

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

WEDNESDAY, OCTOBER 7, 2015 - 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos
STAFF MEMBER: Joanna Cortez, John Ramirez, Ethan Edwards, Judy Demers
MINUTES: **NONE**
ORAL COMMUNICATION: **NONE**

ITEM 1: COASTAL DEVELOPMENT PERMIT NO. 15-011 (CYPRUS REMODEL)

APPLICANT: Rolando Serrano, 112 E. Chapman Avenue, Suite D, Orange, CA 92866
PROPERTY OWNER: Kip and Amy Cyprus, 3542 Courtside Circle, Huntington Beach, CA 92649
REQUEST: To permit an approximately 1,723 sq. ft. addition to an existing 3,959 two-story single family dwelling. This includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.
LOCATION: 3542 Courtside Circle, 92649 (located at the terminus of Courtside Cir. - Huntington Harbour)
CITY CONTACT: Joanna Cortez

Joanna Cortez, 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.

Rolando Serrano, applicant, stated that he has no comments or concerns with staff's recommendations.

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

Mr. Ramos stated he would approve the request as recommended by staff.

COASTAL DEVELOPMENT PERMIT NO. 15-011 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 section 15301 of the CEQA Guidelines, because the project consists of an addition to an existing single-family residence within a residential zone.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 15-011:

1. Coastal Development Permit No. 15-011 for the 1,723 sq. ft. addition to an existing two-story single family dwelling conforms to the General Plan, including the Local Coastal Program. The project is consistent with Coastal Element Land Use Policy C 1.1.1 to encourage new development to locate within, contiguous to, or in close proximity to existing developed areas able to accommodate it. The proposed addition will occur within an existing single family dwelling located within an established residential neighborhood.
2. The 1,723 sq. ft. addition to an existing single family dwelling, with modifications, is consistent with the requirements of the Coastal Zone Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code, including maximum height, maximum lot coverage, minimum yard setbacks, and required onsite parking.
3. At the time of occupancy the proposed addition can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The project will be constructed on a previously developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access, recreation, or views to coastal resources.

CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 15-011:

1. The site plan, floor plans, and elevations received and dated August 25, 2015 shall be the conceptually approved design with the following modification: The gazebo located at the rear of the property shall be located to comply with the visibility requirements for waterfront lots pursuant to Section 210.06(R)(6) of the Huntington Beach Zoning and Subdivision Ordinance.
2. Prior to submittal for building permits, 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. The applicant and/or applicant's representative shall be responsible for ensuring that accuracy of all plans and information submitted to the City for review and approval.
4. Prior to submittal for building permits, one set of revised site plan, floor plans, 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.
5. The final building permit(s) cannot be approved until the following have been completed:

- a. All improvements must be completed in accordance with approved plans.
 - b. Compliance with all conditions of approval specified herein shall be verified by the Planning & Building 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.
6. CDP No. 15-011 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.
 7. 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.
 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.

ITEM 2: COASTAL DEVELOPMENT PERMIT NO. 15-014, TENTATIVE PARCEL MAP NO. 15-026 (DOLPHIN LLC CONDOS)

APPLICANT/
PROPERTY OWNER: George P. Brown III, 129 Dolphin LLC, 17212 Argo Circle, Huntington Beach CA 92647

REQUEST: **TPM:** To permit the one-lot subdivision of a 2,700 sq. ft. parcel for two residential condominium units. **CDP:** To “approve in concept” the demolition of an existing 1,200 sq. ft. duplex and construction of a new 5,040 sq. ft. 3-story duplex with a rooftop deck and a one-lot subdivision.

LOCATION: 16891 11th Street, 90742 (North side of 11th St., between North Pacific Ave. and PCH – Sunset Beach)

CITY CONTACT: John Ramirez

John Ramirez, Project 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.

George P. Brown III, applicant, stated that he had no comments or concerns with staff’s recommendations.

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

Mr. Ramos stated he would approve the request as recommended by staff.

COASTAL DEVELOPMENT PERMIT NO. 15-014, TENTATIVE PARCEL MAP NO. 15-026 WERE 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 section 15303 of the CEQA Guidelines, because the project involves the construction and subdivision of a duplex, totaling less than four dwelling units.

FINDINGS FOR APPROVAL IN CONCEPT - COASTAL DEVELOPMENT PERMIT NO. 15-014:

1. Coastal Development Permit No. 15-014 to “approve in concept” the demolition of an existing 1,200 sq. ft. duplex and construction of a new 5,040 sq. ft. 3-story duplex with a roof top deck conforms to the General Plan land use designation of RH-30 (Residential High Density – 30 dwelling units/acre) on the subject property. The Land Use Plan establishes and designates areas of residential and commercial development that will not impair coastal resources or public access to the coast. Since the project site is in the uncertified portion of the Local Coastal Program, the applicant will be submitting a coastal development permit

application to the California Coastal Commission for the proposed development for final approval after City action on the project. While the City will not be issuing a coastal development permit, the applicant has submitted site plans, floor plans, and elevations for the new 5,040 sq. ft. 3-story duplex with a roof top deck, which staff has reviewed for compliance with the Draft Sunset Beach Specific Plan, Sunset Beach Residential zoning designation and other applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The project is consistent with Coastal Element Policy C 1.1.1, which encourages development within, or contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed construction will occur on a developed site, contiguous to existing single-family and duplex/multifamily residential developments.

2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The project will comply with all applicable development regulations, including minimum setbacks and onsite parking, and maximum building height.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Draft Local Coastal Program and Draft Sunset Beach Specific Plan Zoning designation. The project will be constructed on a previously developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roads.
4. The development conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access, recreation, or views to coastal resources as it is located on a previously developed site and complies with the height limitations prescribed within the Draft Sunset Beach Specific Plan.

FINDINGS FOR APPROVAL - TENTATIVE PARCEL MAP NO. 15-026:

1. Tentative Parcel Map No. 15-026 for the one-lot subdivision of a 2,700 sq. ft. parcel proposed for the development of two residential units for condominium purposes is consistent with the General Plan land use designation of RH-30 (Residential High Density – 30 dwelling units/acre) on the subject property. The Land Use Plan establishes and designates areas of residential and commercial development that will not impair coastal resources or public access to the coast. This tentative parcel map is consistent with the Draft Sunset Beach Specific Plan, Sunset Beach Residential zoning designation and other applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) because the proposed subdivision will create a total of two residential condominium units.
2. The site is physically suitable for the type and density of development. The site consists of one parcel of land, approximately 2,700 sq. ft. in area developed with an existing 1,200 sq. ft. duplex apartment that would be demolished to facilitate the construction of a new 5,040 sq. ft. 3-story duplex with a rooftop deck. The project involves a one-lot subdivision for condominium purposes. The site will comply with maximum density requirements of the Draft Sunset Beach Specific Plan and the HBZSO.
3. The design of the subdivision and the proposed improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The subdivision is proposed on property currently zoned for residential development, and located in an urbanized area. The subject parcel does not serve as habitat for fish or wildlife and is currently developed with a duplex apartment structure. The proposed condominium map will comply with the Draft Sunset Beach Specific Plan and the HBZSO.

4. The design of the subdivision and the proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision since no easements acquired by the public at large for access through or use of the property exist within the proposed subdivision. Vehicular access to the site would be along 11th Street abutting the front property line and along the rear property line abutting the alley. No easements for street or alley widening would be required as a part of this proposed tentative parcel map.

CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 15-014
/TENTATIVE PARCEL MAP NO. 15-026:

1. The site plan, floor plans, and elevations received and dated August 31, 2015 shall be the conceptually approved design.
2. Prior to submittal for building permits, the following shall be completed:
 - a. Evidence of Coastal Development Permit approval by the California Coastal Commission shall be submitted to the Planning and Building Department.
 - b. Zoning entitlement conditions of approval, California Coastal Commission 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 5 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. Any conditions of approval, imposed by the California Coastal Commission that are more restrictive than those set forth in this approval shall be adhered to.
5. The final building permit(s) cannot be approved until the following have been completed:
 - a. All improvements must be completed in accordance with approved plans.
 - b. Compliance with all conditions of approval specified herein shall be verified by the Planning & Building 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.
6. The applicant and/or applicant's representative shall be responsible for ensuring that accuracy of all plans and information submitted to the City for review and approval.
7. The (development/subdivision) shall comply with all applicable requirements of the Municipal Code, Planning and Building Department, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**
8. Tentative Parcel Map No. 15-026 in conjunction with Coastal Development Permit No. 15-014 shall become null and void unless exercised within two years of the date of final Coastal Commission 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.
9. The final map for Tentative Parcel Map No. 15-026 shall not be approved by the City Engineer until the California Coastal Commission has approved the Coastal Development Permit for the development.
10. 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.
11. 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. 15-045 (RALPH'S ALCOHOL TASTING)

APPLICANT: Ralphp Grocery Company, C/O Art Rodriguez, Art Rodriguez & Associates, 709 E. Colorado Blvd. #200, Pasadena CA 91326.
PROPERTY OWNER: ROIC California LLC, Richard Schoebel, 8905 Towne Center Drive #108, San Diego CA 92122
REQUEST: To permit an approximately 30-sq. ft. alcohol beverage tasting area (ABC Type 86 License – Instructional Tasting) within an existing grocery store.
LOCATION: 19081 Goldenwest Street, 92648 (southwest corner of Goldenwest St. and Garfield Ave.)
CITY CONTACT: John Ramirez

John Ramirez, Project 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.

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

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

Mr. Ramos stated he would approve the request as recommended by staff.

CONDITIONAL USE PERMIT NO. 15-045 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 no expansion in the overall floor area of an existing retail store.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 15-045:

1. Conditional Use Permit No. 15-045, for the establishment, maintenance and operation of an alcohol tasting area within an existing grocery store, would 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 tasting area would be approximately 30-sq. ft. in size and authorized by a Type 86 ABC License (Instructional Tasting), and is proposed to operate between 10:00 AM and 9:00 PM everyday within an existing grocery store. Since the proposed tasting area would be completely within the existing grocery store and ancillary to the operation of the market, it is not anticipated to generate noise, traffic, parking and other impacts detrimental to surrounding properties or inconsistent with the subject property's commercial zoning. The alcohol beverage tasting area would be located within an existing approximately 53,000 sq. ft. grocery store that currently operates

daily from 7:00 AM to 12:00 AM. The existing store has an ABC Type 21 - Off-Sale license and currently sells a full line of alcoholic beverages for off-site consumption. The proposed on site consumption of alcoholic beverages will be for sampling purposes only to introduce/highlight new brands or products featured by the grocery store. The tasting area would be wholly contained within a delineated area inside the store and no change to hours of operation or character of the existing use is proposed.

2. The conditional use permit will be compatible with surrounding uses because the onsite consumption of alcoholic beverages will be within and ancillary to the existing grocery store and will be conducted entirely within the interior of a commercial building and during limited hours of operation (10:00 AM and 9:00 PM) everyday.
3. The proposed alcohol tasting area 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 use in the district in which it is located. The proposed tasting area within the existing grocery store conforms to applicable site development requirements as the proposed use does not result in any expansion/intensification of the existing use. The onsite consumption of alcoholic beverages is permitted in the Holly-Seacliff Specific Plan, commercial zoning district with the approval of a conditional use permit.
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 Neighborhood (CN) on the subject property. In addition, it is consistent with the following objective and policies of the General Plan:

A. Land Use Element

Objective LU 10.1: Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach's recreational resources.

Policy LU 10.1.8: Require that entertainment, drinking establishments, and other similar uses provide adequate physical and safety measures to prevent negative impacts on adjacent properties.

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 proposed alcohol tasting (beer, wine and distilled spirits) would be ancillary and incidental to the existing grocery store. The proposed tasting area would market its services to local residents and residents in the surrounding region who shop at the existing grocery store, thereby expanding the service-based commercial opportunities in the City and contributing to the diversity of retail and service uses that are oriented to local and regional residents. Based upon the operational conditions imposed and the incidental nature of the tasting area operation, the alcohol tasting is not anticipated to result in negative impacts on adjacent properties.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 15-045:

1. The site plan and floor plan received and dated August 6, 2015 shall be the conceptually approved design.
2. The use shall comply with the following:
 - a. The onsite service and consumption of alcoholic beverages shall be permitted between the hours of 10:00 AM and 9:00 PM.
 - b. Prior to the service of alcoholic beverages, a copy of the Alcoholic Beverage Control license, along with any special conditions imposed by the ABC, shall be submitted to the Planning and Building Department. Any conditions that are more restrictive than those set forth in this approval shall be adhered to. The business shall be limited to the conditions contained in the ABC Type 86 (Instructional Tasting) License.
 - c. Consumption of alcohol on the premises shall be limited to the conditions contained in the ABC Type 86 (Instructional Tasting) License. **(PD)**
 - d. Consumption of alcoholic beverages shall be limited to the designated tasting area as indicated on the plans submitted August 6, 2015. All persons under 21 years of age are prohibited in the tasting area during tasting events. **(PD)**
 - e. Entertainment shall be prohibited. **(PD)**
3. CUP No. 15-045 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.
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 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. 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.
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.

THE MEETING WAS ADJOURNED AT 1:43 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, OCTOBER 21, 2015, AT 1:30 P. M.



Ricky Ramos
Zoning Administrator

RR:EE:jd