

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 26-004

SUGGESTED 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 will establish a personal enrichment use within an existing 14,000 sq. ft. industrial building and the project does not involve an expansion to an existing structure.

SUGGESTED FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 26-004:

1. Conditional Use Permit No. 26-004 to establish a personal enrichment use within an existing 14,000 sq. ft. industrial building 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 use is located within an existing industrial building. The addition of a personal enrichment use will not increase the demand for parking or have other impacts detrimental to surrounding properties and is consistent with the subject property's industrial zoning. Industrial uses are located to the north, east, south and west of the subject site. The proposed personal enrichment use will be conducted entirely indoors and will not have impacts pertaining to noise to the surrounding properties. A condition has been included to limit the maximum number of students on site, at any given time, to not exceed the number of stalls provided on site to ensure there will be no detrimental impacts to the adjacent properties.
2. The granting of Conditional Use Permit No. 26-004 to establish a personal enrichment use within an existing 14,000 sq. ft. industrial building will not adversely affect the General Plan because it is consistent with the Land Use Element designation of I (Industrial) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

Land Use Element

Goal LU-11: Commercial land uses provide goods and services to meet regional and local needs.

Policy LU-11 (A): Encourage a variety of commercial uses that cater to local and regional demand to create an environment that meets resident needs and increases the capture of sales tax revenues.

Policy LU-13 (A): Encourage expansion of the range of goods and services provided to accommodate the needs of all residents and the market area.

The request will expand the range of goods and services provided in the area by establishing a personal enrichment use within an existing 14,000 sq. ft. industrial building in a safe manner for residents and customers from the surrounding area. The proposed request will provide expanded goods and services to meet the needs of the area and will add to the capture of sales tax revenue. The existing industrial building is located to the east of Pipeline Lane and South of Engineer Drive within the Industrial Limited (IL) Zoning District.

3. The granting of Conditional Use Permit No. 26-004 to establish a personal enrichment use within an existing 14,000 sq. ft. industrial building 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) because personal enrichment uses over 5,000 sq. ft. are permitted subject to a Conditional Use Permit within the Industrial Limited (IL) Zoning District. The proposed personal enrichment use will be located within an existing 14,000 sq. ft. industrial building which complies with the site development standards.

SUGGESTED CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 26-004:

1. The site and floor plan received and dated March 9, 2026, shall be the conceptually approved design.
2. The use shall comply with the following conditions:
 - a) The existing industrial building provides 48 onsite parking stalls. The maximum number of students at any given time cannot exceed the number of on-site parking stalls provided.
3. 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.
4. The structure cannot be occupied and 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, except as provided for by the conditions of approval.
 - b. A Certificate of Occupancy must be approved by the Planning Division and issued by the Building Division.
5. CUP No. 26-004 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
6. 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.