

**ATTACHMENT NO. 1**

**SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL**

**COASTAL DEVELOPMENT PERMIT NO. 26-005**

**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 involves installation of new, small structures (signs).

**SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 26-005:**

1. Coastal Development Permit No. 26-005 to limit on-street parking to one hour maximum between 10:00 PM and 6:00 AM daily and two hours maximum between 6:00 AM and 10:00 PM daily on 3,900 linear feet of public street on the north and south sides of Palm Avenue between Goldenwest Street and Cherryhill Lane, including the installation of twenty-seven new "Restricted Parking" signs conforms with the General Plan, including the Local Coastal Program. Completion of the project will continue to implement the Coastal Element goal of providing coastal resource access opportunities for the public. Even with limited parking hours, coastal access will be maintained by ensuring that on-street parking will be permitted at all times.
2. Coastal Development Permit No. 26-005 to limit on-street parking to one hour maximum between 10:00 PM and 6:00 AM daily and two hours maximum between 6:00 AM and 10:00 PM daily on 3,900 linear feet of public street on the north and south of Palm Avenue between Goldenwest Street and Cherryhill Lane, including the installation of twenty-seven new "Restricted Parking" signs is consistent with the requirements of the CZ Overlay District, City ROW, as well as other applicable provisions of the Municipal Code. The project will not result in major physical changes to the streetscape. The proposal includes posting a total of twenty-seven new signs. There will be no obstruction in pedestrian or vehicle access to coastal resources and on-street parking will continue to be permitted at all times.
3. At the time of occupancy, limited on-street parking and the installation of twenty-seven new "Restricted Parking" signs can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. All necessary infrastructure, such as roadways and sidewalks, currently exist to serve the area. The request will maintain existing on-street parking and ensure continued public safety in the vicinity.
4. Coastal Development Permit No. 26-005 to limit on-street parking to one hour maximum between 10:00 PM and 6:00 AM daily and two hours maximum between 6:00 AM and 10:00 PM daily on 3,900 linear feet of public street on the north and south of Palm Avenue between Goldenwest Street and Cherryhill Lane, including the installation of twenty-seven new "Restricted Parking" signs conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access, recreation, or views to coastal resources. The project ensures that on-street parking will continue to be permitted at all times.

**SUGGESTED CONDITIONS OF APPROVAL – COASTAL DEVELOPMENT PERMIT NO. 26-005:**

1. The site plan received and dated February 9, 2026, shall be the conceptually approved design.
2. The use shall comply with the following:
  - a. Parking shall be limited to a one hour maximum between the hours of 10:00 PM and 6:00 AM, daily.
  - b. Parking shall be limited to a two hour maximum between the hours of 6:00 AM and 10:00 PM, daily.
3. The use shall be subject to staff review after one year of implementation to ensure the limited parking program maintains coastal access.
4. The applicant and/or the applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the city for review and approval.
5. CDP No. 26-005 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 Department of Community Development pursuant to a written request submitted to the Department a minimum 30 days prior to the expiration date.
6. 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.