

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 25-017

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 15303 of the CEQA Guidelines, because the project consists of construction of accessory (appurtenant) structures including garages, and carports, patios, swimming pools, and fences.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 25-017:

1. Conditional Use Permit No. 25-017 to construct an approximately 375 sq. ft. electric vehicle charging station garage, 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 project involves construction of an electric vehicle charging garage and the proposed use will not generate traffic, demand for parking, or other impacts detrimental to surrounding properties and inconsistent with the subject property's industrial zoning. The primary use of the electric vehicle charging station garage will be for charging electric vehicles related to the Wetlands Conservancy organization, and it is not intended to be used or designed as a public charging station. The proposed electric vehicle charging garage will be located within the east portion of the property's parking lot and will not have impacts pertaining to noise and/or odors to further reduce potential impacts to surrounding properties and uses.
2. The granting of the Conditional Use Permit 25-017 to construct an approximately 375 sq. ft. electric vehicle charging station garage will not adversely affect the General Plan because it is consistent with the Land Use Element designation of P (Public) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. 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 LU-1 (A): Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

Policy LU-1(D): Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

The proposed project will develop an electric vehicle charging garage on a site that is currently used as a parking lot for the Wetlands Conservancy that is consistent with permitted uses in the Public (P) land use designation and is consistent with the other existing buildings on site. The proposed garage will be oriented facing Pacific Coast Highway, behind a 6-foot-tall block wall and adjacent to existing accessory structures on the property. The height of the garage will be 14 ft. 1 in. and will also be consistent with other structures on site and in the surrounding vicinity.

3. The proposed conditional use permit to construct an approximately 375 sq. ft. electric vehicle charging station garage 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) and any specific condition required for the proposed use in the district in which it would be located because the proposed use is permitted in the IG-CZ -O (Industrial General – Coastal Zone – Oil) zone, subject to zoning administrator approval, pursuant to Section 212.04 of the HBZSO – IG, IL, and RT Districts: Land Use Controls. The proposed electric vehicle charging garage will be located within an existing industrial parking lot, which conforms to applicable site development standards in terms of minimum yard setbacks.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 25-017:

1. The site plan, floor plans, and elevations received April 24, 2025, and dated July 12, 2024, shall be the conceptually approved design.
2. Prior to submittal for building permits, zoning entitlement conditions of approval 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 structure shall not be occupied, and the final building permit(s) shall not 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 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.
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. Conditional Use Permit No. 25-017 shall not become effective until the ten calendar day appeal period has elapsed.

6. Conditional Use Permit No. 25-017 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 of 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 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.