

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 25-033

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 New Construction or Conversion of Small Structures because the project consists of an office not exceeding 2,500 sq. ft. as well as a restroom that serves as an accessory structure to the primary marina use.

SUGGESTED FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 25-033:

1. Conditional Use Permit No. 25-033 to permit an approximately 420 sq. ft. floating restroom and 580 sq. ft. floating office at an overall height of 12 ft. 6 in. at an existing marina 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 site currently operates as a marina and the two proposed vessels would serve as accessory uses that are incidental to the primary marina use. The request to utilize two boat slips for the purpose of a marina office and restroom would benefit the existing tenants of the marina by providing amenities within the proximity of the marina. Additionally, the project provides an addendum to the approved Parking Management Plan that demonstrates sufficient parking. With the additional required parking, the site still has a surplus of 44 parking spaces. The vessels are a premanufactured design that is compatible in proportion, scale, and design to the surrounding development. The proposed project is not anticipated to generate any additional traffic or noise and complies with all applicable development standards; therefore, no significant impact will be generated by the proposed improvements.
2. The granting of Conditional Use Permit No. 25-033 to permit an approximately 420 sq. ft. floating restroom and approximately 580 sq. ft. floating marina office at an overall height of 12 ft. 6 in. on an existing dock will not adversely affect the General Plan as it is consistent with the Land Use Element designation of OS-W (Open Space – Water Recreation) on the subject property and the following General Plan goals and policies:

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-1B: Ensure new development supports the protection and maintenance of environmental and open space resources.

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

The proposed development is consistent with the land use designation and will continue the land use pattern by supporting the existing marina with needed accessory uses. The project would utilize two existing boat slips to permit an office and restroom. Both structures would be accessible to marina tenants and would support the existing open space resource by providing an on-site office that will provide marina services and a restroom available to marina tenants. The restroom would be available to marina tenants 24 hours per day while the office would be open from 8:30 a.m. to 5:00 p.m. Monday through Saturday with three employees in the office and two employees on the docks each day. The proposed vessels are compatible in proportion, scale, and character with the surrounding area because they will be within the harbour, are prefabricated vessels that are minimal in size and height, and will be permanently affixed to the boat slip within the floating dock system.

B. Coastal Element

Policy C 1.1.2: Coastal dependent developments shall have priority over other developments on or near the shoreline. Coastal-related developments should be accommodated within reasonable proximity of the coastal-dependent uses they support.

Policy C 1.2.2: Require that development be designed to account for the unique characteristics of project sites and objectives for Coastal Zone character in accordance with the Development "Overlay" schedule listed in Table C-1, as appropriate.

Goal C-4: Preserve, and where feasible, enhance and restore the aesthetic resources of the City's coastal zone, including natural areas, beaches, harbors, bluffs and significant public views.

Policy C 4.2.2: Require that massing, height, and orientation of new development be designed to protect public coastal views.

The development is consistent with the Coastal Element Land Use Plan and will provide on-site support to the marina, which is a coastal-dependent use. The vessels that will house the marina office and restroom are consistent in design and material to the surrounding development and proposed at an overall height of 12 feet 6 inches, which will not be detrimental to existing coastal views in the vicinity.

C. Environmental Resources and Conservation Element

Goal ERC-17: Enhance and protect water quality of all natural water bodies including rivers, creeks, harbors, wetlands, and the ocean.

Policy ERC-17C: Continue to require new development and significant redevelopment projects to propose protected safeguards and implement best management practices that minimize non-point source pollution and runoff associated with construction activities and ongoing operations.

The proposed restroom will implement best management practices to minimize source pollution within the harbour. The vessel is connected to the existing sewer pipes along the seawall. No additional infrastructure was added specifically to support the floating restroom.

3. Conditional Use Permit No. 25-033 to permit an approximately 420 sq. ft. floating restroom and 580 sq. ft. floating office at an overall height of 12 ft. 6 in. at an existing marina 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 including but not limited to height and parking.

CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 25-033:

1. The site plan, floor plans, and elevations received and dated April 30, 2026, shall be the conceptually approved design with the following modifications: remove the “Peter’s Landing Marina” signage from the north elevations of both vessels.
2. The use shall comply with the following:
 - a. Conditional Use Permit No. 25-033 shall only be effective upon approval of the Coastal Development Permit by the California Coastal Commission.
 - b. Prior to occupancy, update the parking management plan addendum to reflect parking requirements for 323 dock slips, the proposed marina office, and restroom. Parking management plan addendum shall be reviewed and approved by the California Coastal Commission and a copy provided to the city.
 - c. The uses shall be limited to one marina office and one restroom, both of which specifically serve the marina tenants only.
 - d. Hours of operation shall be limited to the following:
 - i. Restroom: 24 hours a day
 - ii. Office: 8:30 a.m. – 5:00 p.m., daily
 - e. Vehicles associated with the site’s operation shall not use surrounding residential streets for parking at any time.
 - f. New exterior building light fixtures shall be shielded and directed so as to prevent glare and spillage onto adjacent properties.
 - g. Outdoor storage and display of merchandise, materials, or equipment shall not be permitted unless a Conditional Use Permit is approved for the use.
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. Conditional Use Permit No. 25-033 shall become null and void unless exercised within two years of the date of approval by the City 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.
5. 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. Changes shall not be implemented until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission 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.