

ATTACHMENT NO. 1

RECOMMENDED CONDITIONS OF APPROVAL

DESIGN REVIEW NO. 26-009

RECOMMENDED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Director finds that the project will not have any significant effect on the environmental 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 installation of small new equipment of light poles at an existing sports field.

RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW NO. 26-009:

1. Project plans, color and materials received and dated July 15, 2026, shall be the conceptually approved design with the following modifications:
 - a. Based on the wattage of the proposed lights, all six (6) light poles shall include appropriate shielding.
 - b. Lights shall not operate before 4:00 p.m. or beyond 9:00 p.m.
2. Prior to submittal of building permit, provide an updated plan to the Planning Division reflecting the conditions of approval above. With submittal of updated plans, an updated photometric plan shall be provided showing no spillage onto the adjacent sites.
3. Prior to final of building permit, provide an updated post-construction photometric plan for the lighting demonstrating no spillage onto the adjacent sites.
4. All parking area lighting shall be energy-efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system.
(HBZSO Ch. 231.18 (C))
5. Lighting shall be directed onto the driveways and walkways within the development and away from adjacent properties. A lighting plan shall be submitted for approval by the Director.
(HBZSO Ch. 210.06 (S))

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, 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.