

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

WEDNESDAY, APRIL 16, 2014 - 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBER: Hayden Beckman, Judy Demers (recording secretary)

MINUTES: OCTOBER 2, 2013
OCTOBER 16, 2013
APPROVED AS SUBMITTED

ORAL COMMUNICATION: **NONE**

ITEM 1: CONDITIONAL USE PERMIT NO. 13-030 (VERIZON WIRELESS ROOFTOP FACILITY- CONTINUED FROM THE FEBRUARY 19, 2014 MEETING)

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

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

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

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

CITY CONTACT: Hayden Beckman

Hayden Beckman, Assistant Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings for denial. Mr. Beckman stated that the applicant has requested a continuance to a date uncertain to allow time to consult with his client and city staff to develop an acceptable design.

AS THERE WAS A REQUEST FOR A CONTINUANCE, THE PUBLIC HEARING WAS NOT OPENED.

Mr. Ramos stated that he would continue the item as requested by the applicant.

CONDITIONAL USE PERMIT NO. 13-030 WAS CONTINUED TO A DATE UNCERTAIN.

ITEM 2: CONDITIONAL USE PERMIT NO. 14-002 (STINSON BLOCK WALL):

APPLICANT/

PROPERTY OWNER: Joshua Stinson, 15251 Columbia Lane, Huntington Beach, CA 92647

REQUEST: To permit an approximately 116 linear foot block wall with an overall height of 8 ft. 3 in. in lieu of a maximum height of 6 ft.

LOCATION: 15251 Columbia Lane, 92647 (southwest corner of Columbia Ln. at Cornell Dr.)

CITY CONTACT: Hayden Beckman

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

THE PUBLIC HEARING WAS OPENED.

Joshua Stinson, applicant, stated that he had no comments or concerns with staff's recommendations. He noted that he did not realize a permit was needed prior to constructing the wall.

Rich Flynn, resident, spoke in opposition of the project. He stated that the wall does not appear characteristic of the neighborhood. Mr. Stinson stated that there are several similar walls throughout Huntington Beach.

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

Mr. Ramos stated that, based on the information provided, he would approve the request as recommended by staff with minor changes to the findings for approval.

CONDITIONAL USE PERMIT NO. 14-002 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING MODIFIED FINDINGS AND CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) CALENDAR DAYS.

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15303 of the CEQA Guidelines, because the project consists of construction of a small accessory structure (fence) on a property developed with a single family residence.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 14-002:

1. Conditional Use Permit No. 14-002 to permit an approximately 116 linear foot block wall with an overall height of 8 ft. 3 in. in lieu of a maximum height of 6 ft. constructed along the rear and street side yard property lines of a single family residential property 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 wall along the rear yard property line is constructed to an allowable height of 8 ft. along an interior property line shared between two single family residences. The wall along the street side yard property line is constructed to a height of 8 ft. 3 in. and allows for greater privacy and security to a side and rear yard area with a grade differential between the yard and the public sidewalk area. The wall allows for screening of the private yard from the existing elementary school across Cornell Drive and will reduce noise impacts on the subject site. The entire block wall is constructed of the same materials and colors of the existing wall and is compatible with the exterior block walls of similar height in the surrounding neighborhood. Further, the location of the block wall extension will not pose a traffic or safety hazard because the existing wall is located outside of the visibility area of the subject corner lot.
2. The approximately 116 linear foot block wall with an overall height of 8 ft. 3 in. in lieu of a maximum height of 6 ft. constructed along the rear and street side yard property lines of a single family residential property will be compatible with other residential properties, as it utilizes the same colors and materials as the existing block walls of similar height within the surrounding neighborhood. The wall along the rear property line shared between the subject property and a residential property located at 15252 Stanford Drive. The property owner of 15252 Stanford Drive has signed a letter of authorization accepting the height of the wall, citing improved privacy and security. The 8 ft. 3 in. street side block wall allows the private residential yard to be adequately screened given an existing grade differential on the property from the public sidewalk. The additional height also provides greater noise abatement from the adjacent elementary school.
3. The approximately 116 linear foot block wall with an overall height of 8 ft. 3 in. in lieu of a maximum height of 6 ft. constructed along the rear and street side yard property lines of a single family residential property 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 which allows residential block walls in the RL zone to exceed the maximum height of 6 ft. subject to approval of a Conditional Use Permit.
4. The approximately 116 linear foot block wall with an overall height of 8 ft. 3 in. in lieu of a maximum height of 6 ft. constructed along the rear and street side yard property lines of a single family residential property will not adversely affect the General Plan. It is consistent with the Land Use Element designation of RL – 7 (Residential Low Density – 7 du/ac Maximum) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Land Use Element

Objective LU 9.2: Provide for the preservation of existing residential neighborhoods.

B. Urban Design Element

Policy UD 1.1.1: Coordinate streetscape and landscape design in all residential neighborhoods to strengthen their identities.

The block wall does not negatively impact the character of the neighborhood because the new masonry blocks are of the same color and material as the existing perimeter walls located throughout the neighborhood.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 14-002:

1. The site plan, floor plans, and elevations received and dated January 13, 2014 shall be the conceptually approved design with the following modifications: The site plan shall include the wall that is over the 62 linear feet of the rear yard common block wall (shared with 15252 Stanford Drive) for a total of 116 linear feet.
2. Within 30 days of the Zoning Administrator's action, the following shall be completed:
 - a. The property owner shall submit construction plans (i.e., site plans, engineering plans) to the Planning and Building Department for legalizing the construction of the wall totaling 116 linear feet consistent with Condition No. 1(a).
 - b. Building permits shall be inspected and finalized by the Planning and Building Department.
3. 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.
4. The applicant and property owner shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
5. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems <http://www.builditgreen.org/green-building-guidelines-rating>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

ITEM 3: CONDITIONAL USE PERMIT NO. 14-006 (ARCO SERVICE STATION ALCOHOL SALES):

APPLICANT/
PROPERTY OWNER: Sanjay Vaswani, AKJ Investments, 7962 East Hampshire Road,
Orange, CA 92867
REQUEST: To permit the establishment of alcohol sales (beer and wine)
within a 1,630 sq. ft. convenience store in conjunction with fuel
sales at an existing service station.
LOCATION: 17502 Goldenwest St, 92647 (Southeast corner of Goldenwest St.
at Slater Ave.)
CITY CONTACT: Hayden Beckman

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

Ricky Ramos, Zoning Administrator, stated that he had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Sanjay Vaswani, applicant, stated that he had no comments or concerns with staff's recommendations.

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

Mr. Ramos stated that, based on the information provided, he would approve the request as recommended by staff.

CONDITIONAL USE PERMIT NO. 14-006 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) CALENDAR DAYS.

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, because the project consists of no expansion of the existing fuel or retail uses.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 14-006:

1. Conditional Use Permit No. 14-006 for the sales of alcoholic beverages (beer and wine) within a 1,630 sq. ft. convenience store in conjunction with fuel sales at an existing service station will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed alcohol sales, as conditioned, will not generate noise, traffic, demand for parking or other impacts above that which currently exists or be inconsistent with the

property's zoning. The sale of beer and wine is for off-site consumption only and the service station will continue to provide fuel and convenience goods.

2. The sales of alcoholic beverages (beer and wine) will be compatible with surrounding uses because the subject business is located on a property designated for commercial uses and has been in operation since 1970. The subject business previously held an ABC license for off-site alcohol sales from 1984 until 1993. The existing service station is consistent with the existing land use pattern and compatible with adjacent properties. The use is required to comply with conditions of approval pertaining to alcohol sales and hours of operation to assure that any potential impacts to the surrounding properties is minimized.
3. The sales of alcoholic beverages (beer and wine) 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 and any specific condition required for the proposed use in the district in which it would be located. The proposed project as conditioned complies with the base district and other applicable provisions. There is no physical expansion that includes additional floor area to the building as a part of this request and the use will comply with all building occupancy and exiting requirements.
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 CV – F1 (Commercial Visitor – Maximum FAR 0.50) on the subject property. In addition, it is consistent with the following goals, objective, and policy of the General Plan:

A. Land Use Element

Goal LU 7: Achieve a diversity of land uses that sustain a City's economic viability, while maintaining the City's environmental resources and scale and character.

Objective LU 7.1: Accommodate the development of a balance of land uses that (a) provides for the housing, commercial, employment, cultural, entertainment, and recreation needs of existing and future residents, (b) provides employment opportunities for residents of the City and surrounding sub region, (c) captures visitor and tourist activity, and (d) provides open space and aesthetic relief from urban development.

Policy LU 7.1.1: Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

Goal LU 11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

B. Economic Development Element

Policy ED 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area.

The sale of alcoholic beverages (beer and wine) increases the economic viability of the service station by offering the sales of alcoholic beverages in addition to other convenience goods. The expansion of services captures and enhances resident, visitor, and tourist activity within the surrounding areas. The site is located within walking distance of residential uses, and the request increases purchasing options for retail and gasoline shoppers on site, thus reducing the need for vehicular travel.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 14-006:

1. The site plan and floor plans received and dated February 14, 2014 shall be the conceptually approved design.
2. The use shall comply with the following:
 - a. Hours of operation shall be limited to between 5:00 AM and 10:00 PM Monday through Saturday and between 6:00 AM and 10:00 PM Sunday.
 - b. Prior to the sale of alcoholic beverages, a license shall be obtained from the Alcoholic Beverage Control (ABC). All conditions contained in the ABC license shall be adhered to. **(PD)**
 - c. The ABC license shall be limited to "Off-sale" Type 20 – beer and wine only. **(PD)**
 - d. The parking lot of the premises, as well as the area around the location, shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons on or about the parking lot. **(PD)**
 - e. "No Loitering" and "No Open Container" signs shall be affixed and clearly visible on all sides of the business. **(PD)**
 - f. Not more than 5% of the square footage of the premises (82 sq. ft. maximum) will be used for the display or sale of alcohol. **(PD)**
 - g. The facility shall employ a video surveillance security system and a one-month video library. The minimum requirements for the cameras shall be: color, digital recording to DVR and able to record in low light. Electronic copies of video must be made available to the Huntington Beach Police Department within 48 hours of request. Digital recordings shall be made available for viewing on-scene upon request by police officers conducting investigations. **(PD)**
3. Alcohol sales cannot commence until the following has been provided: A site plan identifying the location of signage pursuant to Condition No. 2(e) and floor plan indicating the location and size of the display and sales area of alcoholic beverages pursuant to Condition No. 2(f) shall be submitted to the Planning Division for approval and inclusion in the project file.
4. CUP No. 14-006 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 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.

ITEM 4: CONDITIONAL USE PERMIT NO. 14-005 (PEDEGO BIKE VALET AND OUTDOOR DISPLAY):

APPLICANT/
BUSINESS OWNER: Tom Bock, Pedego HB, LLC, 301 5th Street, Huntington Beach, CA 92648; Luis Gomez, City of Huntington Beach - Office of Business Development, 2000 Main Street, Huntington Beach, CA 92648

PROPERTY OWNER: Andrew Stupin, 215 5th Street, Suite A, Huntington Beach, CA 92648

REQUEST: To permit the establishment and operation of bicycle valet service and the outdoor display of electric bicycles for rent and sale

LOCATION: 301 5th St., 92648 (northwest corner of 5th St. and Olive Ave.)

CITY CONTACT: Jill Arabe

Hayden Beckman, Assistant Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary. Mr. Beckman noted that the request is for all bicycle models, not electric only.

THE PUBLIC HEARING WAS OPENED.

Tom Bock, applicant, stated that he had no comments or concerns with staff's recommendations.

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

Mr. Ramos stated that, based on the information provided, he would approve the request as recommended by staff.

CONDITIONAL USE PERMIT NO. 14-005 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) CALENDAR DAYS.

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, because the project involves negligible expansion of the existing retail use.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 14-005:

1. Conditional Use Permit No. 14-005 for the establishment and operation of bicycle valet service and the outdoor display of electric bicycles for sale and rent will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed outdoor uses in conjunction with the business encourage bicycle usage as an alternate mode of transportation to vehicles. The bicycle valet service offers visitors the opportunity to safely park their bicycles at no charge while they patronize the downtown area. The service will help alleviate the high demand for bicycle parking in the downtown. In addition, sufficient area is provided onsite to adequately operate the bicycle valet service and outdoor display. The outdoor display of electric bicycles will enhance the public realm by providing a visitor serving experience for customers. Visitors may rent the electric bicycles or test them before purchasing. The project is not anticipated to generate significant impacts related to noise, traffic, or safety within the surrounding areas.
2. The conditional use permit will be compatible with surrounding uses because the project is ancillary to an existing retail use and reduces the need for automobile use in the downtown area. The proposed use encourages bicycle activity by providing convenient bicycle parking and the sale and rental of electric bicycles. The bicycle valet service is implemented to help balance the increased demand for bicycle parking with additional supply.
3. The proposed conditional use permit will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The bicycle valet service and outdoor bicycle display are subject to approval of a conditional use permit. The uses are consistent with District No. 1 of the Downtown Specific Plan (SP5) because they are visitor serving and promote bicycle use as an alternate mode of transportation.
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 M>30-d-sp-pd (Mixed Use 30 du/acre – Design Overlay – Specific Plan Overlay – Pedestrian Overlay) 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 11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

Policy LU 15.2.2: Require that structures located in the pedestrian overlay zone be sited and designed to enhance pedestrian activity along the sidewalks.

B. Circulation Element

Policy CE 6.4:
downtown.

Explore the possibility of increasing bicycle parking in or near

The proposed use encourages alternative transportation by providing greater bicycle opportunities for downtown patrons. It supplies bicycle parking for visitors and residents as well as promotes electric bicycles for rent and sale. In addition, the bicycle valet service is intended to balance the supply of bicycle parking with the demand for bicycle parking in the downtown area. Sufficient area is provided onsite to adequately operate the bicycle valet service and outdoor display without impacting pedestrian or vehicular access.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 14-005:

1. The site plan received and dated Feb. 11, 2014, shall be the conceptually approved design.
2. The use shall comply with the following:
 - a. The uses as described in the narrative received and dated February 11, 2014, shall be permitted.
 - b. A-frame signs shall not be permitted. **(HBZSO Section 233.10)**
 - c. Hours of operation: Daily between the hours of 9:00 AM and 6:00 PM, Tuesdays between the hours of 9:00 AM and 9:00 PM
 - d. Required vehicular drive aisles and vehicle parking spaces shall be maintained for access and clear of obstructions, trash, and debris.
 - e. The outdoor display area and bicycle parking areas shall be maintained clear of trash and debris.
 - f. Outdoor temporary structures including canopy, table, chairs, and electric bicycles shall be removed after the closing of each day.
 - g. Unclaimed bicycles at the closing of each day shall be stored indoors.
3. CUP No. 14-005 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 Division a minimum 30 days prior to the expiration date.
4. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
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.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

THE MEETING WAS ADJOURNED AT 1:57 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, MAY 7, 2014, AT 1:30 P. M.



Ricky Ramos
Zoning Administrator

RR:EE:jd