

MINUTES
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Council Chambers - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, APRIL 17, 2024 - 1:30 P.M.

ZONING ADMINISTRATOR: Wayne Carvalho

STAFF MEMBER: Marco Cuevas Jr., Simin Zakavand, Madalyn Welch, Joanna Cortez, Hayden Beckman, Kimberly De Coite

PUBLIC COMMENTS: **NONE**

ITEM 1: ENTITLEMENT PLAN AMENDMENT NO. 24-001 (RIIP BEER COMPANY):

APPLICANT: Ryan Hopkins, 17216 Pacific Coast Highway, Huntington Beach, CA 92649
PROPERTY OWNER: ROM Huntington Beach LLC, 213 N. Stadium Blvd #203, Columbia, MO 65203
REQUEST: To amend Conditional Use Permit No. 98-29 to allow the on-site sale, service, and consumption of beer and wine (ABC Type 23 License) within an approved 390 sq. ft. outdoor patio area in conjunction with an approximately 4,700 sq. ft. restaurant space.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Class 1, Section 15301 of the California Environmental Quality Act.
LOCATION: 17236 Pacific Coast Highway, 92649 (North of Warner Avenue, east of Pacific Coast Highway)
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 comment on this item.

Wayne Carvalho, Zoning Administrator, confirmed with staff that the patio is pre-existing. Mr. Cuevas stated that the only new request is the service of alcohol on the patio.

THE PUBLIC HEARING WAS OPENED.

Ryan Hopkins, 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.

Wayne Carvalho stated that he would approve the request as recommended by staff.

ENTITLEMENT PLAN AMENDMENT NO. 24-001 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 will allow for beer and wine service within an approved outdoor dining area and does not involve an expansion to an existing structure or an expansion in use.

FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 24-001:

1. Entitlement Plan Amendment No. 24-001 to amend Conditional Use Permit No. 98-29 to allow the on-site sale, service, and consumption of beer and wine (ABC Type 23 license) within an approved 390 square foot outdoor dining patio area in conjunction with an approximately 4,700 square foot restaurant space 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. The sale, service, and consumption of beer and wine is not anticipated to generate additional noise, traffic, parking or impacts detrimental to surrounding properties and is consistent with the subject property's commercial zoning. The site is located within an existing commercial shopping center and is surrounded by similar commercial uses to the east, west, and south. Residential uses to the north of the subject site are buffered from the existing building by a 6-foot-high perimeter block wall and are located approximately 125 feet away from the rear of the commercial suite. The storefront and entrance are oriented toward Pacific Coast Highway, away from nearby residences. The consumption of alcoholic beverages and will be contained within the 390 square foot delineated outdoor dining patio area and within the previously approved restaurant area.
2. Entitlement Plan Amendment No. 24-001 to allow the on-site sale, service, and consumption of beer and wine (ABC License Type 23) within an approved 390 square foot outdoor dining patio area in conjunction with an approximately 4,700 square foot restaurant space will not adversely affect the General Plan because it is consistent with the Land Use Element designation of CG (General Commercial) 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-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-11 (B): Encourage new businesses to locate on existing vacant or underutilized commercial properties where these properties have good locations and accessibility.

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 requested entitlement

amendment will accommodate an existing commercial development by allowing the on-site sale, service, and consumption of beer and wine within an approved outdoor dining patio area in conjunction with a permitted land use (restaurant). The proposed use will market its services to local residents thereby expanding the service-based commercial opportunities in the City.

The request will expand the range of goods and services provided in the area by permitting the ancillary sale of beer and wine in conjunction with an existing eating and drinking establishment in a safe manner for residents and customers from the surrounding area. The proposed establishment provides expanded goods and services to meet the needs of the area and will add to the capture of sales tax revenue. The proposed use is located at an existing restaurant within the Huntington Harbour Center near the northeast corner of Pacific Coast Highway and Warner Avenue.

3. The proposed Entitlement Plan Amendment 24-001 to amend Conditional Use Permit 98-29 to allow the on-site sale, service, and consumption of beer and wine (ABC License Type 23) within an approved 390 square foot outdoor dining area in conjunction with an existing approximately 4,700 square foot restaurant space 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 beer and wine sales within eating and drinking establishments are permitted subject to a Conditional Use Permit. The outdoor dining area and restaurant establishment are located within an existing commercial building, which conforms to applicable site development standards, including parking.

CONDITIONS OF APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 24-001:

1. The site and floor plan received and dated January 29, 2024, shall be the conceptually approved design.
2. The use shall comply with the following conditions:
 - a. The interior restaurant hours of operation shall be limited to 11:00 AM – 12:00 AM, daily and the patio hours shall be limited to 11:00 AM – 10:00 PM, daily.
 - b. The business shall obtain an Alcoholic Beverage Control (ABC) license authorizing alcohol use in the business. All ABC requirements shall be met prior to sales, service, or consumption of alcoholic beverages. **(PD)**
 - c. No reduced price or promotions of alcoholic beverages shall be allowed after 7:00PM. **(PD)**
 - d. No games or contests requiring or involving the consumption of alcoholic beverages shall be permitted. **(PD)**
 - e. Business must provide food service until one (1) hour before closing including a cook and food servers shall be on duty.
 - f. Alcohol shall not be included in the price of admission to the business. **(PD)**
 - g. All open alcohol shall remain within the alcohol business, including outdoor dining areas. **(PD)**

- h. All employees engaged in the sale or service of alcohol shall complete mandatory Responsible Beverage Service (RBS) training and certification. This shall be required for new employees within 60 days of being hired and for existing employees every 12 months. Training shall be provided by ABC or an ABC approved RBS trainer. Records of the training shall be maintained on-site for review. **(PD)**
- i. Consumption of alcoholic beverages by on-duty employees and supervisory personnel is forbidden, except when training for knowledge of food pairing, if applicable. **(PD)**
- j. There shall be no requirement for patrons to purchase a minimum number of alcoholic drinks. **(PD)**
- k. Last call for alcohol shall be at least 15 minutes before closing. **(PD)**
- l. There shall be no entertainment allowed without a valid Entertainment Permit issued by the Huntington Beach Police Department. **(PD)**
- m. Dancing is prohibited. **(PD)**
- n. Clearly legible signage shall be affixed inside the restaurant entrances/exits points which shall state "NO OPEN ALCOHOLIC BEVERAGES BEYOND THIS POINT." **(PD)**
- o. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business. **(PD)**
- p. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Marquee sign with business name or logo is the exception. **(PD)**
- q. All areas where the sales, service, and consumption of alcoholic beverages will be permitted must be sufficiently illuminated to permit the identification of patrons. **(PD)**
- r. There shall be no window coverings or advertisements that reduce the visibility inside of the business. This will assist officers in observing crimes in progress. **(PD)**
- s. No patrons shall be permitted to loiter within the vicinity of any entrances and exits at any time. **(PD)**
- t. The establishment shall employ a video surveillance security system with a minimum of one-month video library recorded to a DVR or Cloud based system. The cameras minimum requirements will be clear, color, digital and able to record in low light. The business shall ensure all public areas, entrances, exits, parking areas to the front and adjacent to the business are covered by video surveillance. Electronic copies of video must be made available to the Huntington Beach Police Department within 48 hours of request. Digital recordings shall be made available for viewing on-scene upon request by police personnel conducting investigations. You are required to have someone able to operate the system on duty during all business hours. **(PD)**
- u. All owners, employees, representatives, and agents must obey all state, local, and municipal laws, and conditions of the Conditional Use Permit, Alcoholic Beverage Control License and any other regulations, provisions, or restrictions prescribed by a regulatory authority with jurisdiction over the premise at all times. **(PD)**

- v. The following conditions pertain to the outdoor dining patio:
 - i. No dining or consumption of alcoholic beverages will be permitted on the outdoor dining patio areas between the hours of 10:00 PM and 7:00 AM. **(PD)**
 - ii. An employee shall monitor the patio area when the patio area is being utilized for the sales, service, or consumption of alcoholic beverages. **(PD)**
 - iii. The outdoor dining patio area shall have a physical barrier of no less than 36 inches in height surrounding the outdoor dining areas and designed in a manner that will prohibit passing alcohol through the barrier. **(PD)**
 - iv. A sign shall be posted in a conspicuous space at the entrance/exit point of the patio, which shall state, "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT." **(PD)**
- 3. EPA No. 24-001 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.
- 4. The applicant shall relocate the bicycle parking stand to be displaced by the outdoor dining area.
- 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. 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. 24-004 (FAZELI VETERINARY):

APPLICANT: Eric Jordan, 5718 Cane Hill Ave, Lakewood, CA 90713
PROPERTY OWNER: MGPXII Warner West LLC, PO BOX 847, Carlsbad, CA 92018
BUSINESS OWNER: Omid Fazeli, 1104 Sullivan, Irvine CA 92614
REQUEST: To permit the establishment and operation of an animal hospital in a 2,575- square-foot tenant space within an existing commercial center.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, of the California Environmental Quality Act.
LOCATION: 6937 Warner Avenue, 92647 (Northwest corner of Warner Avenue at Goldenwest Street)
CITY CONTACT: Simin Zakavand, AICP

Simin Zakavand, Contract 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.

Wayne Carvalho, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Omid Fazeli, Fazeli Veterinary, asked about the process for expanding work hours in the future. Mr. Carvalho explained the process for an Entitlement Plan Amendment.

Eric Jordan, applicant, asked that the requirement for soundproofing be revised to require the application of soundproofing materials. Ms. Zakavand indicated that the original language was derived from the applicant's narrative.

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

Wayne Carvalho stated that he would approve the request as recommended by staff with the amended condition requiring that the unit be soundproofed to the discretion of the Community Development Director.

CONDITIONAL USE PERMIT NO. 24-004 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND MODIFIED 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, Class 1, Existing Facilities of the CEQA Guidelines because the project consists of the operation and minor alteration of an existing commercial structure involving negligible or no expansion of use beyond that previously existing.

FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 24-004:

1. Conditional Use Permit No. 24-004 to permit the establishment and operation of a 2,575 sq. ft. animal hospital 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 use is located within an existing commercial center with similar uses. The subject business is located on a property designated for commercial use. Residential uses are located approximately 120 ft. to the north of the subject site and are separated by a Graden Grove Wintersburg Channel. The use will occur within an enclosed, soundproofed, and air-conditioned building to further reduce potential noise impacts to surrounding properties. Conditions to prohibit outdoor animal activities along the northerly areas of the site have been added to ensure there will be no detrimental impact to the adjacent properties.
2. Conditional Use Permit No. 24-004 to permit the establishment and operation of a 2,575 sq. ft. animal hospital will not adversely affect the General Plan because it is consistent with the Land Use Element designation of CG (Commercial General) on the subject property. In addition, it is consistent with the following objectives and policies of the General Plan:

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-2 (D): Maintain and protect residential neighborhoods by avoiding encroachment of incompatible land uses.

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 operation of an approximately 2,575 sq. ft. animal hospital within an existing commercial building will provide additional services to the surrounding neighborhood and diversify the land uses. The use will be located within an existing commercial building which includes other tenant suites and commercial service-related uses consistent with the Land Use and Density Schedules in the General Plan. With the conditions of approval, the use will be compatible with the adjacent uses. Additionally, the expansion will provide new job opportunities for existing and future residents and promote economic viability of the shopping center.

3. Conditional Use Permit No. 24-004 to permit the establishment and operation of a 2,575 sq. ft. animal hospital will comply with the provisions of the base district, other applicable provisions in Titles 21-25 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 HBZSO allows animal hospitals within the Commercial General zoning designation with the approval of a conditional use permit. The use will comply with applicable development standards such as parking and setbacks.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 24-004:

1. The site plan and floor plan received and dated March 1, 2024, shall be the conceptually approved design.

2. The use shall comply with the following:
 - a. Hours of operation of the veterinary hospital shall be limited to 9:00 AM to 9:00 PM, daily.
 - b. All exterior rear doors along the northern areas of the veterinary hospital shall remain closed at all times.
 - c. No outdoor exercising or animal activities shall be permitted in the rear of the building.
 - d. The areas of animal treatment and recovery, including temporary boarding, shall be soundproofed to the satisfaction of the Community Development Department.
 - e. The staff of the veterinary hospital shall clean up after the animals that are taken outside and all landscaping and hospital grounds shall be permanently maintained in a neat and clean manner.
 - f. Temporary boarding of animals (maximum 30 days) is allowed only if in conjunction with medical care and incidental to the hospital use. **(HBZSO 204.10(B)(3))**.
3. Prior to the submittal of 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.
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. The structure cannot be occupied and the final building permit(s) cannot be approved until the following have been completed:
 - g. All improvements must be completed in accordance with approved plans.
 - h. Compliance with all conditions of approval specified herein shall be verified by the Community Development Department.
 - i. 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.
6. CUP No. 24-004 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.
7. The Zoning Administrator reserves the right to revoke Conditional Use Permit 24-004 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code.
8. 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: COASTAL DEVELOPMENT PERMIT NO. 23-010 (LORETO RESIDENCE):

APPLICANT:	Steve Eide, 158 W Orange Street, Covina, CA 91723
PROPERTY OWNER:	Christina Di Loreto, 178 Otis Street, Hingham, MA 02043
REQUEST:	To permit a 252 sq. ft. first floor addition, a 537 sq. ft second floor addition, a conversion of 80 sq. ft. on the first floor to the garage, demolition of 210 sq. ft. on the second floor, removal of 510 sq. ft. of existing covered porches and second floor deck, and 2,405 sq. ft. remodel to an existing 4,221 sq. ft. single family residence at an overall height of 30 ft. 8 in.
ENVIRONMENTAL STATUS:	This request is covered by Categorical Exemption, Section 15301, Class 1, of the California Environmental Quality Act.
LOCATION:	16602 Nalu Circle (North of Baruna Lane, west side of Nalu Circle)
CITY CONTACT:	Madalyn Welch

Madalyn Welch, 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.

Mr. Carvalho confirmed with staff that the 3rd story would be remodeled but no additional floor area was requested.

THE PUBLIC HEARING WAS OPENED.

Steve Eide, applicant, had no comments or concerns with staff's recommendations.

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

Wayne Carvalho stated that he would approve the request as recommended by staff.

COASTAL DEVELOPMENT PERMIT NO. 23-010 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 15301 of the CEQA Guidelines because the project would develop an addition less than 50 percent of existing floor area of an existing single-family residence within an existing urbanized residential zone.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 23-010:

1. Coastal Development Permit No. 23-010 to permit a 252 sq. ft. first floor addition, a 537 sq. ft second floor addition, a conversion of 80 sq. ft. on the first floor to the garage, demolition of 210 sq. ft. on the second floor, removal of 510 sq. ft. of existing covered porches and second floor deck, and 2,405 sq. ft. remodel to an existing 4,221 sq. ft. single family residence at an overall height of 30 ft. 8 in., conforms with the General Plan, including the Local Coastal Program because the project is consistent with the Coastal Element Land use Policy C 1.1.1 to encourage 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. 23-010 to permit a 252 sq. ft. first floor addition, a 537 sq. ft second floor addition, a conversion of 80 sq. ft. on the first floor to the garage, demolition of 210 sq. ft. on the second floor, removal of 510 sq. ft. of existing covered porches and second floor deck, and 2,405 sq. ft. remodel to an existing 4,221 sq. ft. single family residence at an overall height of 30 ft. 8 in., 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. 23-010 to permit a 252 sq. ft. first floor addition, a 537 sq. ft second floor addition, a conversion of 80 sq. ft. on the first floor to the garage, demolition of 210 sq. ft. on the second floor, removal of 510 sq. ft. of existing covered porches and second floor deck, and 2,405 sq. ft. remodel to an existing 4,221 sq. ft. single family residence at an overall height of 30 ft. 8 in. is located in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways.
4. Coastal Development Permit No. 23-010 to permit a 252 sq. ft. first floor addition, a 537 sq. ft second floor addition, a conversion of 80 sq. ft. on the first floor to the garage, demolition of 210 sq. ft. on the second floor, removal of 510 sq. ft. of existing covered porches and second floor deck, and 2,405 sq. ft. remodel to an existing 4,221 sq. ft. single family residence at an overall height of 30 ft. 8 in., 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. 23-010:

1. The site plan, floor plans, and elevations received February 29, 2024 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. A final Flood Elevation Certificate after construction is completed must be completed and provided to Planning staff for review.
 - c. Compliance with all conditions of approval specified herein shall be verified by the Community Development Department.
 - d. 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. 23-010 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.

THE MEETING WAS ADJOURNED AT 1:50 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, MAY 1, 2024, AT 1:30 P. M.



Wayne Carvalho
Zoning Administrator

WC:kdc