

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

WEDNESDAY, MARCH 4, 2026 - 1:30 P.M.

ZONING ADMINISTRATOR: Madalyn Welch

STAFF MEMBER: Jason Kelley, Joanna Cortez, Marco Cuevas Jr., Michelle Lopez

PUBLIC COMMENTS: **NONE**

ITEM 1: COASTAL DEVELOPMENT PERMIT NO. 25-020 (BLUFF TOP SLOPE REMEDIATION):

APPLICANT: City of Huntington Beach, Public Works Department, 2000 Main Street, Huntington Beach 92648

PROPERTY OWNER: State of California Department of General Service, 650 Howe Avenue, Suite C, Sacramento, CA 95825

REQUEST: To repair slope failure along a section of the existing bike path, between the Dog Beach Blufftop parking lots. Project activities would include removal of failed soil and debris, reconstruction of the slope, installation of erosion control fabric, installation of drought resistant landscaping with irrigation, and reconstruction of the bike path.

ENVIRONMENTAL STATUS: This request is covered by Section 15301, 15302, 15304, and 15308, Classes 1, 2, 4, and 8 of the California Environmental Quality Act (CEQA).

LOCATION: 20201 Pacific Coast Highway (Assessor's Parcel No. 023-170-14), 92648 -(West side of Pacific Coast Highway between the Dog Beach Blufftop parking lots).

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 comments on this item.

Madalyn Welch, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Eduardo Okamoto-Cerda, applicant, confirmed he 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.

Ms. Welch stated that she would approve the request as recommended by staff.

COASTAL DEVELOPMENT PERMIT NO. 25-020 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 Sections 15301, Section 15302, Section 15304, and 15308 of the CEQA Guidelines. The project consists of repair and maintenance activities on an existing failed bluff located at the City of Huntington Beach Bluff Top Park in an area that is adjacent to the beach. Repair and maintenance activities associated with the project would be exempt under Section 15301 of the CEQA Guidelines because such activities are necessary to ensure the public health and safety of visitors to the park and beach area. The project would also be exempt under Section 15302 of the CEQA Guidelines because all repair and maintenance activities would occur on the same site as the existing bluff and would not result in a change in land use type, purpose, or capacity of the site or other uses in the area. Additionally, the project would be exempt under Sections 15304 and 15308 of the CEQA Guidelines because bluff stabilization activities would involve minor alterations to public lands and because the project is a City-initiated effort aimed at assuring the maintenance, restoration, and protection of the environment.

According to the Biological Resources study prepared by Atkins for the General Plan Update in 2017 and Figure C-21 of the City's General Plan Coastal Element, the site is not located on or adjacent to any areas that are designated as Environmentally Sensitive Habitat Area (EHSA) nor does the site contain or support any special status species. As such, the project would not result in any impacts to sensitive biological resources. Furthermore, the proposed project would not introduce any temporary or permanent lighting that could result in aesthetic impacts. The project would not increase noise beyond existing levels because the project does not propose to develop the site, which will remain a bluff top park and beach area, and high traffic volumes on Pacific Coast Highway already contribute to higher ambient noise levels in the area. Lastly, although the project does not include changes to grading or drainage that would affect the amount of impervious surface on the site, the project would implement Best Management Practices in accordance with City standards to reduce potential impacts related to erosion. For these reasons, the project would not result in potentially significant environmental impacts.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 25-020:

1. Coastal Development Permit No. 25-020 to stabilize an existing failed coastal bluff by removing failed soil and debris, reconstructing the slope with reinforcement, installing erosion control fabric, installation of drought resistant landscaping with irrigation, and reconstructing a portion of the bike path, conforms with the General Plan, including the Local Coastal Program, because the project, as conditioned, will implement the Coastal Element goals of protecting and enhancing coastal resources while promoting public access and minimizing public safety risks. Consistent with Coastal Element Policy 4.4.1, the project would stabilize a failed bluff area seaward of Pacific Coast Highway with the least environmentally damaging and economical alternative (Geotechnical Report Slope Repair Recommendations Huntington Beach Dog Beach; Aesco, June 2024). The project would also be consistent with

Coastal Element Goal C 4 and Policy C 4.2.1, which aims to preserve, enhance, and restore aesthetic resources along the coast, including bluffs, by restoring the failed bluff areas to their pre-failure condition. Implementation of the project would also maintain existing views of the coast because the project would not increase the height of the bluff tops nor would the project include any development on the site that could obstruct views of the coast. The proposed request also includes several conditions requiring that access to coastal resources is maintained during project construction, consistent with Coastal Element Objective C 2.5. For example, all construction activities would be required to occur outside of the summer season to avoid interfering with coastal recreational opportunities and coastal access to the City of Huntington Beach Bluff Top Park and the adjacent beach during the peak season. Additional conditions require the installation of signage directing visitors to the beach and the City of Huntington Beach Bluff Top Park throughout project construction. The project would also be consistent with Coastal Element Policy C 6.1.2 and Goal C 7, which aims to preserve, enhance, and restore ESHA and coastal biological resources, because there are no sensitive biological resources within the project area (see Biological Resources study prepared by Atkins for the General Plan Update in 2017 and Figure C-21 of the Coastal Element) and because the project has been conditioned to avoid potential impacts to grunions and nesting birds. Lastly, although the project does not include changes to grading or drainage that would affect the amount of impervious surface on the site, the project would implement Best Management Practices in accordance with City standards to reduce potential impacts related to erosion. Therefore, the proposed project would be consistent with the General Plan, including the Local Coastal Program.

2. Coastal Development Permit No. 25-020 to stabilize an existing failed coastal bluff by removing failed soil and debris, reconstructing the slope with reinforcement, installing erosion control fabric, installation of drought resistant landscaping irrigation, and reconstructing a portion of the bike path 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 regulations of the Municipal Code. The project will not result in physical development on the subject site but rather would restore an existing failed bluff to its pre-failure conditions in an effort to maintain public health and safety at the City of Huntington Beach Bluff Top Park and the beach. Site grading and drainage would be similar to existing and pre-failure conditions because the project would restore an existing bluff primarily using natural materials, such as rock, sand, and native vegetation. The addition of the geogrid and geojute materials are designed to be layered within the slope for stability and erosion control. Furthermore, the project will comply with Municipal Code requirements pertaining to the implementation of Best Management Practices regarding sediment and erosion control to ensure that no impacts from runoff and/or erosion would occur during construction and operation of the project. No changes to the existing site grading and drainage patterns would occur.
3. The proposed project would stabilize an existing failed coastal bluff by removing failed soil and debris, reconstructing the slope with reinforcement, installing erosion control fabric, installation of drought resistant landscaping with irrigation, and reconstructing a portion of the bike path. There is no development associated with the project that would require permanent infrastructure, such as water, sewer, and/or roadways. All vegetation planted on the bluff would be native and would utilize temporary irrigation to allow the vegetation to establish itself. Naturally occurring water sources would be utilized thereafter and would not require irrigation or any other water infrastructure. Coastal Development Permit No. 25-020 to stabilize an existing failed coastal bluff by removing failed soil and debris, reconstructing the slope with reinforcement, installing erosion control fabric, installation of drought resistant landscaping irrigation, and reconstructing a portion of the bike path will conform with the

public access, public recreation, coastal resource protection, and coastal view protection policies of Chapter 3 of the California Coastal Act in that the project has been conditioned to maintain public access to the coast throughout construction of the project. The project would also restore views of the bluff areas as important coastal resources at the City of Huntington Beach Bluff Top Park and the beach. As such, the project will not impede public access, recreation, or views to coastal resources.

CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 25- 020:

Prior to Issuance of Building Permits:

1. Prior to issuance of building permits, zoning entitlement conditions of approval and code requirements in separately transmitted memoranda from the Departments of Fire, Community Development, and Public Works 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.
2. Prior to issuance of building permits, a long-term bluff monitoring plan/report shall be submitted to the Director of the City of Huntington Beach Community Development Department for review and approval. The purpose of the plan is to monitor and identify damage or changes to the bluff such that repair and maintenance is completed in a timely manner to avoid future bluff failures. The report shall incorporate the following:
 - a. An evaluation of the current condition of the bluff, addressing any migration, movement, or failure of the bluff that may have occurred on the site and any significant weathering or damage to the bluff that may adversely impact their stability;
 - b. Measurements taken from permanent benchmarks to determine settling or seaward movement of the bluff. Changes in the beach profile fronting the site shall be noted and the potential impact of these changes on the stability of the bluff shall be evaluated;
 - c. Recommendations on any necessary maintenance needs, changes, or modifications to the bluff to assure their continued function and to assure no encroachment beyond the bluff toe;
 - d. General observations of the state of the beach and bluff, and any associated impacts on public access along the beach (e.g., changes in beach width, bluff stability, and resulting changes in public beach access and use). If analysis identifies significant adverse impacts on public access, the report shall include recommendations for beach maintenance/restoration, alterations to the bluff and/or the adjacent Huntington Beach Bike and Pedestrian Trail, or other similar methods which would maintain and enhance public access at the site, including laterally along the beach;
3. Prior to issuance of building permits, a shore zone (beach and nearshore) monitoring plan/report shall be submitted to the Director of the City of Huntington Beach Community Development Department for review and approval. The report shall incorporate the following:
 - a. A plan detailing the means and methods to conduct repeated evaluations of the shore zone along the beach where it intersects with the City of Huntington Beach Bluff Top

Park with the purpose of quantifying beach change.

- b. For the first three (3) years after approval of CDP-25-020, a report shall be submitted annually to the Director of the City of Huntington Beach Community Development Department summarizing results from the repeated evaluations required above. The third annual report shall include an assessment of the public's ability to access and recreate on the beach and utilize the Huntington Beach Bike and Pedestrian Trail adjacent to the City of Huntington Beach Bluff Top Park. The report shall include recommendations for beach maintenance, restoration, or other similar methods which would maintain and enhance public access at the site, including laterally along the beach, and in the surrounding area.
- c. The annual report shall enumerate methods, results, and assessments consisting of at least one of the following:
 - i. Monthly drone surveys with Global Navigation Satellite System/Global Positioning System (GNSS/GPS) acquisition of ground control and validation points.
 - ii. Fall and spring beach transect surveys. The data would be used to compare with historical beach profile data, assess long-term changes, and detail shorter-term observations on the state of the beach (e.g., beach widths, sediment gradation, etc.).
 - iii. Summary of daily shoreline measurements tracking beach width, recorded by camera. The monitoring program would involve installing a new camera at the beach or the City of Huntington Beach Bluff Top Park, including purchasing equipment (camera, modem, lighting), installation and setup, and funding connectivity, software, and reports. The data shall be used solely by the applicant to monitor changes in the shore zone; no personal data on beach users shall be collected or shared.
- 4. Within two (2) years of the last submitted monitoring report required in Condition 3, or if shore zone monitoring of the site indicates that lateral public access along the beach fronting the bluff is not available, whichever comes first, a series of alternatives shall be studied to restore/enhance lateral public access along the beach and along the adjacent Huntington Beach Bike and Pedestrian Trail, in cooperation with the Coastal Commission and relevant resource agencies.
- 5. Prior to issuance of a building permit, a signage plan that identifies all existing and proposed public access, interpretive, and wayfinding signs and any other project elements that will be used to provide wayfinding assistance to the public or to otherwise identify public access entry points/amenities along the beach shall be submitted to the Director of the City of Huntington Beach Community Development Department for review and approval. Sign details showing the location, materials, design, and text of all public wayfinding and interpretive signs shall be provided. The signs shall be in both English and Spanish and designed so as to provide clear information without impacting public views and site character. In addition, project shall comply with the following:
 - a. New signage shall replace broken or faded signs.

- b. Additional public access signage shall be installed at the City of Huntington Beach Bluff Top Park where the restrooms and rest areas are located.
 - c. For any shoreline monitoring camera installed pursuant to Condition 3 above, a sign shall be installed in close proximity to the camera stating that the camera(s) will be used for shoreline measurements only and that personal information about beachgoers will not be collected.
6. The final building permit(s) cannot 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 City of Huntington Beach 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.

Prior to Commencement of Site-Disturbing Activities:

7. Prior to commencement of any site-disturbing activities between March 1 and May 28, the applicant shall retain the services of a biologist with appropriate qualifications to prepare a Grunion Monitoring and Avoidance Plan to avoid potential impacts to mature and/or spawning grunion and to grunion eggs. The annually published California Department of Fish and Wildlife (CDFW) expected grunion runs shall be used to determine possible grunion spawning periods. The plan shall, at a minimum, include:
- a. Construction sites on the beach shall be monitored for grunion runs beginning at least two weeks prior to commencement of construction activities, and throughout the period of any work from March 1 through May 28. Monitoring is not necessary in areas where there is no sand, such as areas supporting 100% cobble or bluff backed beaches with no sand exposed during high tide.
 - b. Grunion monitoring shall be conducted by a qualified biologist for 30 minutes prior to, and two hours following, the predicted start of each daily spawning event. Sufficient qualified biologists shall be employed to ensure that the entire proposed construction area on the beach is monitored during the predicted grunion run. The magnitude and extent of a spawning event shall be defined in 300-foot segments of beach using the Walker Scale. Every individual fish (males and females) shall be counted to determine the Walker Scale value (e.g. 0, 1, 2, 3, 4, or 5) of each 300-foot segment within the proposed work area. Construction activities shall be modified according to the following plan:
 - i. If a grunion run consisting of 0-100 individual fish per 300-foot segment (Walker Scale 0 or 1) is reported within two weeks prior to, or during, construction activities, the applicant does not need to take any avoidance action for grunion eggs. No mature grunion may be buried or harmed as a result of construction activities.
 - ii. Within two weeks prior to proposed work, if a grunion run consisting of 100 or more individual fish per 300-foot segment (Walker Scale 2, 3, 4, or 5) is

reported, the applicant shall avoid work on the respective beach segment(s) and truck route and additionally, shall avoid a 100-foot buffer on either side of the segment(s) and route, for a minimum of two weeks, to ensure that no grunion eggs are buried or disturbed. These areas shall be memorialized through multiple GPS coordinates and marked with irrigation flags for a minimum of two weeks when the next scheduled grunion run will be monitored. The applicant shall adapt the construction schedule to avoid operations on such beach segments and their associated buffers. No mature grunion may be harmed as a result of construction activities.

- iii. If construction activities have already commenced, and a grunion run consisting of 100 to 500 individual fish, in one or more 300-foot segment (Walker Scale 2) in the work area is reported, the applicant shall avoid impacts to grunion eggs to the greatest extent feasible and then shall minimize impacts to grunion eggs through such measures as alteration of the truck route and relocation of construction activities.
 - iv. If construction activities have already commenced, and a grunion run consisting of 500 or more individual fish per segment (Walker Scale 3, 4, or 5) is reported, the applicant shall avoid work on the respective beach segment(s) and truck route and additionally, shall avoid a 100-foot buffer on either side of the segment(s) and route, for a minimum of two weeks, to ensure that no grunion eggs are buried or disturbed. These areas shall be memorialized through multiple GPS coordinates and marked with irrigation flags for a minimum of two weeks when the next scheduled grunion run will be monitored. The applicant shall adapt the construction schedule to avoid operations on such beach segments and their associated buffers. No mature grunion may be harmed as a result of construction activities.
8. Prior to commencement of any site-disturbing during the Bird Nesting Season (February 1 to September 30), the applicant shall retain the services of a qualified biologist to conduct nesting bird survey(s) in order to determine the presence of any active bird nests of any sensitive bird species including, but not limited to, black-crowned night herons, great blue herons, and snowy egrets (colonial wading birds). The required survey(s) shall be conducted within 30 days prior to planned commencement or re-commencement of construction. More than 30 days prior to planned initial commencement of construction, the applicant shall submit the name and qualifications of the biologist, for the review and approval by the Director of the City of Huntington Beach Community Development Department. To avoid impacts to nesting sensitive birds, all project construction activities shall be carried out consistent with the following:
- a. If no active sensitive bird nests are identified within 300 feet of the proposed project's active construction footprint, then that project construction phase may proceed without restrictions related to nesting birds.
 - b. If active sensitive bird nests are identified within 300 feet of the proposed project's active construction footprint, then construction shall be phased such that all work within 300 feet of any active nest occurs outside the nesting season; or,
 - c. Only if Item B above is infeasible: If active sensitive bird nests are found within 300 feet of the proposed project's active construction footprint, then construction may commence

only if:

- i. Construction noise decibels are measured to be less than sixty (60) decibels. To achieve decibel levels below sixty (60), noise barriers such as sound shields, sound walls, mounted vinyl sound blankets, or similar devices may be employed to bring the noise level below 60 decibels; or,
 - ii. An Ambient Noise Level Study may be conducted. If construction noise is at or below Ambient Noise Level, construction may occur within 300 feet of an active nest.
- d. Any work that occurs within 300 feet of an active sensitive bird nest shall be monitored by the approved project biologist.
- e. The approved project biologist shall have the ability to halt work if deemed necessary to protect sensitive bird nesting.
- f. If none of these requirements can be met, then construction shall cease until the non-nesting season except in areas where the project's active construction footprint is more than 300 feet from any active nest(s).

During Project Construction:

- 9. No work shall occur from Memorial Day weekend to Labor Day weekend of any year.
- 10. No construction parking, storage of materials, or staging areas shall be located within the existing public parking lots at the City of Huntington Beach Bluff Top Park. All staging and storage of materials shall be consistent with the identified areas on the approved site plan.
- 11. Construction staging and access corridors shall not impede public access to or along the shoreline, to the maximum extent feasible, and the staging site and access corridors shall be removed and restored to their pre-construction condition within 72 hours following completion of project activities.
- 12. The applicant agrees to remove any debris, rock, or other materials from the beach which become dislodged after completion of the approved repair and maintenance through weathering, wave action, settlement or other action, on an as-needed basis and as soon as feasible after discovery, subject to the permitting requirements listed above.
- 13. All equipment shall be removed from the beach areas overnight and during any tidal condition that may inundate work areas.
- 14. The applicant may not store any construction materials or waste where it will be or could potentially be subject to wave erosion and dispersion.
- 15. No machinery may be placed, stored or otherwise located in the intertidal zone at any time, except for the minimum necessary to perform the approved repair and maintenance.
- 16. Construction equipment may not be washed on the beach or public parking lots or access

roads.

17. The applicant shall maintain the bluff areas in their approved state. Any change in the design of the bluff or future additions or reinforcement of the bluff, beyond exempt maintenance as defined in Section 13252 of Title 14 of the California Code of Regulations to restore the structure to its original condition, will require a coastal development permit or amendment.
18. All necessary spill prevention and water quality measures for construction equipment shall be identified, implemented, and reported to the Director of the City of Huntington Beach Community Development Director as part of a Best Management Practices Plan. No construction byproduct shall be allowed onto the sandy beach or allowed to enter into coastal waters. More specifically, fueling and maintenance of construction equipment and vehicles shall be conducted offsite.

General Conditions:

19. The site plan, floor plans, and elevations received and dated June 4, 2024, shall be the conceptually approved layout.
20. Upon request, all information contained in the monitoring reports required by Conditions 2 and 3 can be provided to the Coastal Commission, South Coast Area Office.
21. Coastal Development Permit No. 25-020 shall become null and void unless exercised within two years of the date of final Coastal Development Permit approval or 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 Director of the City of Huntington Beach Community Development Department a minimum 30 days prior to the expiration date.
22. 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.
23. 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 City of Huntington Beach 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.

ITEM 2: CONDITIONAL USE PERMIT NO. 24-008 (LIBERTY DUPLEX):

APPLICANT: Ernest Little, 16651 Gothard Street, Suite A-1, Huntington Beach, CA 92648

PROPERTY OWNER: Natalie Nguyen, 18452 Tytris Way, Yorba Linda, CA 92886
REQUEST: To demolish an existing single-family residence and construct a three-story duplex, at an overall height of 33 feet 5 inches. This request also includes the construction of two detached ADU's.
ENVIRONMENTAL STATUS: The proposed project is covered by Section 15303, Class 3, new construction of the California Environmental Quality Act (CEQA).
LOCATION: 7812 Liberty Drive, 92647 (South side of Liberty Drive, West of Beach Boulevard)
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 comments on this item.

Madalyn Welch, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Ernest Little, applicant, confirmed he 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.

Ms. Welch stated that she would approve the request as recommended by staff.

CONDITIONAL USE PERMIT NO. 24-008 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 15303 of the CEQA Guidelines because the project consists of the construction of two dwelling units within a residential zone.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 24-008:

1. Conditional Use Permit No. 24-008 to demolish an existing single-family residence and construct a three-story duplex, at an overall height of 33 ft. 5 in. 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 new duplex is designed to be compatible in proportion and scale with the surrounding neighborhood. Each unit in the duplex will measure approximately 2,597 sq. ft. and are provided with a 388 sq. ft. garage. The second and third floor decks/balconies are oriented toward the rear yard and public right of way (Liberty Drive), ensuring privacy of adjacent properties. The decks/balconies do not exceed the height limit and will be accessible only by a staircase located in the interior of each residence. The third-floor habitable area is setback a minimum

of 9 ft. 2 in. from the side property lines, which will minimize the visual mass and bulk of the structure. This request also includes the construction of two detached 1,200 sq. ft. ADU's that are not subject to approval of this Conditional Use Permit request.

2. The granting of the Conditional Use Permit No. 24-008 to demolish an existing single-family residence and construct a three-story duplex, at an overall height of 33 ft. 5 in. will not adversely affect the General Plan because it is consistent with the Land Use Element designation RM (Residential Medium Density) 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-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(D): Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

Policy LU-4(D): Ensure that single-family residences are of compatible proportion, scale, and character to surrounding neighborhoods.

The proposed project is consistent with the requirements of the base zoning district such as parking, building setbacks, building height, lot coverage, and privacy standards. The overall height will match the surrounding properties because the neighborhood is developed with residences with similar building heights. The proposed decks/balconies will be oriented toward the rear and public street, minimizing impact to privacy on adjoining properties and the third-floor habitable area will be setback a minimum of nine feet two inches from the side property lines to reduce the mass and bulk of the structure.

3. Conditional Use Permit No. 24-008 to demolish an existing single family residence and construct a three-story duplex, at an overall height of 33 ft. 5 in. 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 the project complies with minimum required parking spaces, building setbacks, building height, lot coverage, and privacy standards. Furthermore, the third-floor habitable area will be set back a minimum of nine feet two inches from the side property line, and all decks/balconies are oriented toward the public right-of-way and/or rear yard, as required by the HBZSO. Multi-family development exceeding 25 feet in height in the RM zoning district is permitted with the approval of a conditional use permit.

CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 24-008:

1. The site plan, floor plans, and elevations dated October 24, 2025, and received November 17, 2025, shall be the conceptually approved design.
2. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in

writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Community Development Department.

3. Prior to submittal of building permits, zoning entitlement conditions of approval and code requirements identified in separately transmitted memorandum from the Departments of Fire, Community Development, and Public Works 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. 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.
5. Prior to issuance of final building permits, the following shall be 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. Conditional Use Permit No. 24-008 shall become null and void unless exercised within two years of the date of final Coastal Development Permit approval or 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.
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: CONDITIONAL USE PERMIT NO. 24-011/MITIGATED NEGATIVE DECLARATION NO. 24-002 (REDONDO CIRCLE INDUSTRIAL PROJECT) - CONTINUED FROM THE JANUARY 21, 2026, ZONING ADMINISTRATOR MEETING:

APPLICANT:	Matthew Biggs, 7600 Redondo Circle, Huntington Beach, CA 92648
PROPERTY OWNER:	Triple H Properties, 7600 Redondo Circle, Huntington Beach, CA 92648
REQUEST:	CUP: To remove an existing lumber yard and all associated site improvements and construct two industrial warehouse buildings, approximately 40 ft. high, totaling 185,912 sq. ft., with each building containing two office/mezzanine floor units and a truck loading dock on an approximately 9.59-acre site. MND: To analyze the potential environmental impacts associated with the project.
ENVIRONMENTAL STATUS:	Initial environmental assessments were processed and completed in accordance with the California Environmental Quality Act. It was determined that with mitigation, this project will not have any significant environmental effects and Mitigated Negative Declaration (MND) No. 24-002 is acceptable.
LOCATION:	7600 Redondo Circle, 92648 (at the Terminus of Redondo Circle)
CITY CONTACT:	Joanna Cortez

Joanna Cortez, Principal 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 modified conditions, adding landscaping, taller block walls, and primary access to site will only occur from Redondo Circle. Staff received public comments during the MND period and responded as detailed in the MND attachment, staff worked with the applicant to address comments received after that period.

Madalyn Welch stated she would add a code requirement to the findings and conditions of approval to reference zoning code 232.08C2.

THE PUBLIC HEARING WAS OPENED.

Matthew Biggs, applicant, had no comments or concerns with staff's recommendations. He stated that his team put considerable thought on how the project would fit into the surrounding area and how to minimize impact. He noted that the project had been carefully designed to mitigate operational impact such as noise and truck circulation. The plans include dock areas located on the interior side of the building facing inwards towards the site and not the residents. He noted that the project included screened walls to help buffer operational noise. He stated that building placement, vehicle circulation, and loading, have all been intentionally configured to reduce potential impacts to the surrounding community.

Ms. Welch questioned the applicant if he was aware of the concerns the adjacent neighbors had since the project had been continued a few times.

Matthew Biggs, applicant, confirmed he was aware of the concerns and reviewed the mitigation letters.

Michael Shreve, adjacent resident, spoke in opposition of the item, cited concerns with noise, pollution, lighting, quality of life, monetary gain for the city, and that the meeting should be held later, so that more of the community could attend.

Alice Fike, adjacent resident, spoke in opposition of the item, stated concerns with visibility, value of homes, noise, quality of life, pollution, lighting, fence, and a current issue with neglected trees and grass at the proposed location.

Bill Cuppy, adjacent resident, noted that he understood the proposition of a new project but opposed to the height, stating that existing industrial buildings in the surrounding area don't exceed 30 ft. He noted that the setbacks on the back fence are excessive. He cited concerns with existing landscaping and smog.

Robin Shreve, adjacent resident, spoke in opposition of the item, cited concerns with proposed size, noise, pollution, landscaping, toxic chemicals from soil, health, and livelihood.

Richard Spindler, adjacent resident, spoke in opposition of the item, and stated that he was notified about the meeting last night. He noted concerns with overall height, current illegal racing, speeding, access and egress, current traffic caused by the nearby dealerships, and increase of vehicles.

Irene Garcia, adjacent resident, spoke in opposition of the item, cited concerns with quality of life, noise, pollution, visibility, toxic chemicals, dust, senior community, and proposed overall height. She noted that the adjacent dealerships have their employees park on both sides of the street and block the street when car delivery trucks arrive, which makes it impossible to turn onto the street.

Gregory Caouette, adjacent resident, spoke in opposition of the item, stated concerns with toxic soil and airborne chemicals.

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

Ms. Welch stated that she sympathized with the comments and concerns from residents and addressed some of the concerns.

- Noise concerns - Conditions will limit hours of operation.

- Truck circulation on site will be limited to the center of the building.
- Conditions 2a, 2c, 2j, 2k, and 2l, all address concerns with noise, limits truck idling, limits truck circulation, limits number of trucks at certain hours of the day, and lighting at certain hours of the day.
- The 40 ft overall height is within the permitted height for the zone.
- The proposed setbacks are beyond what the required setback is, this serves as a visual effort in setting the building back further.
- The site access is off Redondo Circle and the access off Taylor Street is for emergency exit only.
- Ms. Welch added an additional code requirement to the conditions for landscaping on the eastern property line, in addition to Condition 1.

She added that the current use on the proposed site is entirely outdoors and that the use of the building would become indoors.

Ms. Welch stated that she would approve the request along with the added modification.

CONDITIONAL USE PERMIT NO. 24-011 & MITIGATED NEGATIVE DECLARATION NO. 24-002 WERE APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING MODIFIED 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 APPROVAL – MITIGATED NEGATIVE DECLARATION NO. 24-002:

1. The Mitigated Negative Declaration No. 24-002 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of twenty (20) days. Comments received during the comment period were considered by the Zoning Administrator prior to action on the Mitigated Negative Declaration.
2. Mitigation measures avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur. Mitigation measures address compliance with bird nesting procedures, the recommendations of geotechnical investigations related to potential discovery of archaeological or paleontological resources during ground-disturbing activities, and potential impacts regarding hazardous materials encountered during demolition or construction.
3. There is no substantial evidence in light of the whole record before the Zoning Administrator that the project, as mitigated through the attached mitigation measures for Mitigated Negative Declaration No. 24-002, will have a significant effect on the environment.

MITIGATION MEASURES FOR ENVIRONMENTAL CONCERNS

1. Prior to the issuance of any grading permits, the Community Development Director or designee shall verify that the following requirements for nesting birds and preconstruction survey are completed by the Project Applicant:
 - 1.1. The start of site-preparation activities shall be scheduled outside of the bird nesting and breeding season (typically March 1 through August 15), if feasible. If site-preparation activities start during the nesting season, a qualified Biologist shall conduct a nesting bird

survey in potential bird nesting areas within 200 feet of any proposed disturbance. The survey shall be conducted no more than three days prior to the start of any ground disturbance activities.

- 1.2. If active nests of bird species protected by the Migratory Bird Treaty Act (MBTA) and/or the California Fish and Game Code (which, together, apply to all native nesting bird species) are present in the impact area or within 200 feet of the impact area, a temporary buffer fence shall be erected a minimum of 200 feet around the nest site. This temporary buffer may be greater or lesser depending on the bird species and type of disturbance, as determined by the Biologist.
- 1.3. Clearing and/or construction within temporarily fenced areas shall be postponed or halted until juveniles have fledged from the nest and there is no evidence of a second nesting attempt. The Biologist shall serve as a construction monitor during those periods when disturbance activities occur near active nest areas to ensure that no inadvertent impacts on these nests would occur. **(Mitigation Measures)**
2. A qualified archaeologist (the "Project Archaeologist") that meets the Secretary of Interior Standards (SOI) shall be retained prior to the start of grading for Project-related construction. The Project Archaeologist shall monitor all ground-disturbing activities within the areas of native soil (i.e., below existing areas of artificial fill from previous construction). If archaeological or historical resources are encountered during implementation of any phase of the Project, the Project Archaeologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity of the find in order to make an evaluation of the find. **(Mitigation Measure)**
3. Prior to issuance of a grading permit, site preparation shall follow the recommendations in the Geotechnical Report for Proposed Warehouses, 7600 Redondo Circle, Huntington Beach, California 92648 (dated August 16, 2023) and additional future site-specific, design-level geotechnical investigations of the Project. Based on the Geotechnical Report, recommendations to be included in the Project specifications pertain to seismic building safety requirements, subgrade preparation, earthwork – structural fill/excavations, underground pipeline installation – structural backfill, cast-in-place concrete, foundations, laterally loaded structures, excavations and dewatering, waterproofing and drainage, chemical treatment of soils, paving, and site grading and drainage. **(Mitigation Measure)**
4. In the event paleontological resources are encountered during construction, ground-disturbing activity shall cease. It is recommended that a Qualified Paleontologist that meets the Society for Vertebrate Paleontology (SVP) be retained by the Applicant to examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered. Criteria for discard of specific fossil specimens shall be made explicit. If a Qualified Paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by Project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction; monitoring work and halting construction if an important fossil needs to be recovered; and/or cleaning, identifying, and cataloging specimens for curation and research purposes. The cost associated with recovery, salvage, and treatment shall be borne by the Applicant. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the Qualified Paleontologist. Resources shall be identified and curated into an established accredited professional repository. The Qualified Paleontologist

shall have a repository agreement in hand prior to initiating recovery of the resource.
(Mitigation Measure)

5. Prior to the issuance of grading permit, the Applicant shall retain a qualified environmental remediation firm or environmental engineering consultant to remediate the subsurface VOC impacts at the site to mitigate the risk of vapor intrusion and reduce groundwater impacts.
(Mitigation Measure)
6. Prior to commencement of Project construction, erect a temporary noise barrier along the east Project site boundary. To be effective in reducing Project construction noise levels to less than significant impacts, the temporary noise barrier would have to block the line of sight from the residences to the Project construction equipment, must be continuous without gaps, and made of massive enough materials to minimize transmission of sound waves through the material itself. **(Mitigation Measure)**
7. Retention of a Native American Monitor Prior to Commencement of Ground-Disturbing Activities:
 - 7.1. The Project Applicant shall retain two Native American Monitors, one from Gabrieleno Band of Mission Indians – Kizh Nation and one from Juaneño Band of Mission Indians, Acjachemen Nation – Belardes, prior to the commencement of any ground-disturbing activity for the subject Project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
 - 7.2. A copy of the executed monitoring agreement shall be submitted to the (City) prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence ground disturbing activity.
 - 7.3. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the tribe. Monitor logs will identify and describe any discovered tribal cultural resources (TCRs), including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the Project Applicant upon written request to the tribe.
 - 7.4. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the tribe or tribal monitoring agency from a designated point of contact for the Project Applicant that all ground-disturbing activities and phases that may involve the Project are complete; or (2) a determination and written notification by the tribe or tribal monitoring agency to the Director of Community Development, or designee that no future, planned construction activity and/or development/construction phase at the Project site possesses the potential to impact TCRs. **(Mitigation Measures)**
8. Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial): Upon discovery of any tribal cultural resources (TCRs), all construction activities

in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Native American Monitor. The tribe or tribal monitoring agency will recover and retain all discovered TCRs in the form and/or manner of the tribe deems appropriate, in the tribe's sole discretion, and for any purpose the tribe deems appropriate, including for educational, cultural, and/or historic purposes. **(Mitigation Measure)**

9. Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects:

9.1. Native American human remains are defined in Public Resources Code (PRC) Section 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC Section 5097.98, are also to be treated according to this statute.

9.2. If Native American human remains and/or grave goods are discovered or recognized on the Project site, then PRC Section 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.

9.3. Human remains and grave/burial goods shall be treated alike per PRC Section 5097.98(d)(1) and (2).

9.4. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.

9.5. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance. **(Mitigation Measures)**

FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 24-011:

1. Conditional Use Permit No. 24-011 to remove an existing lumber yard and all associated site improvements and construct two industrial warehouse buildings, approximately 40 ft. high, totaling 185,912 sq. ft., with each building containing two office/mezzanine floor units and a truck loading dock on an approximately 9.59-acre site 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 currently operates as a lumber yard. The request to replace the lumber yard with two new warehouse buildings will benefit the residential uses in the vicinity by removing outdoor operations and conditioning future uses to operate within an industrial structure. In addition to removing outdoor operations, the proposed project will cease train operations as future tenants will no longer need the train for deliveries. Primary access to the site will only occur from Redondo Circle away from sensitive uses with emergency vehicle access only along Taylor Drive, as conditioned. Similar industrial uses surround the proposed project, and the proposed contemporary architecture provides high-quality modern design within the surrounding industrial district. Additionally, new perimeter and interior site landscaping are proposed. The overall height of the buildings is approximately 40 ft., which is similar in height with the surrounding industrial buildings. The conditioned additional landscaping and taller walls along the south and eastern property lines in conjunction with the orientation of the buildings provide an adequate buffer of approximately 70 feet from the nearest building to the nearest residential property to the south. The arrangement of structures, parking and circulation areas exceed the quality that has been set by the existing development by incorporating more than the minimum required parking spaces

and building setbacks; Therefore, no significant impacts will be generated by the proposed improvements, as conditioned and mitigated.

2. The granting of Conditional Use Permit No. 24-011 to remove an existing lumber yard and all associated site improvements and construct two industrial warehouse buildings, approximately 40 ft. high, totaling 185,912 sq. ft., with each building containing two office/mezzanine floor units and a truck loading dock on an approximately 9.59-acre site will not adversely affect the General Plan as it is consistent with the Land Use Element designation of I (Industrial) 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-1-D: Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

Policy – LU-13C: Support development of new commercial and industrial projects and retrofits of existing buildings.

The new warehouse buildings will be compatible and architecturally complimentary to the surrounding industrial land uses in that the buildings are of similar height and character as comparable new industrial development. The proposed project is located within an established industrial area and incorporates contemporary architectural treatments that result in quality new buildings. The project location, size of the new buildings, and adequate quantity of on-site parking will allow industrial businesses to occupy the tenant spaces, providing opportunities for both new businesses to be established and existing businesses to remain in the City. The layout of the proposed warehouses, along with the conditions for additional landscaping and taller block walls, will allow for the development of an industrial site that is more compatible and therefore less impacting to the residential uses to the south and east.

B. Circulation Element

Goal – CIRC-1a: The circulation system supports existing, approved, and planned land uses while maintaining a desired level of service and capacity on streets and at critical intersections.

The project will utilize two existing public driveways, minimizing disruptions to existing circulation patterns around the project site. The project is located at the terminus of Redondo Circle and the nearest major arterials are Talbert Avenue and Gothard Street, which support the industrial uses in this area. The project is conditioned to use Redondo Circle as the primary means of ingress and egress, which is consistent with the existing lumber yard and surrounding industrial uses.

3. Conditional Use Permit No. 24-011 to remove an existing lumber yard and all associated site improvements and construct two industrial warehouse buildings, approximately 40 ft. high, totaling 185,912 sq. ft., with each building containing two office/mezzanine floor units and a truck loading dock on an approximately 9.59-acre site 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, setbacks, floor area ratio, minimum landscaping requirements, and parking.

CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 24-011:

1. The site plan, floor plans, and elevations received and dated December 9, 2025 shall be the conceptually approved design with the following modifications:
 - a. The parking calculations on Page A0.1 and A0.5 shall be updated to reflect 192 parking spaces;
 - b. The southern and eastern perimeter walls shall be extended to an eight-foot-high masonry block wall;
 - c. Additional trees shall be added to the existing planter along the southern and eastern property line.
 - d. All on-site trees shall comply with minimum size requirements (**HBZSO Chapter 232**)
 - e. Perimeter landscaping along the eastern and western property lines shall be updated to comply with minimum landscape requirements. (**HBZSO Chapter 232.08.C.2.**)
2. The use shall comply with the following:
 - a. All warehouse vehicles shall be parked on-site. Truck trailers shall not occupy required on-site vehicle parking spaces.
 - b. Vehicles associated with the site's operation shall not use surrounding residential streets at any time.
 - c. There shall be no loudspeaker or amplified announcements.
 - d. Lights shall be shielded and shall be directed to cast light downward and inward toward the property so as to prevent glare and spillage onto adjacent residential properties.
 - e. Lights shall be dimmed to the lowest security level from 10:00 PM to 7:00 AM, daily.
 - f. All primary warehouse operations shall occur within the interior of a building.
 - g. Outdoor storage and display of merchandise, materials, or equipment shall not be permitted unless a Conditional Use Permit is approved for the use.
 - h. During construction and operation, the use shall have ingress and egress from Redondo Circle only. The driveway on Taylor Street shall be for emergency vehicle access only.
 - i. No more than six trucks per building, per hour, shall be permitted on site between the hours of 10:00 PM to 7:00 AM.
 - j. Truck idling shall be limited to five minutes.
 - k. All onsite truck circulation shall be limited to the center truck court area between 10:00 PM to 7:00 AM, daily. The perimeter drive aisles shall not be used for onsite truck circulation during this time.
 - l. In the event of multiple verified violations of the Huntington Beach Noise Control Ordinance (HBMC Chapter 8.40), the applicant shall immediately meet with the Community Development Department to discuss mitigation measures.

3. Prior to submittal of building permits:
 - a. 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.
 - b. The applicant shall submit an application to hold both lots as one parcel through a Lot Line Adjustment or similar process that is acceptable to the Community Development and Public Works Department. The document shall be recorded at the County of Orange Recorder's Office prior to issuance of final building permit.
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. 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.
6. Conditional Use Permit No. 24-011 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.
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 2:12 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, MARCH 18, 2026, AT 1:30 P. M.



Madalyn Welch
Zoning Administrator

MW:ml