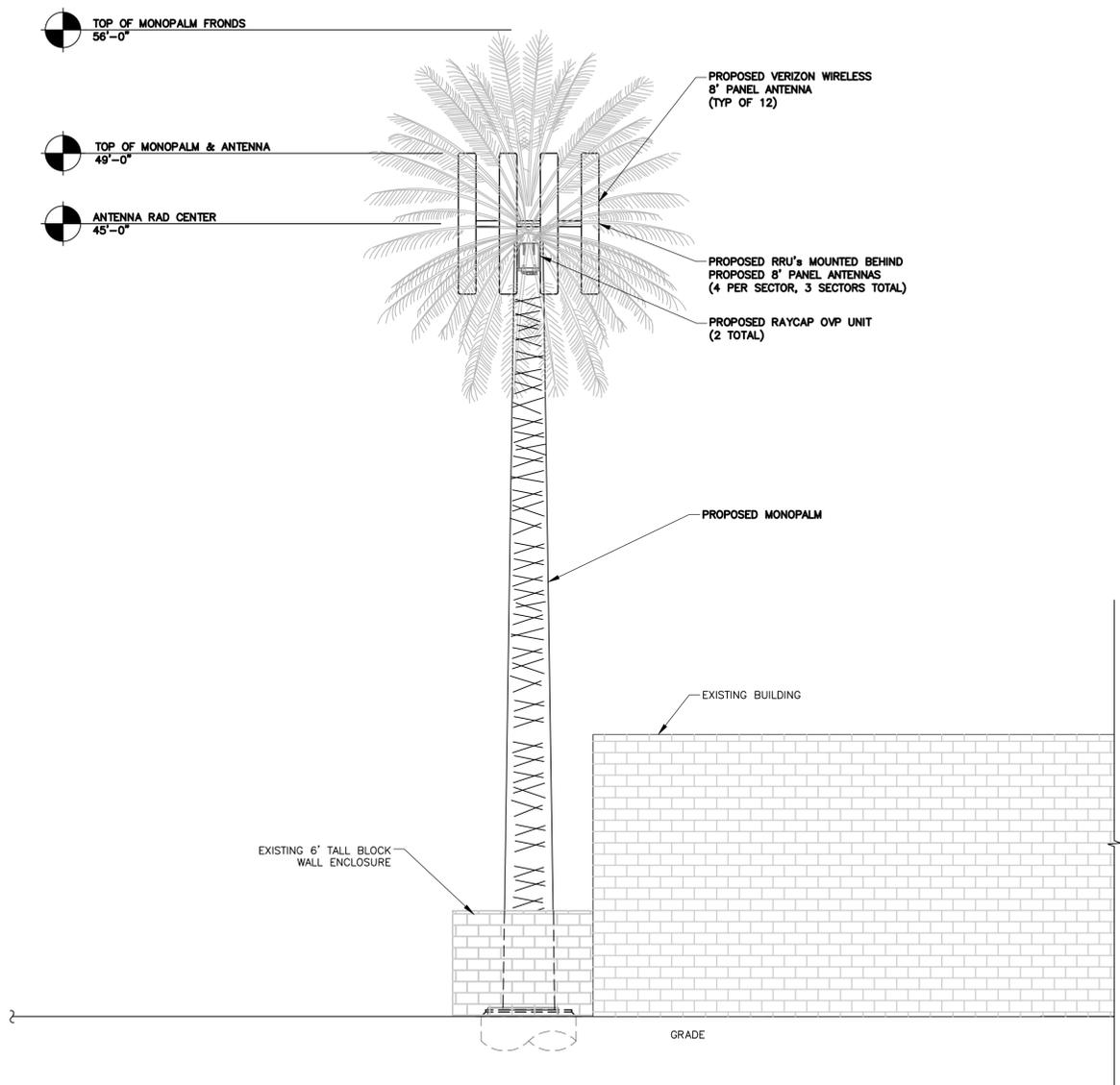
ORIGINAL SIZE IN INCHES

SITE INFORMATION
TALBERT CHANNEL
PN: 20130946648
LC: 274002

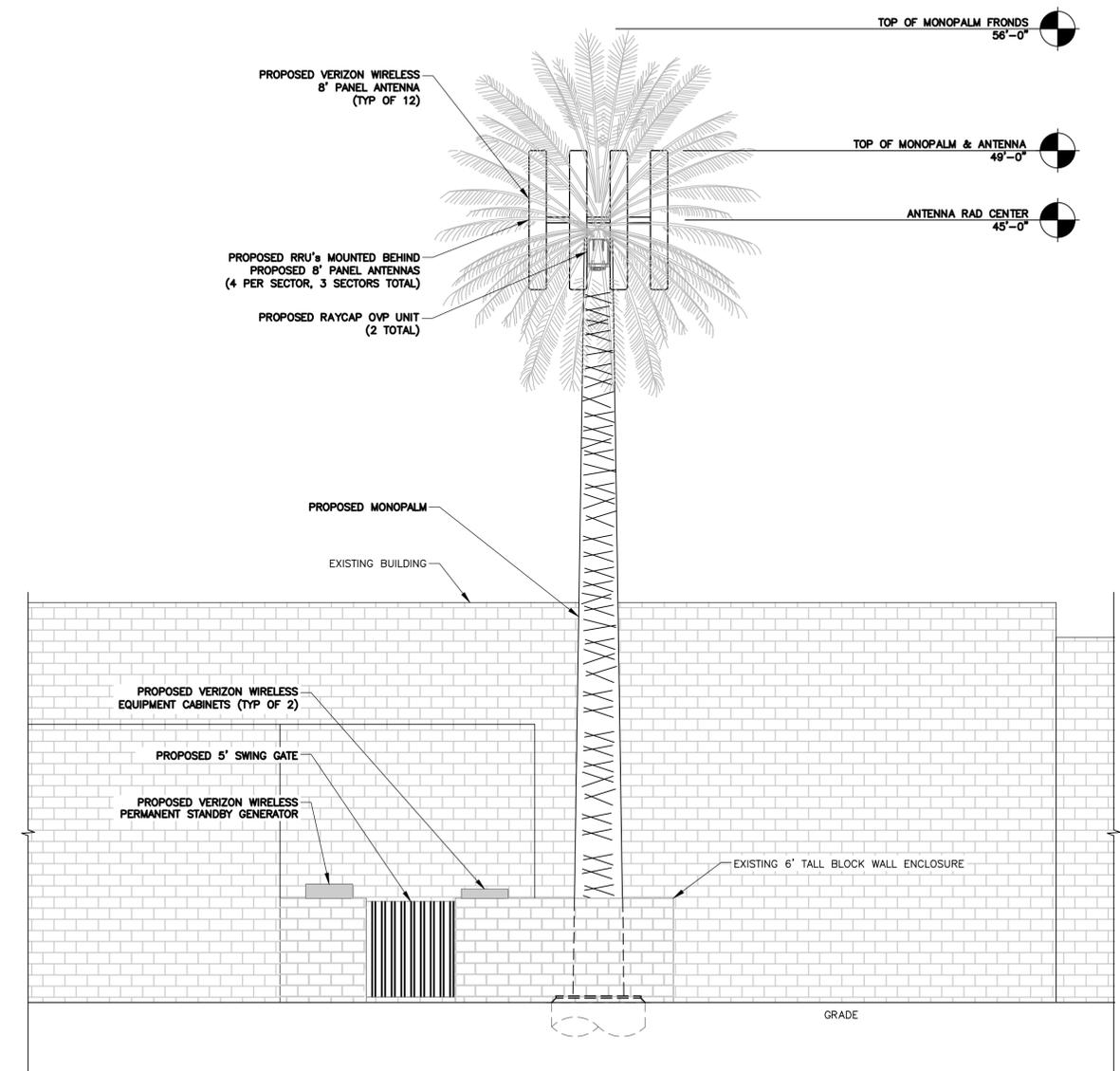
SITE ADDRESS
9062 ADAMS AVENUE
CITY OF HUNTINGTON BEACH
ORANGE COUNTY
CA 92646

SHEET TITLE
ELEVATIONS

SHEET NUMBER
C-4



1 EAST ELEVATION
SCALE: 1" = 10' (11x17 SIZE)
1" = 5' (22x34 SIZE)



2 WEST ELEVATION
SCALE: 1" = 10' (11x17 SIZE)
1" = 5' (22x34 SIZE)



PHOTO LOG
7288.16

RECEIVED
JUN 02 2015
Dept. of Planning & Building

Talbert Channel
9062 Adams Avenue
Huntington Beach, California 92618

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Looking south from the parking lot of 9032 Adams Avenue.
Proposed monopalm will be visible from this location.

P-1

7288.16

NOT TO SCALE - RENDERINGS ARE FOR DISCUSSION PURPOSES ONLY

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Looking south from the parking lot of 9032 Adams Avenue.
Proposed monopalm is visible from this location.

S-1

7288.16

NOT TO SCALE – RENDERINGS ARE FOR DISCUSSION PURPOSES ONLY

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Looking southeast from the parking lot of 9032 Adams Avenue.
Proposed monopalm will be visible from this location.

NOT TO SCALE -- RENDERINGS ARE FOR DISCUSSION PURPOSES ONLY

P-2

7288.16

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Looking southeast from the parking lot of 9032 Adams Avenue.
Proposed monopalm is visible from this location.

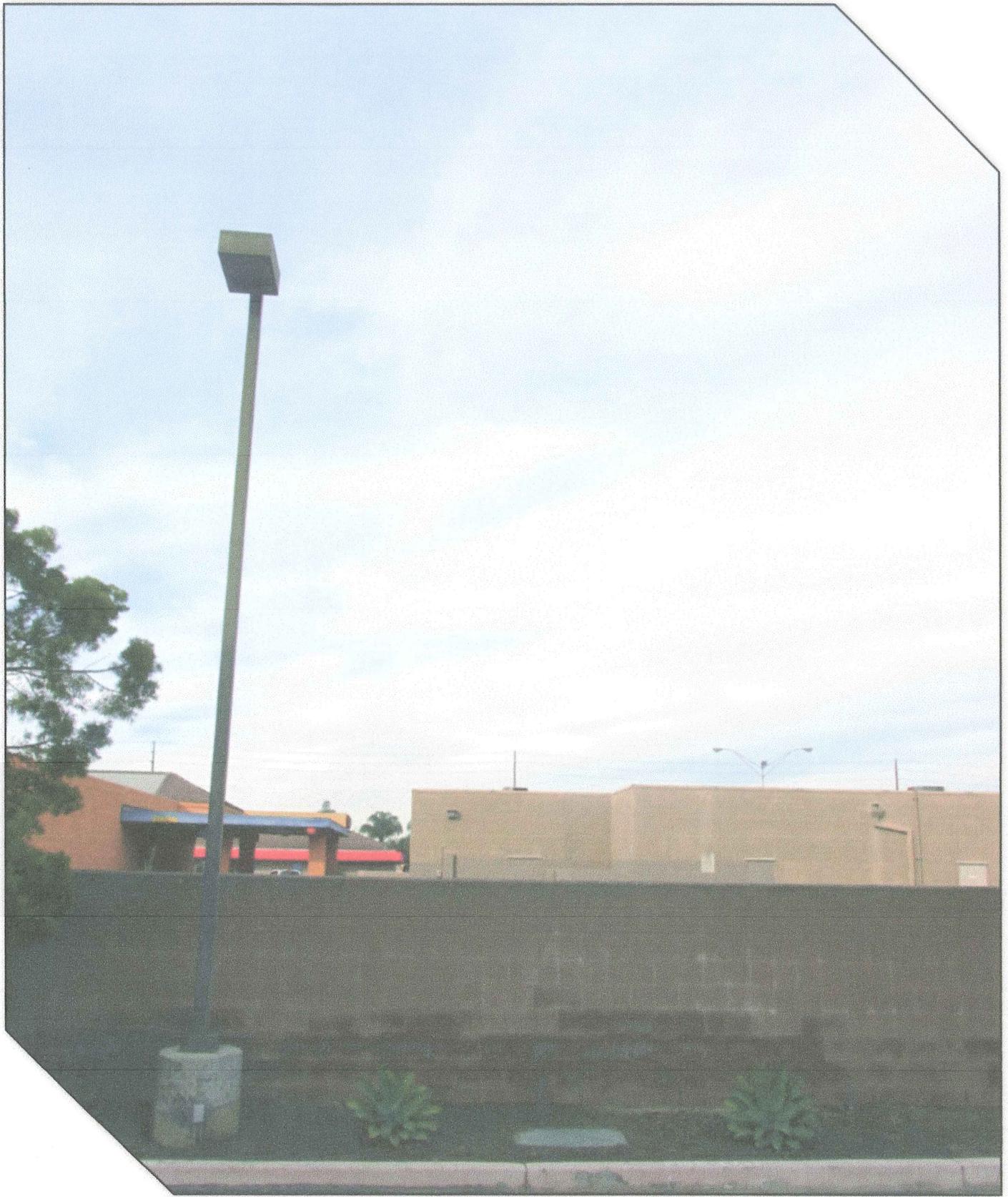
S-2

7288.16

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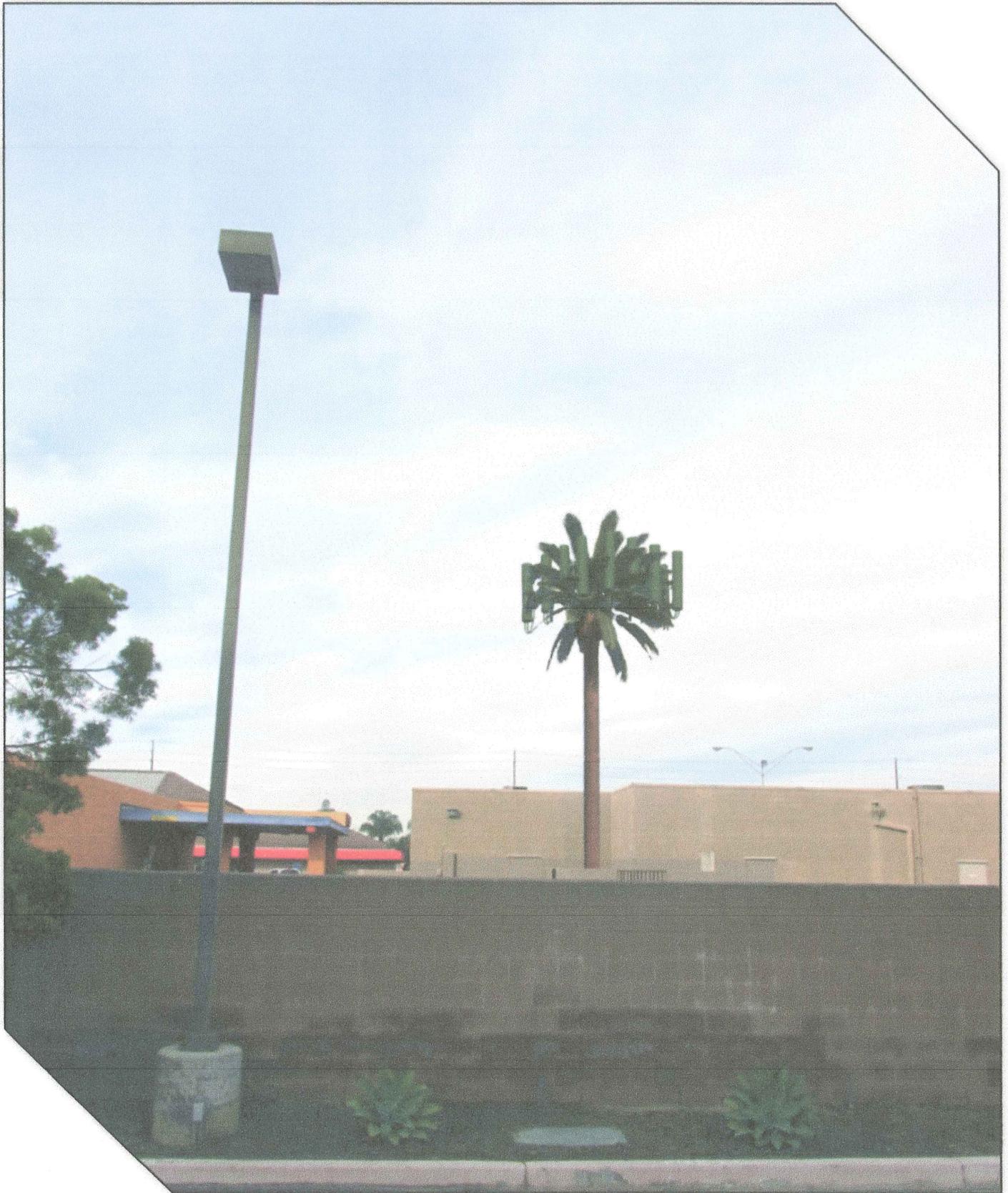
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Looking north from the parking lot of 20112 Magnolia Street.
Proposed monopalm will be visible from this location.

P-3

NOT TO SCALE – RENDERINGS ARE FOR DISCUSSION PURPOSES ONLY

7288.16



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Looking north from the parking lot of 20112 Magnolia Street.
Proposed monopalm is visible from this location.

S-3

NOT TO SCALE – RENDERINGS ARE FOR DISCUSSION PURPOSES ONLY

7288.16



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Looking west from behind the building at 9114 Adams Avenue.
Proposed monopalm will be visible from this location.

P-4

NOT TO SCALE – RENDERINGS ARE FOR DISCUSSION PURPOSES ONLY

7288.16



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Looking west from behind the building at 9114 Adams Avenue.
Proposed monopalm is visible from this location.

S-4

NOT TO SCALE – RENDERINGS ARE FOR DISCUSSION PURPOSES ONLY

7288.16

2081 Business Center Drive, Suite 219
Irvine, CA 92612(949) 502-8555 FAX: (949) 502-8557
www.tectonicengineering.com

September 28, 2015

Ms. Tess Nguyen
Assistant Planner
City of Huntington Beach
Department of Planning and Building
2000 Main Street
Huntington Beach, CA 92648

RECEIVED

SEP 28 2015

Dept. of Planning
& Building**RE: Notice of Appeal - Conditional Use Permit 2015-004 (Verizon Monopole Wireless Communication Facility) - September 16, 2015 ZA Approval - 9062 Adams Avenue**

Dear Ms. Nguyen:

This letter is an appeal by the applicant, Verizon Wireless, of the Zoning Administrator's decision regarding the above referenced Conditional Use Permit rendered at the September 16, 2015, hearing. Specifically, Verizon Wireless, is appealing Suggested Condition of Approval 1(c) requiring that two live palm trees with a trunk height of at least 25' be planted adjacent to the proposed wireless mono-palm. This condition was contested at the Zoning Administrator hearing citing existing constraints that preclude planting and maintaining live palm trees at this location as a method to minimize the aesthetic effect of the proposed project. Reasons for this appeal are summarized as follows:

Lease Area Constraints. The applicant is currently in the process of negotiating lease terms with the property owner for a 238 square foot area within an existing trash enclosure to accommodate the mono-palm and equipment as described in the initial project application. The existing trash enclosure is located just east of the southwest corner of the adjacent building. This location was selected to ensure the mono-palm and equipment cabinets would not impede traffic circulation/fire access around the building, truck access to loading areas or access to the existing trash bin by building tenants and the waste collection vendor. Maintaining use of this trash enclosure is also required per Section 8.21 of the Huntington Beach Municipal Code. Further, the rear exit door for a unit within the building is located adjacent to and west of the trash enclosure; thus, the project was designed to use of this door was not impacted.

Planting live palm trees as a condition of project approval cannot be accommodated in the square footage available in the proposed lease area. Enforcing such a condition would require the applicant expand the size of the lease area. Expanding to the north is not possible given the location of the adjacent building; expanding to the east is not possible given the adjacent building wall, building exit door and electrical cabinet (referenced below); expanding to the south would impact circulation/fire access around the southwest corner of the building, access to the existing loading area, capacity of the existing trash enclosure and access to trash bin(s). Expanding to the west is not possible given the location of existing utility vaults (referenced below) and the location of a second rear exit door (see Figure 1). Based on the lease area constraints, implementation of Condition 1c would impair the safety of building tenants and

conflict with requests made by the property owner to minimize the development footprint within this area and related terms within the current lease agreement.

Underground Utilities and Easements. The lease area is surrounded by existing utility infrastructure that preclude expansion to accommodate construction of planters and installation of an irrigation system needed to support the trees. Figure 2 shows the utility survey performed for the project. As shown, an electrical vault is located to the east and the adjacent building is located to the north. Moving the existing CMU wall south would conflict with access to the truck loading area and trash enclosure to the east and impede fire access to the southwest portion of the building. An existing 4' utility easement, cable television vault and GTE vault is located to the west of the trash enclosure. There are also wall-mounted electrical utility boxes on the building west of the trash enclosure.

The nearest irrigated planter appears to be on the northwest corner of the adjacent building. Irrigating live trees would likely require a water line be installed between this location and run underground in the drive aisle along the west side of the building adjacent to a 10" water line easement and then east to the lease area. This would require creation of a new irrigation easement to accommodate the new line as well as construction across multiple underground utilities.

Design Review Board Recommendation. During the August 13, 2015, Design Review Board (DRB) meeting, Mr. Michael Spaulding, a member of the DRB and a landscape architect, recommended, with concurrence from the DRB, that the requirement to plant two live palm trees as a project condition should be removed. In summary, Mr. Spaulding indicated that the species of palm tree required to meet the trunk height requirement is a species different than the type of tree depicted by the mono-palm design. Placing the two species of tree together would not achieve the aesthetic benefits sought by City staff. Rather, Mr. Spaulding suggested the applicant increase the size and number of palm fronds on the proposed mono-palm and paint the antenna panels green to improve the overall visual appearance. This recommendation was included as Suggested Conditions of Approval 1(a) and (c) and would be performed by the applicant.

Implementation of Suggested Condition of Approval 1c is not feasible for reasons referenced above. Thank you in advance for your consideration of the material presented herein and we look forward to resolving this matter. You can contact me with questions at 760-712-2199 or via e-mail at ryan@birdseyeplanninggroup.com.

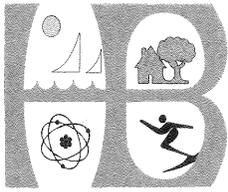
Regards,



Ryan Birdseye, Principal
Birdseye Planning Group
Agent to Tectonic Engineering and Surveying, Inc.

Figure 1 – Lease Area Constraints





City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division

714.536.5271

Building Division

714.536.5241

July 27, 2015

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

**SUBJECT: CONDITIONAL USE PERMIT NO. 2015-004/DESIGN REVIEW NO. 15-006
(VERIZON MONOPALM WIRELESS COMMUNICATION FACILITY) – 9062
ADAMS AVENUE
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Ferrara:

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Zoning Administrator. Please note that if the design of your project or site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-374-1744 (tnguyen@surfcity-hb.org) and/or the respective source department (contact person below).

Sincerely,

TESS NGUYEN
Associate Planner

Enclosures

cc: Khoa Duong, Building & Safety Division – 714-872-6123
 Bob Milani, Public Works Department – 714-374-1735
 Jason Kelly, Planning Department
 Lester C. and Jimmy L. Small Family Trust, Property Owner

Steve Eros, Fire Department – 714-536-5531
Jane James, Planning Manager
Project File



HUNTINGTON BEACH BUILDING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 20, 2015

PROJECT NAME: VERIZON WIRELESS FACILITY

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 15-053

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 15-004

DATE OF PLANS: MARCH 27, 2015

PROJECT LOCATION: 9062 ADAMS AVENUE, HUNTINGTON BEACH

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

PLAN REVIEWER: KHOA DUONG, P.E

TELEPHONE/E-MAIL: (714) 872-6123 – KHOA@CSGENGR.COM

PROJECT DESCRIPTION: TO PERMIT THE INSTALLATION OF A NEW 56 FT. HIGH MONOPALM WITH 12 PANEL ANTENNAS, 1 GPS ANTENNA, 12 RRUS, 2 RAYCAPS, 2 EQUIPMENT CABINETS, 1 STANDBY GENERATOR WITH A 55 GALLON FUEL TANK IN AN EXISTING SHOPPING CENTER

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

I. REQUIREMENT:

Development Impact Fees will be required for new construction.

II. CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2013 California Building Code (CBC), 2013 California Electrical Code, 2013 California Green Building Standards Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. Structural calculations are required for proposed monopalm, and footing support the monopalm.
3. Soil report is required for this project.
4. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the city's website.

5. For projects that will include multiple licensed professions in multiple disciplines, i.e. Architect and professional engineers for specific disciplines, a Design Professional in Responsible Charge will be requested per the 2013 CBC, Section 107.3.4.
6. In addition to all of the code requirements of the 2013 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, and 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit the permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.

III. COMMENTS:

1. Planning and Building Department encourage the use of pre-submittal building plan check meetings.
2. Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: fireplaces, fountains, sculptures, light poles, walls and fences over 42" high, retaining walls over 2' high, detached trellises/patio covers, gas piping, water service, backflow anti-siphon, electrical, meter pedestals/electrical panels, swimming pools, storage racks for industrial/commercial projects. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.
3. Provide on all plan submittals for building, mechanical, electrical and plumbing permits, the Conditions of Approval and Code Requirements that are associated with the project through the entitlement process. If there is a WQMP, it is required to be attached to the plumbing plans for plan check.



CITY OF HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 16, 2015

PROJECT NAME: VERIZON WIRELESS FACILITY

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 15-053

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 15-004

DATE OF PLANS: MARCH 27, 2015

PROJECT LOCATION: 9062 ADAMS AVENUE, HUNTINGTON BEACH

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

PLAN REVIEWER: STEVE EROS, FIRE PROTECTION ANALYST

TELEPHONE/E-MAIL: (714) 536-5531/ Steve.Eros@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT THE INSTALLATION OF A NEW 56 FT. HIGH MONOPALM WITH 12 PANEL ANTENNAS, 1 GPS ANTENNA, 12 RRUS, 2 RAYCAPS, 2 EQUIPMENT CABINETS, 1 STANDBY GENERATOR WITH A 55 GALLON FUEL TANK IN AN EXISTING SHOPPING CENTER

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated March 27TH, 2015. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. The review comments below are not to be construed as being all inclusive. **The project is required to comply with all of the adopted Building, Fire, and Municipal Codes in effect at the time of grading and building plan submittal for permit issuance.** If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: Steve Eros, Fire Protection Analyst.

PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

- 1) Add a Fire Department Notes section on sheet T-1 with the following:
 - a) Locate one 4A:40BC fire extinguisher inside the room where the batteries are located in an accessible location.
 - b) Maintain jobsite safety during construction as per Chapter 33 of the 2013 California Fire Code.

- c) Install signage on outside of door where batteries are located as per CFC Section 608.7.
 - d) If there is over 500 pounds of battery weight, then hazmat disclosure package must be submitted to the HBFD hazardous material disclosure office before fire final inspection. Contact Mia Duong at 714-536-5676 for more information on the disclosure package.
 - e) A separate fire permit is required for the installation of the above ground storage tank associated with the emergency generator belly tank. The permit shall show how the belly tank will comply with the requirement stated in CFC Chapter 57 and NFPA 30.
 - f) Provide a knock box at / near door into the cross tower / cell site. Key to the door must be placed in the knock box with the HBFD inspector at fire final inspection.
 - g) Fire final inspection from the HBFD is required. Contact the HBFD Prevention Bureau at 714-536-5411 to schedule the inspection.
- 2) Provide complete analysis of batteries used on site, meeting all CFC and CBC requirements. Specifically address CFC Section 608.
 - 3) Provide detail reflecting required signage, both type(s) and location(s).
 - 4) A separate fire permit shall be required for above ground storage tank associated with the emergency generator. The plans shall show how the belly tank complies with the requirements stated in CFC Chapter 57 and NFPA 30.



CITY OF HUNTINGTON BEACH PLANNING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JULY 27, 2015

PROJECT NAME: VERIZON MONOPALM WIRELESS FACILITY

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 15-053

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 15-004
DESIGN REVIEW NO. 15-006

DATE OF PLANS: MARCH 27, 2015

PROJECT LOCATION: 9062 ADAMS AVENUE, HUNTINGTON BEACH

PLAN REVIEWER: TESS NGUYEN, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1744 / TNGUYEN@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO PERMIT THE INSTALLATION OF A NEW 56 FT. HIGH WIRELESS COMMUNICATION FACILITY DESIGNED AS A PALM TREE (MONOPALM) WITH 12 PANEL ANTENNAS, 1 GPS ANTENNA, 12 RRUS, 2 RAYCAPS, 2 EQUIPMENT CABINETS, 1 STANDBY GENERATOR WITH A 55 GALLON FUEL TANK IN AN EXISTING SHOPPING CENTER

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

CONDITIONAL USE PERMIT NO. 15-004:

1. The site plan, floor plans, and elevations approved by the Zoning Administrator shall be the conceptually approved design.
2. Prior to issuance of demolition permits, the following shall be completed:
 - a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies. **(AQMD Rule 1403)**
 - b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed. **(AQMD Rule 1403)**

- c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District. **(AQMD Rule 1403)**
 - d. The City of Huntington Beach shall receive written verification from the South Coast Air Quality Management District that the Notification procedures have been completed. **(AQMD Rule 1403)**
3. During demolition, grading, site development, and/or construction, the following shall be adhered to:
- a. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
4. Prior to issuance of building permits, the following shall be completed pursuant to **HBZSO Section 230.96.G**:
- a. The architectural plans for the wireless communication facility shall demonstrate that no portion of a wireless facility projects over the property lines.
 - b. The applicant shall submit the following information to the Police Department for review and approval to eliminate interference:
 - ii. All transmit and receive frequencies;
 - ii. Effective Radiated Power (ERP);
 - iii. Antenna height above ground, and
 - iv. Antenna pattern, both horizontal and vertical (E Plane and H Plane).
 - c. The architectural plans shall indentify a single point of contact (including name and telephone number) in its Engineering and Maintenance Departments to whom all interference problems may be reported to insure continuity on all interference issues. The contact person shall resolve all interference complaints within 24 hours of being notified.
 - d. The architectural plans shall demonstrate all screening used in conjunction with a wall or roof mounted facility and shall be compatible with the architecture of the building or other structure to which it is mounted, including color, texture and materials. All ground mounted facilities shall be designed to blend into the surrounding environment, or architecturally integrated into a building or other concealing structure.
 - e. All equipment associated with the operation of the facility, including but not limited to transmission cables, shall be screened in a manner that complies with the development standards of the zoning district in which such equipment is located. Screening materials and support structures housing equipment shall be architecturally compatible with surrounding structures by duplicating materials and design in a manner as practical as possible. If chain link is used, then it must be vinyl coated and not include barbed wire.
 - f. All Wireless Communication Facilities shall comply with the Huntington Beach Urban Design Guidelines.
 - g. To ensure the structural integrity of wireless communication facilities, the owners of a facility shall ensure that it is maintained in compliance with standards contained in applicable state or

local building codes and the applicable standards for facilities that are published by the Electronic Industries Association, as amended from time to time.

- h. Acceptance of conditions by the applicant and property owner shall be ensured by recordation of the conditions on the property title.
- i. All Wireless Communication Facilities must meet or exceed current standards and regulations of the FCC, and any other agency of the state or federal government with the authority to regulate wireless communication facilities.
- j. For all wireless communication facilities, the applicant shall provide a copy of the lease agreement between the property owner and the applicant prior to the issuance of a building permit.
- k. The following language shall be added to the architectural plans:
 - 1. Within thirty (30) calendar days of cessation of operations of any wireless communication facility approved under this section, the operator shall notify the Planning Department in writing. The facility shall be deemed abandoned pursuant to the following sections unless:
 - i. The City has determined that the operator has resumed operation of the wireless communication facility within six (6) months of the notice; or
 - ii. The City has received written notification of a transfer of wireless communication operators.
 - 2. At all times, other than during the 24-hour cure period, the applicant shall comply with all FCC standards and regulations regarding interference and the assignment of the use of the radio frequency spectrum. The applicant shall not prevent the City of Huntington Beach or the countywide system from having adequate spectrum capacity on the City's 800 MHz voice and data radio frequency systems. The applicant shall cease operation of any facility causing interference with the City's facilities immediately upon the expiration of the 24-hour cure period until the cause of the interference is eliminated.
 - 3. All outside lighting shall be directed to prevent "spillage" onto adjacent properties, unless required by the FAA or other applicable authority, and shall be shown on the site plan and elevations.
 - 4. All facilities and appurtenant equipment including landscaping shall be maintained to remain consistent with the original appearance of the facility. Ground mounted facilities shall be covered with anti-graffiti coating.
 - 5. The applicant shall provide a copy of the lease agreement between the property owner and the applicant prior to the issuance of a building permit.
 - 6. The applicant shall insure that lessee or other user(s) shall comply with the terms and conditions of this permit and shall be responsible for the failure of any lessee or other users under the control of the applicant to comply.
 - 7. The Wireless Antenna shall not bear any signs or advertising devices other than owner identification, certification, warning, or other required seals of signage.

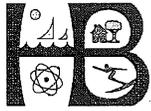
8. Landscape planting, irrigation and hardscape improvements may be imposed depending on the location, the proposed vehicular traffic, the impact on existing facilities and landscape areas, and the visibility of the proposed Wireless Antenna. Submittal of complete landscape and architectural plans for review and approval by the Director of Public Works and Planning and Building Departments may be required.
9. If the proposed facility will require electrical power or any other utility services to the site, the applicant will be required to furnish the City's Real Estate Services Manager either a drafted utility franchise agreement between the City of Huntington Beach and the applicant to place those lines in the public right-of-way, or a written statement from the utility company that will be supplying the power or other services, that they accept all responsibility for those lines in the public right-of-way.
10. A Wireless Antenna that is inoperative or unused for a period of six (6) continuous months shall be deemed abandoned. Written notice of the City's determination of abandonment shall be provided to the operator of the facility and the owner(s) of the premises upon which the facility is located. Such notice may be delivered in person, or mailed to the address(es) stated on the facility permit application, and shall be deemed abandoned at the time delivered or placed in the mail.
11. The operator of the Wireless Antenna and the owner(s) of the property on which it is located, shall within thirty (30) calendar days after notice of abandonment is given either (1) remove the facility in its entirety and restore the premises, or (2) provide the Planning Department with written objection to the City's determination of abandonment.

Any such objection shall include evidence that the facility was in use during the relevant six-(6) month period and that it is presently operational. The Director shall review all evidence, determine whether or not the facility was properly deemed abandoned, and provide the operator notice of its determination.

12. At any time after thirty-one (31) calendar days following the notice of abandonment, or immediately following a notice of determination by the Director, if applicable, the City may remove the abandoned facility and/or repair any and all damage to the premises as necessary to be in compliance with applicable codes. The City may, but shall not be required to, store the removed facility (or any part thereof). The owner of the premises upon which the abandoned facility was located, and all prior operators of the facility, shall be jointly liable for the entire cost of such removal, repair, restoration and/or storage, and shall remit payment to the City promptly after demand thereof is made. The City may, in lieu of storing the removed facility, convert it to the City's use, sell it, or dispose of it in any manner deemed appropriate by the City.
 13. Before activating its facility, the applicant shall submit to the Police and Fire Departments a post-installation test to confirm that the facility does not interfere with the City of Huntington Beach Public Safety radio equipment. The Communications Division of the Orange County Sheriff's Department or Division-approved contractor at the expense of the applicant shall conduct this test. This post-installation testing process shall be repeated for every proposed frequency addition and/or change to confirm the intent of the "frequency planning" process has been met.
5. The Development Services Departments (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 & 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 Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**

6. Conditional Use Permit No. 15-004 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
7. Conditional Use Permit No. 15-004 shall become null and void unless exercised within one year 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. **(HBZSO Section 241.16.A)**
8. The Zoning Administrator reserves the right to revoke Conditional Use Permit No. 15-004 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
9. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
10. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
11. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning and Building Department within two (2) days of the Zoning Administrator's approval of entitlements. **(California Code Section 15094)**



CITY OF HUNTINGTON BEACH

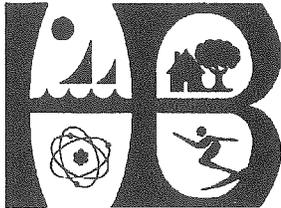
PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT REVIEW COMMENTS

DATE: APRIL 22, 2015
PROJECT NAME: VERIZON WIRELESS FACILITY
ENTITLEMENTS: CUP 15-04
PLNG APPLICATION NO: 2015-0053
DATE OF PLANS: MARCH 27, 2015
PROJECT LOCATION: 9062 ADAMS AVENUE
PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER
PLAN REVIEWER: BOB MILANI, SENIOR CIVIL ENGINEER 
TELEPHONE/E-MAIL: 714-374-1735 / BOB.MILANI@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO PERMIT THE INSTALLATION OF A NEW 56 FT. HIGH MONOPALM WITH 12 PANEL ANTENNAS, 1 GPS ANTENNA, 12 RRUS, 2 RAYCAPS, 2 EQUIPMENT CABINETS, 1 STANDBY GENERATOR WITH A 55 GALLON FUEL TANK IN AN EXISTING SHOPPING CENTER

Comments from the Water Division:

1. Please show all water mains and service laterals within 25 feet of the proposed vault in Magnolia Street and resubmit for review.



**OFFICE of the ZONING ADMINISTRATOR
CITY OF HUNTINGTON BEACH • CALIFORNIA**

~~~~~  
P.O. BOX 190

CALIFORNIA 92648

(714) 536-5271

**NOTICE OF ACTION**

September 17, 2015

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

**SUBJECT:                   CONDITIONAL USE PERMIT NO. 15-004 (VERIZON  
MONOPALM)**

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

**REQUEST:**             To permit the installation, maintenance, and operation of a 56  
foot 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.

**PROPERTY OWNER:**   Lester C. and Jimmy L. Smull Family Trust, 17631 Fitch, Irvine  
CA 92614

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

**CITY CONTACT:**       Tess Nguyen

**DATE OF ACTION:**     September 16, 2015

On Wednesday, September 16, 2015, the Huntington Beach Zoning Administrator took action on your application, and your application was **conditionally approved**. Attached to this letter are the findings and conditions of approval.

Please be advised that the Zoning Administrator reviews the conceptual plan as a basic request for entitlement of the use applied for and there may be additional requirements prior to commencement of the project. It is recommended that you immediately pursue completion of the conditions of approval and address all requirements of the Huntington Beach Zoning and Subdivision Ordinance in order to expedite the processing/completion of your total application. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. Said appeal must be accompanied by a filing fee of One Thousand Nine Hundred Seventeen Dollars (\$1,917.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand Five Hundred One Dollars (\$2,501.00) if the appeal is filed by any other party. In your case, the last day for filing an appeal and paying the filing fee is September 28, 2015, at 5:00 PM.

Provisions of the Huntington Beach Zoning and Subdivision Ordinance are such that any application becomes null and void one (1) year after final approval, unless actual construction has begun, or as modified by condition of approval.

Excepting those actions commenced pursuant the California Environmental Quality Act, you are hereby notified that you have 90 days to protest the imposition of the fees described in this Notice of Action. If you fail to file a written protest regarding any of the fees contained in this Notice, you will be legally barred from later challenging such action pursuant to Government Code §66020.

If you have any questions regarding this Notice of Action letter or the processing of your application, please contact Tess Nguyen, the project planner, at (714) 374-1744 or via email at [Tnguyen@surfcity-hb.org](mailto:Tnguyen@surfcity-hb.org) or the Department of Planning and Building Zoning Counter at (714) 536-5271.

Sincerely,



Ricky Ramos  
Zoning Administrator

RR:TN:jd  
Attachment

c: Honorable Mayor and City Council  
Chair and Planning Commission  
Fred A. Wilson, City Manager  
Ken Domer, Assistant City Manager  
Scott Hess, Director of Planning and Building  
William H. Reardon, Division Chief/Fire Marshal  
Jane James, Planning Manager  
Debbie DeBow, Principal Civil Engineer  
Mark Carnahan, Building Manager  
Jim Brown, Fire Protection Analyst  
Joe Morelli, Assistant Fire Marshal  
Lester C. and Jimmy L. Smull Family Trust, Property Owner  
Project File

## ATTACHMENT NO. 1

### FINDINGS AND CONDITIONS OF APPROVAL

#### CONDITIONAL USE PERMIT NO. 15-004

#### 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.

#### 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. Conditions of approval for additional and longer palm fronds as well as painting the antennas green to match the palm fronds color are designed to blend the panel antennas into the design of the palm tree. To make the facility more visually compatible with surrounding area, two additional palm trees will be planted adjacent to the proposed facility. 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.

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

1. The site plan, floor plans, elevations, received and dated March 27, 15 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 and longer 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.