

ATTACHMENT NO. 1
SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 24-034

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 consists of the construction of a new industrial building not exceeding 10,000 sq. ft. in floor area in an urbanized area with all necessary public services and facilities.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 24-034:

1. Conditional Use Permit No. 24-034 for the construction of a 5,956 sq. ft., two-story industrial building for the establishment of an art studio 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 project involves the construction of a new building that will not generate traffic, demand for parking, or other impacts detrimental to surrounding properties and inconsistent with the subject property's RT (Research and Technology) zoning. The property is located on a major arterial and is surrounded by various industrial uses. Conditions to require indoor parking remain accessible during operating hours have been added to ensure there will be no detrimental impacts to the adjacent properties.
2. The granting of the Conditional Use Permit 24-034 for the construction of a 5,956 sq. ft., two-story industrial building for the establishment of an art studio will not adversely affect the General Plan, as it is consistent with the Land Use Element designation of Research and Technology on the subject property. In addition, it is consistent with the following goals 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-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 (C): Support infill development, consolidation of parcels, and adaptive reuse of existing buildings.

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.

Policy LU-13 (B): Capture emerging industries such as, but not limited to, “knowledge” based industries and research and development firms.

The proposed project consists of the construction of a 5,956 sq. ft., two-story industrial building on a vacant site for the establishment of an art studio which is consistent with the surrounding industrial uses. The proposed project will be consistent with the overall goals and needs of the community, provide goods and services, while establishing a quasi-industrial use on a vacant parcel.

3. The proposed conditional use permit for the construction of a 5,956 sq. ft., two-story industrial building on a vacant site for the establishment of an art studio, 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. The proposed structure will conform to all applicable site development standards in the RT (Research and Technology) zone, pursuant to Section 212.04 of the HBZSO – IG, IL, and RT Districts: Land Use Controls, including minimum yard setbacks, minimum parking and landscaping, and maximum building height.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 24-034:

1. The site plan, floor plans, and elevations received and dated October 23, 2025, shall be the conceptually approved layout with the following modifications:
 - a. The 2nd floor breakroom may include a refrigerator and microwave oven but shall not be equipped with a range/cooktop nor garbage disposal.
2. The art studio use shall comply with the following:
 - a. During operating hours, all indoor/covered parking stalls shall remain accessible for vehicles, and garage doors shall remain open.
 - b. Indoor parking area shall not be used for storage in any manner.
3. Prior to any future change of use, review and approval by the Community Development Department shall be completed.
4. Prior to submittal for 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.
5. 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.
 - 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.
- 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. CUP No. 24-034 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.
- 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 or 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 proceeding, 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, Zoning Administrator 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.