

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

**WEDNESDAY, OCTOBER 17, 2018 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Jennifer Villasenor

**STAFF MEMBER:** Hayden Beckman, Joanna Cortez, Judy Graham

**MINUTES:** January 17, 2018  
**CONTINUED**

**ORAL COMMUNICATION:** **NONE**

**ITEM NO. 3 MOVED BEFORE ITEM NO. 1. MINUTES WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.**

**ITEM 1: COASTAL DEVELOPMENT PERMIT NO. 18-029 (AT&T SMALL CELL WIRELESS INSTALLATION):**

**APPLICANT:** Franklin Orozco, MSquare Wireless, 1387 Calle Avanzado, San Clemente, CA 92673

**PROPERTY OWNER:** City of Huntington Beach, 2000 Main Street, Huntington Beach CA 92648

**REQUEST:** To remove an existing 29 ft. 1 in. high street light pole and replace with a new 29 ft. 3 in. high street light pole to install a small cell wireless facility at an overall height of 34 ft. 9 in. and new below-grade and grade level infrastructure in the public right-of-way located in the Coastal Zone.

**ENVIRONMENTAL STATUS:** This request is covered by Categorical Exemption, Section 15302 and 15303, Class 2 and 3, California Environmental Quality Act.

**LOCATION:** East side of Beach Boulevard, approximately 55 linear feet south of the centerline of Sunrise Drive, 92648 (Public Right-of-Way)

**CITY CONTACT:** Hayden Beckman

Hayden Beckman, Senior Planner, displayed project plans 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.

Jennifer Villasenor, Zoning Administrator, had no questions for staff.

**THE PUBLIC HEARING WAS OPENED.**

Franklin Orozco, applicant, stated that he had no comments or concerns with the staff's recommendations.

**THERE WAS NO ONE ELSE PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.**

Ms. Villasenor stated that she would approve the request as recommended by staff.

**COASTAL DEVELOPMENT PERMIT NO. 18-029 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) WORKING 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 sections 15302 and 15303 of the CEQA Guidelines, because the project involves the removal of an existing street light pole and the replacement of a new street light pole on the same site, and includes the installation of small new equipment for a wireless communication facility.

**FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 18-029:**

1. Coastal Development Permit No. 18-029 to remove an existing 29 ft. 1 in. high street light pole and replace with a new 29 ft. 3 in. high street light pole to install a small cell wireless facility at an overall height of 34 ft. 9 in. and new below-grade and grade level infrastructure in the public right-of-way located in the Coastal Zone, conforms with the General Plan, including the Local Coastal Program in that it is consistent with Coastal Element Land Use Policy C 4.2.4, that wireless communication facilities shall be sited, to the maximum extent feasible, to minimize visual resource impacts. The proposed wireless communication facility's stealth design will minimize any impact to visual resources through co-location on an existing street light pole, reduces visual prominence through colorization (painted to match existing pole), and locates accessory equipment below ground. The proposed wireless telecommunication facility will occur within the public right of way contiguous to existing residential development and will enhance the provision of personal communication capacity within the Coastal Zone.
2. Coastal Development Permit No. 18-029 to remove an existing 29 ft. 1 in. high street light pole and replace with a new 29 ft. 3 in. high street light pole to install a small cell wireless facility at an overall height of 34 ft. 9 in. and new below-grade and grade level infrastructure in the public right-of-way located in the Coastal Zone is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code because the proposed light pole replacement including small cell wireless communications facility equipment will comply with all applicable stealth design regulations to minimize visual impacts of the equipment.
3. At the time of occupancy the proposed replacement of an existing 29 ft. 1 in. high street light pole with a new 29 ft. 3 in. high street light pole to install a small cell wireless facility at an overall height of 34 ft. 9 in. and associated below-grade and grade-level equipment in the public right-of-way located within the Coastal Zone can be provided with infrastructure in a manner that is consistent with the Local Coastal Program because the wireless communication facility will be within the public right-of-way in an urbanized area with all necessary services and infrastructure available, including electricity and roadways.

4. The proposed replacement of an existing 29 ft. 1 in. high street light pole with a new 29 ft. 3 in. high light pole to install a small cell wireless facility at an overall height of 34 ft. 9 in. and associated below-grade and grade-level equipment in the public right-of-way located within the Coastal Zone conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act in that the project will not impede public access, recreation, or views to coastal resources.

**CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 18-029:**

1. The site plan and elevations received and dated July 30, 2018 shall be the conceptually approved design.
2. During demolition, grading, site development, and/or construction, the following shall be adhered to:
  - a. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 14, "Fire Safety During Construction and Demolition." **(FD)**
  - b. Any impact to traffic flow, such as lane or street closures, shall be reported to the Huntington Beach Fire Department with a minimum of 48 hours' notice in order to advise emergency response crew of potential impacts. **(FD)**
  - c. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified in compliance with City Specification #431-92 "Soil Clean-Up Standards." **(FD)**
  - d. Construction equipment shall be maintained in peak operating condition to reduce emissions.
  - e. Use low sulfur (0.5%) fuel by weight for construction equipment.
  - f. Truck idling shall be prohibited for periods longer than 5 minutes.
  - g. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
  - h. Discontinue operation during second stage smog alerts.
  - i. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/ grading activity.
  - j. 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.
3. Coastal Development Permit No. 18-029 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.

4. The Development Services Departments and divisions (Building & 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.

**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 2: COASTAL DEVELOPMENT PERMIT NO. 18-030 (AT&T SMALL CELL WIRELESS INSTALLATION):**

APPLICANT:	Franklin Orozco, MSquare Wireless, 1387 Calle Avanzado, San Clemente, CA 92673
PROPERTY OWNER:	City of Huntington Beach, 2000 Main Street, Huntington Beach CA 92648
REQUEST:	To remove an existing 31 ft. 9 in. high street light pole and replace with a new 29 ft. 3 in. high street light pole to install a small cell wireless facility at an overall height of 34 ft. 9 in. and new below-grade and grade level infrastructure in the public right-of-way located in the Coastal Zone
ENVIRONMENTAL STATUS:	This request is covered by Categorical Exemption Section 15302 & 15303, Class 2 & 3, California Environmental Quality Act. Appealable
LOCATION:	West side of Pacific Coast Highway, 32 linear feet north of the centerline of 15 <sup>th</sup> Street, 92648
CITY CONTACT:	Hayden Beckman

Hayden Beckman, Senior Planner, displayed project plans 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 staff received one comment in opposition of the proposed project citing concerns with potential negative impacts to the environment and potential health risks.

Jennifer Villasenor, Zoning Administrator, had no questions for staff.

**THE PUBLIC HEARING WAS OPENED.**

Franklin Orozco, applicant, stated that he had no comments or concerns with the staff's recommendations.

**THERE WAS NO ONE ELSE PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.**

Ms. Villasenor stated that she would approve the request as recommended by staff.

**COASTAL DEVELOPMENT PERMIT NO. 18-030 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 sections 15302 and 15303 of the CEQA Guidelines, because the project involves the removal of an existing street light pole and the replacement of a new street light pole on the same site, and includes the installation of small new equipment for a wireless communication facility.

**FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 18-030:**

1. Coastal Development Permit No. 18-030 to remove an existing 31 ft. 9 in. high street light pole and replace with a new 29 ft. 3 in. high street light pole to install a small cell wireless facility at an overall height of 34 ft. 9 in. and new below-grade and grade level infrastructure in the public right-of-way located in the Coastal Zone, conforms with the General Plan, including the Local Coastal Program in that it is consistent with Coastal Element Land Use Policy C 4.2.4, that wireless communication facilities shall be sited, to the maximum extent feasible, to minimize visual resource impacts. The proposed wireless communication facility's stealth design will minimize any impact to visual resources through co-location on an existing street light pole, reduces visual prominence through colorization (painted to match existing pole), and locates accessory equipment below ground. The proposed wireless telecommunication facility will occur within the public right of way across Pacific Coast Highway from existing residential development and will enhance the provision of personal communication capacity within the Coastal Zone.
2. Coastal Development Permit No. 18-030 to remove an existing 31 ft. 9 in. high street light pole and replace with a new 29 ft. 3 in. high street light pole to install a small cell wireless facility at an overall height of 34 ft. 9 in. and new below-grade and grade level infrastructure in the public right-of-way located in the Coastal Zone is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code because the proposed light pole replacement including small cell wireless communication facility equipment will comply with all applicable stealth design regulations to minimize visual impacts of the equipment.
3. At the time of occupancy the proposed replacement of an existing 31 ft. 9 in. high street light pole with a new 29 ft. 3 in. high street light pole to install a small cell wireless facility at

an overall height of 34 ft. 9 in. and associated below-grade and grade-level equipment in the public right-of-way located within the Coastal Zone can be provided with infrastructure in a manner that is consistent with the Local Coastal Program because the wireless communication facility will be within the public right-of-way in an urbanized area with all necessary services and infrastructure available, including electricity and roadways.

4. The proposed replacement of an existing 31 ft. 9 in. high street light pole with a new 29 ft. 3 in. high light pole to install a small cell wireless facility at an overall height of 34 ft. 9 in. and associated below-grade and grade-level equipment in the public right-of-way located within the Coastal Zone conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act in that the project will not impede public access, recreation, or views to coastal resources.

**CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 18-030:**

1. The site plan, floor plans, and elevations received and dated July 31, 2018 shall be the conceptually approved design.
2. During demolition, grading, site development, and/or construction, the following shall be adhered to:
  - a. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 14, "Fire Safety During Construction and Demolition." **(FD)**
  - b. Any impact to traffic flow, such as lane or street closures, shall be reported to the Huntington Beach Fire Department with a minimum of 48 hours' notice in order to advise emergency response crew of potential impacts. **(FD)**
  - c. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified in compliance with City Specification #431-92 "Soil Clean-Up Standards." **(FD)**
  - d. Construction equipment shall be maintained in peak operating condition to reduce emissions.
  - e. Use low sulfur (0.5%) fuel by weight for construction equipment.
  - f. Truck idling shall be prohibited for periods longer than 5 minutes.
  - g. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
  - h. Discontinue operation during second stage smog alerts.
  - i. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/ grading activity.
  - j. 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.

3. CUP No. 18-030 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
4. The Development Services Departments and divisions (Building & 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.

**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. 18-015 (NGUYEN 4-PLEX):**

APPLICANT:	Frank Le, 14211 Riata Street, Westminster, CA 92683
PROPERTY OWNER:	Tuan Nguyen, 14211 Riata Street, Westminster, CA 92683
REQUEST:	To permit the demolition of an existing single family dwelling and allow for the construction of four, two-story residential units (two units at 2,727 sq. ft. and two units at 3,027 sq. ft.) on a lot with a grade differential greater than three feet between the high and low points.
ENVIRONMENTAL STATUS:	This request is covered by Categorical Exemption Section 15303, Class 03, California Environmental Quality Act. Non-Appealable
LOCATION:	7792 Liberty Avenue, 92647 (south side of Liberty Ave., west of Beach Blvd.)
CITY CONTACT:	Joanna Cortez

Joanna Cortez, Associate Planner, displayed project plans 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.

Ms. Cortez noted that staff received one comment opposing the proposed project citing concerns with potential negative impacts to parking.

**THE PUBLIC HEARING WAS OPENED.**

Frank Le, applicant, stated that he had no comments or concerns with the staff's recommendations.

Ed Graham, resident, spoke in opposition of the proposed project, citing concerns with the potential negative impact to parking and the public notification process.

A brief discussion took place regarding parking requirements.

Jennifer Villasenor, Zoning Administrator, explained that the proposed project is exceeding the parking requirements by adding an additional space for parking.

**THERE WAS NO ONE ELSE PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.**

Ms. Villasenor stated that she would approve the request as recommended by staff.

**CONDITIONAL USE PERMIT NO. 18-015 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 15303 of the CEQA Guidelines, because the project consists of the construction of a four residential units in a residential zone, in an urbanized area.

**FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 18-015**

1. Conditional Use Permit No. 18-015 to permit the demolition of an existing single family dwelling and allow for the construction of four, two-story residential units on a lot with a grade differential greater than three feet between the high and low points 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 because the proposed development terraces with the existing grade. The finished surface are within a foot of the existing grade and the finished floor of the proposed buildings is within a foot of the finished surface. From the top of curb, the maximum height of the units is 30'-9". Therefore, the proposed structures is consistent with the natural grade. The new buildings will improve the value of the site and neighborhood, which consists of multifamily developments. It will not generate noise, traffic, odors, or other impacts at levels inconsistent with the existing residential character of the neighborhood. The proposed design and overall building height is not anticipated to impact surrounding properties because the site is surrounded by two-story buildings with similar design. The project will also provide new housing opportunities to the area.



2. The granting of the conditional use permit for the construction of four, two-story residential units on a lot with a grade differential greater than three feet between the high and low points will not adversely affect the General Plan because it is consistent with the Land Use Element designation of RM (Residential Medium Density) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

Land Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy D: Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

Goal LU-4: A range of housing types is available to meet the diverse economic, physical, and social needs of future and existing residents, while neighborhood character and residences are well maintained and protected.

Policy A: Encourage a mix of residential types to accommodate people with diverse housing needs.

The proposed four unit development is consistent with the existing multifamily residential neighborhood. The project incorporates quality materials and design such as stone veneer base, stucco and varied roof lines consistent with the City of Huntington Beach Urban Design Guidelines. The conditional use permit accounts for the unique characteristics of the project site, by allowing for development on a lot with a grade differential, based on plans which propose minimal alteration of the existing site grades. The project will be developed in a manner that is consistent with the neighborhood in terms of design, density, and building height. The grade elevations, building orientation, and massing will be compatible with other residential properties existing in the neighborhood. Finally, the proposed units also provide new housing opportunities to the area. Additionally, the project is required to pay affordable housing in-lieu fees which will go towards the provision of housing for lower to moderate income households.

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 (HBZSO) in that the project complies with all applicable development standards and code requirements, including maximum building height, minimum yard setbacks, maximum site coverage and minimum onsite parking. The HBZSO allows development on parcels with a grade differential exceeding three feet between the high and low points of the lot with approval of a conditional use permit.

**CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 18-015**

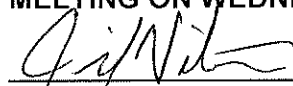
1. The site plan, floor plans, and elevations received and dated August 7, 2018 shall be the conceptually approved design with the following modification: The storage unit doors shall not swing into the garage in Units A and D.
2. Prior to submittal for building permits, the following shall be completed: Zoning entitlement conditions of approval and code requirements 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. During demolition, grading, site development, and/or construction, the following shall be adhered to:
  - a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
  - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
  - c. Truck idling shall be prohibited for periods longer than 10 minutes.
  - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
  - e. Discontinue operation during second stage smog alerts.
  - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/grading activity.
4. The final building permit cannot be approved until the following have been completed:
  - a. All improvements must be completed in accordance with approved plans, except as modified by conditions of approval.
  - b. Compliance with all conditions of approval specified herein shall be verified by the Community Development Department.
  - c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them
5. 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.
6. CUP No. 18-015 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.
7. The Development Services Departments and divisions (Community Development, Fire, 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.
8. 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.

**THE MEETING WAS ADJOURNED AT 1:55 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, NOVEMBER 6, 2018, AT 1:30 P. M.**

  
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Jennifer Villasenor  
Zoning Administrator

JV:jg