

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

WEDNESDAY, JUNE 18, 2025 - 1:30 P.M.

ZONING ADMINISTRATOR: Joanna Cortez

STAFF MEMBER: Jason Kelley, Marco Cuevas Jr., Michelle Romero

PUBLIC COMMENTS: **NONE**

ITEM 1: COASTAL DEVELOPMENT PERMIT NO. 25-007 (HONG POOL HOUSE):

APPLICANT: Robert Orr, 1977 Obispo Avenue, Signal Hill, CA 90755
PROPERTY OWNER: Hong, Berkman & Mammoth 1990 Trust, 16252 Tisbury Circle, Huntington Beach, CA 92649
REQUEST: To construct a 1,200 sq. ft. pool house with a second-floor deck at an overall height of 15 feet.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act (CEQA).
LOCATION: 16252 Tisbury Circle, 92649 (North side of Tisbury Circle West of Mistral Drive)
CITY CONTACT: Jason Kelley

Jason Kelley, 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. Staff received one public comment on this item from an adjacent property owner, who had general questions about the project.

Joanna Cortez, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Robert Orr, applicant, had no comments or concerns with staff's recommendations.

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

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

COASTAL DEVELOPMENT PERMIT NO. 25-007 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 15303 of the CEQA Guidelines because the project consists of the construction of an accessory structure within a residential zone.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 25-007:

1. Coastal Development Permit No. 25-007 to construct a 1,200 sq. ft. pool house with a second-floor deck, conforms with the City's Local Coastal Program, including Coastal Element Land use Policy C 1.1.1 which encourages new development to locate within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed development will occur entirely on a developed site, contiguous to properties developed with existing single-family residential uses.
2. Coastal Development Permit No. 25-007 to construct a 1,200 sq. ft. pool house with a second-floor deck, 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 project will comply with all applicable development regulations, including maximum building height, minimum yard setbacks, lot coverage, and privacy design standards.
3. At the time of occupancy, the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program because Coastal Development Permit No. 25-007 to construct a 1,200 sq. ft. pool house with a second-floor deck is located in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways.
4. Coastal Development Permit No. 25-007 to construct a 1,200 sq. ft. pool house with a second-floor deck, 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. 25-007:

1. The site plan, floor plans, and elevations received June 3, 2025, shall be the conceptually approved layout.
2. Prior to submittal of building permits, the following shall be completed: 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. During demolition, grading, site development, and/or construction, the following shall be completed:
 - 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. Prior to issuance of final building permits, the following shall be 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.
 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. Coastal Development Permit No. 25-007 shall become null and void unless exercised within two years of the date of final approval or within one year of the date of final Coastal Development Permit approval by the Coastal Commission if the Coastal Development Permit is appealed, 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 (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: CONDITIONAL USE PERMIT NO. 25-006 (PECHULIS RESIDENCE):

APPLICANT: Chris Pechulis, 712 Huntington Street, Huntington Beach, CA 92648
PROPERTY OWNER: Christopher and George Pechulis, 712 Huntington Street, Huntington Beach, CA 92648
REQUEST: To remodel an existing three-story 3,489 sq. ft. multi-family dwelling unit at an overall height of 28 ft. 10 in. by adding approximately 522 sq. ft. of living space and a 140 sq. ft. third story deck.
ENVIRONMENTAL STATUS: The proposed project is covered by Section 15301, Class 1 of the California Environmental Quality Act (CEQA).
LOCATION: 712 Huntington Street, 92648 (East side of Huntington Street, South of Hartford Avenue, North of Geneva Avenue)
CITY CONTACT: Marco Cuevas Jr.

Marco Cuevas Jr., 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. Staff received no public comments on this item.

Joanna Cortez, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Christopher Pechulis, property owner, had no comments or concerns with staff's recommendations.

Angela Salley, architect, stated that the request was to improve what was existing and that the improvements would match the surrounding homes.

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

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

CONDITIONAL USE PERMIT NO. 25-006 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 would develop

an addition less than 50 percent of existing floor area of an existing multi-family residence within an existing urbanized residential zone.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 25-006:

1. Conditional Use Permit No. 25-006 to remodel an existing three-story 3,489 sq. ft. multi-family dwelling unit at an overall height of 28 ft. 10 in. by adding approximately 522 sq. ft. of living space and a 140 sq. ft. third story deck 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 addition is located towards the rear of the residential structure and is designed to expand 426 sq ft on the ground floor, and 96 sq. ft. onto the second floor for a total of 522 sq. ft. The existing third floor will be expanded by 140 sq. ft. to expand into the existing deck area by enclosing it and adding a covered deck. The addition to the second and third floors will result in a slight increase in height from 26 ft. 1 in. to 28 ft. 10 in. Although the second and third floor decks are oriented towards the side yard, they are designed to maintain a 20-foot separation between the exterior face of the deck and the existing adjacent structure. The increased height of the third story addition with deck will have a mass and scale that is similar to the proportion of homes in the surrounding neighborhood. Furthermore, the proposed third-floor deck will not expand beyond the second-floor footprint below, does not exceed the height limit and will only be accessible from the interior of the residence.
2. The granting of the Conditional Use Permit No. 25-006 to remodel an existing three-story 3,489 sq. ft. multi-family dwelling unit at an overall height of 28 ft. 10 in. by adding approximately 522 sq. ft. of living space and a 140 sq. ft. third story deck will not adversely affect the General Plan because it is consistent with the Land Use Element designation of RMH (Residential Medium High Density) on the subject property and 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.

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.

The proposed project is consistent with the requirements of the base zoning district such as parking, building setbacks, building height, and lot coverage. The overall height will match the surrounding properties because the neighborhood is developed with multi-family residences with similar building heights.

3. The proposed Conditional Use Permit No. 25-006 to remodel an existing three-story 3,489 sq. ft. multi-family dwelling unit at an overall height of 28 ft. 10 in. by adding approximately 522 sq. ft. of living space and a 140 sq. ft. third story deck 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 the project complies with parking, building setbacks, building height, and lot coverage. Furthermore, the third-floor habitable area will be set back at least 20 ft. from the exterior face of the deck and the existing adjacent structure. Multi-family development exceeding 25 ft. in height in the RMH-A zoning district is permitted with the approval of a conditional use permit.

CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 25-006

1. The site plan, floor plans, and elevations received May 9, 2025, shall be the conceptually approved layout.
2. Prior to submittal of building permits, the following shall be completed: 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. During demolition, grading, site development, and/or construction, the following shall be completed:
 - 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. Prior to issuance of final building permits, the following shall be 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.

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. Conditional Use Permit No. 25-006 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 Community Development Department 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 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. 24-033 (LUCKY CHINESE FOOD):

APPLICANT:	Kaizen Chen, 1281 Meadowbrook Road, Altadena, CA 91001
PROPERTY OWNER:	206 BCE Inc, 440 S. Anaheim Boulevard Unit 110, Anaheim, CA 92805
REQUEST:	To construct an approximately 1,200 sq. ft. fast food restaurant with a single drive thru lane.
ENVIRONMENTAL STATUS:	This request is covered by Section 15303, Class 3, of the California Environmental Quality Act (CEQA).
LOCATION:	15942 Edwards Street, 92647 (East side of Edwards Street, near Edinger Avenue)
CITY CONTACT:	Marco Cuevas Jr.

Marco Cuevas Jr., 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. Staff received no public comments on this item. Staff revised condition one to remove modification prevision because the condition was met.

Ms. Cortez, modified finding number two and eliminated the conditioned language that stated inclusion of a landscape area along the project, to be consistent with the plans which already show a landscaped area.

THE PUBLIC HEARING WAS OPENED.

Kaizen Chen, applicant, stated that the architect is working on enhancing the vacancy of the lot and will beautify the commercial area.

Don Luebcke, adjacent resident, spoke in support of the request and said he was happy that the vacant lot will be occupied.

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

Ms. Cortez stated that she would approve the request along with the following modifications:

- Condition 1: Add material to delineate the proposed drive thru lane. Also, add raised delineators to help differentiate traffic going north and south.
- Add a condition stating that staff will review the plans before submitted for plan check.

CONDITIONAL USE PERMIT NO. 24-033 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 involves the construction of a new restaurant building not exceeding 2,500 sq. ft. in floor area in an urbanized area with all necessary public services and facilities.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 24-033:

1. Conditional Use Permit No. 24-033 to construct an approximately 1,200 sq. ft. fast food restaurant building with a single drive-thru lane and various onsite improvements 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 project is surrounded by similar commercial uses to the east, south across the street from Edinger Avenue, and west across the street from Edwards Street. Residential uses are located to the north of the subject site and are separated by a drive aisle. The residential uses will be continually protected because the new improvements will not be located closer than existing improvements. New landscaping will be provided throughout the site and along Edwards Street and architectural building enhancements will promote a higher design quality to the vicinity. The project is consistent with the development standards within the commercial designation. Residential uses are buffered from the restaurant by the existing parking lot and proposed landscaping. The structure is setback approximately 50 ft. from the nearest residential use to the north. Improved onsite vehicular circulation and adequate parking per code will be provided on site. The improvements are not anticipated to generate additional noise and traffic beyond which already exists in the surrounding area.

2. The granting of Conditional Use Permit No. 24-033 to construct an approximately 1,200 sq. ft. fast food restaurant with a single drive-thru lane and various onsite improvements will not adversely affect the General Plan because it is consistent with the Land Use Element designation of Commercial General (CG) on the subject property. In addition, it is consistent with the following objective goals and policies of the General Plan:

A. Land Use Element

- a. 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.
- b. 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.
- c. Policy LU-1 (D): Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.
- d. Goal LU-11: Commercial land uses provide goods and services to meet regional and local needs.
- e. Policy LU-11 (B): Encourage new businesses to locate on existing previously developed or underutilized commercial properties where these properties have good locations and accessibility.
- f. Goal LU-12: Commercial and industrial corridors throughout the planning area are renovated and revitalized.

The proposed project consists of the partial demolition and construction of a drive-thru restaurant building within an existing commercial site. The property site will continue to serve adjacent residential development within the City as the project is located within an established area containing similar uses. The building complies with the City's Urban Design Guidelines for commercial buildings, featuring quality architecture and exterior finish materials, a variety of roof lines and façade treatments and a functional site layout. The proposed improvements will include a pedestrian accessway allowing for visually safe means of ingress and egress. Furthermore, the proposed project will enhance the economic vitality of the site and surrounding areas by providing new job opportunities and general sales tax revenue and by promoting development on a previously underutilized site that is surrounded by development. There will be a 10-foot landscaping buffer area along Edwards Street to soften and improve the functionality of the site from the adjacent arterial street.

3. The proposed conditional use permit to construct an approximately 1,200 sq. ft. fast food restaurant with a single drive-thru lane 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 project complies with development standards pertaining to height, street side setbacks, floor area ratio, minimum landscaping requirements, and parking. Additionally, the proposed development and use is permitted in the CG

(Commercial General) zone, subject to conditional use permit approval, pursuant to Section 211.04 of the HBZSO – CO, CG, and CV Districts: Land Use Controls.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 24-033:

1. The site plan, floor plan, and elevations received and dated May 26, 2025, shall be the conceptually approved design with the following modification: the applicant shall delineate the proposed drive-thru lane with a different material, such as concrete, and separate the drive-thru lane from the east drive aisle with raised delineators (speed bumps, pavement markers, etc.).
2. The use shall comply with the following hours of operation:
 - a. Drive-thru: 7:00 AM – 10:00 PM daily.
 - b. Dining Room: 6:00 AM – 12:00 AM daily
3. Signage shall be reviewed and approved under a separate permit.
4. At least 14 days prior to any grading activity, the applicant/develop shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timelines for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Community Development Department.
5. Prior to submittal of building permits the following shall be completed:
 - a. One set of project plans, revised pursuant to Condition of Approval No. 1, shall be submitted for review, approval and inclusion in the entitlement file to the Planning Division.
 - b. Zoning entitlement conditions of approval and code requirements identified in separately transmitted memorandum from the Departments of Fire, Community Development, and Public Works shall be printed verbatim on one of the first three pages of all 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.
 - c. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Community Development Department for review and approval.
6. 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.
7. 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.
8. 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, except as provided for by the 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.
 - d. A Certificate of Occupancy must be approved by the Planning Division and issued by the Building Division.
9. CUP No. 24-033 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.
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 Community Development may approval 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 2:03 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, JULY 02, 2025, AT 1:30 P. M.



Joanna Cortez
Zoning Administrator

JC:mr