

MINUTES
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, JANUARY 16, 2019 - 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBER: Liane Schuller, Joanna Cortez, Judy Graham

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

ITEM 1: VARIANCE NO. 18-006 (McKINNEY RESIDENCE):

APPLICANT: Westin Gaudet, Dumont Engineering, 30386 Esperanza, Suite 100, RSM, CA 92688
PROPERTY OWNER: Jeremy and Sara McKinney, 16461 Ladona Circle, Huntington Beach, CA 92649
REQUEST: To permit the re-orientation of an existing side entry garage (from Ladona Circle) to a front entry garage at a reduced setback of 16 ft. in lieu of a required setback of 20 ft.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.
LOCATION: 16461 Ladona Circle, 92649 (southwest corner of Ladona Circle and Mistral Drive)
CITY CONTACT: Liane Schuller

Liane Schuller, Project 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.

Ricky Ramos, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Westin Gaudet, applicant, stated that he had no comments or concerns with the staff's recommendations.

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

Mr. Ramos stated that he would approve the request as recommended by staff recognizing that the same request was approved previously.

VARIANCE NO. 18-006 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.

1. The granting of Variance No. 18-006 to permit the re-orientation of an existing side entry garage to a front entry garage at a reduced setback of 16 ft. in lieu of a required setback of twenty ft. will not constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification because other properties in the vicinity and under identical zone classification, of similar size and shape, have been granted approval for reduced garage setbacks. Additionally, the subject property was previously granted variance approval for a reduced garage setback (VAR 2004-03), however, that approval was never acted upon.
2. Because of special circumstances applicable to the subject property, including the location of the property and the location of the existing structure on the site, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification in that the existing double driveway prevents full development and enjoyment of property. The proximity of the property to the intersection of Mistral Drive and Ladona Circle, and the location of an existing fire hydrant on Mistral Drive, preclude moving the existing driveway approach on Mistral Drive to allow code-compliant modifications to the existing residence. The siting of the existing structure on the subject property does not allow the minimum required twenty-foot driveway depth from Ladona Circle.
3. The granting of a variance to permit the re-orientation of an existing side entry garage (from Ladona Circle) to a front entry garage at a reduced setback of 16 ft. in lieu of a required setback of 20 ft. is necessary to preserve the enjoyment of one or more substantial property rights because the existing double driveway precludes full development and enjoyment of property. Approval of the requested variance will improve the functionality of the property by providing more practical access to the garage, eliminating the curved, offset driveway approach that currently exists from Mistral Drive. Approval of the variance request will facilitate the replacement of excessive driveway pavement with additional front yard landscaping that exceeds the minimum requirement. Approval of the variance will allow modifications to the existing residence in keeping with the intent and all other development standards established by City codes and policies.
4. The granting of the variance to permit the re-orientation of an existing side entry garage (from Ladona Circle) to a front entry garage at a reduced setback of 16 ft. in lieu of a required setback of 20 ft. will not be materially detrimental to the public welfare or injurious to property in the same zone classification because safety for the subject property and the neighborhood in general will be improved by eliminating the existing driveway from Mistral Street and restricting vehicular ingress and egress to Ladona Circle. Ladona Circle is a cul-de-sac serving relatively few homes, with less pedestrian and vehicular traffic than Mistral Drive.

As previously stated, the proximity of the subject property to the street intersection and the location of an existing fire hydrant on Mistral Drive preclude the property owner from modifying the existing driveway on Mistral Drive to facilitate code-compliant modifications to the existing residence. Such code-compliant modifications will not be detrimental to other properties in the vicinity, but rather will benefit other properties by improving neighborhood aesthetics and the functionality of the subject property. The existing garage will maintain a two-car capacity and additional on-street parking spaces are available along the Mistral

Drive street frontage. Approval of the variance will be conditioned to prohibit vehicles parked on the driveway to overhang the public right-of-way (sidewalk).

In addition, the granting of the variance will not adversely affect the General Plan. It is consistent with the Land Use Element designation of RL-7 (Residential Low Density) on the subject property, including the following policy.

LU 1(D): Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.

Approval of the requested variance will facilitate the replacement of existing excessive paving with additional landscape, providing an aesthetic improvement for the neighborhood and greater enjoyment of the subject property for the property owners. Additionally, other properties in the vicinity and under identical zone classification, of similar size and shape, have been granted approval for reduced garage setbacks.

CONDITIONS OF APPROVAL VARIANCE NO. 18-006:

1. The site plan, floor plans, and elevations received and dated December 10, 2018 shall be the conceptually approved design, with the following modification: All new fencing and pilasters are to be located on private property and may not extend onto the public right-of-way.
2. Vehicles parked on the driveway shall not overhang onto the public right-of-way (sidewalk).
3. Prior to submittal for building permits, the conditions of this 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. Variance No. 18-006 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.
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. The Community Development Department shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Community Development Director 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 such revisions have reviewed 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. 18-040/COASTAL DEVELOPMENT PERMIT NO. 18-035 (PHAM RESIDENCE):

APPLICANT:	Joseph Pham, 17927 Toiyabe Circle, Fountain Valley, CA 92708
PROPERTY OWNER:	Dan Pham, 16396 Ardsley Circle, Huntington Beach, CA 92649
REQUEST:	To demolish an existing single-family residence and construct a two-story, 5,430 sq. ft. single-family residence at a height of 34 ft. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.
ENVIRONMENTAL STATUS:	This request is covered by Categorical Exemption Section 15311, Class 11, California Environmental Quality Act. Appealable
LOCATION:	16396 Ardsley Circle, 92649 (south of Humboldt Drive)
CITY CONTACT:	Liane Schuller

Liane Schuller, Project Planner, Associate Planner, reported that staff is requesting a continuance to the February 6, 2019, meeting.

THE PUBLIC HEARING WAS OPENED.

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

Mr. Ramos stated that he would approve the continuation as recommended by staff.

CONDITIONAL USE PERMIT NO. 18-040/COASTAL DEVELOPMENT PERMIT NO. 18-035 WERE CONTINUED TO THE FEBRUARY 6, 2019, MEETING BY THE ZONING ADMINISTRATOR. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY NOT BE APPEALED TO THE PLANNING COMMISSION

ITEM 3: COASTAL DEVELOPMENT PERMIT NO. 18-038 (SHANE RESIDENCE):

APPLICANT:	Matthew Caldwell, 15211 Victoria Lane, Huntington Beach, CA 92647
PROPERTY OWNER:	Claudia Shane, 16292 Tisbury Circle, Huntington Beach, CA 92649

REQUEST: To allow the demolition of a single family dwelling and allow for the construction of a two-story 4,661 sq. ft. single family dwelling at an overall height of 30 ft. This request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption Section 15303, Class 03, California Environmental Quality Act. Appealable

LOCATION: 3302 Admiralty Drive, 92649 (near the terminus of Admiralty Dr., northwest of Channel Ln.)

CITY CONTACT: Joanna Cortez

Joanna Cortez, 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. Ms. Cortez noted that staff did not receive any inquiries regarding the proposed permits.

Ricky Ramos, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Mr. Ramos noted that the applicant was not present.

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

Mr. Ramos stated that he would approve the request as recommended by staff.

COASTAL DEVELOPMENT PERMIT NO. 18-038 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 15303 of the CEQA Guidelines, because the project consists of the construction of a single-family residence within a residential zone.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 18-038:

1. Coastal Development Permit No. 18-038 to allow the demolition of a single family dwelling and allow for the construction of a two-story 4,661 sq. ft. single family dwelling at an overall height of 30 ft. conforms with the General Plan, including the Local Coastal Program in that 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 project will occur entirely on a developed site, contiguous to existing residential development.

2. Coastal Development Permit No. 18-038 to allow the demolition of a single family dwelling and allow for the construction of a two-story 4,661 sq. ft. single family dwelling at an overall height of 30 ft. is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The project will comply with all applicable development regulations, including maximum building height, lot coverage, and minimum yard setbacks.
3. Coastal Development Permit No. 18-038 request to allow the demolition of a single family dwelling and allow for the construction of a two-story 4,661 sq. ft. single family dwelling at an overall height of 30 ft. can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The project is located in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways.
4. Coastal Development Permit No. 18-038 to allow the demolition of a single family dwelling and allow for the construction of a two-story 4,661 sq. ft. single family dwelling at an overall height of 30 ft. conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act because the project will not impede public access, recreation, or views to coastal resources.

CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 18-038:

1. The site plan, floor plans, and elevations, received and dated November 15, 2018 shall be the conceptually approved layout.
2. 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 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.
3. CDP No. 18-038 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 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 4: ENTITLEMENT PLAN AMENDMENT NO. 18-004:

APPLICANT/
PROPERTY OWNER: Arian Maher, Seacliff Village Shopping Center, Inc. 2437 Park Ave., Tustin, CA 92782
REQUEST: To amend CUP No. 13-025 to allow full alcohol sales (ABC Type 47 License) in an existing restaurant and patio.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption Section 15303, Class 03, California Environmental Quality Act. Appealable
LOCATION: 7041 Yorktown Ave. #104, 92648 (north side of Yorktown Ave., between Goldenwest St. and Main St.)
CITY CONTACT: Joanna Cortez

Joanna Cortez, 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.

Ricky Ramos, Zoning Administrator, had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Mr. Ramos noted that the applicant was not present.

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

Mr. Ramos stated that he would approve the request as recommended by staff.

ENTITLEMENT PLAN AMENDMENT NO. 18-004 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 consists of negligible or no expansion of an existing structure.

FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 18-004:

1. Entitlement Plan Amendment No. 18-004 to amend CUP No. 13-025 to allow full alcohol sales (Type 47 License) at an existing restaurant and patio 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 use is located within an existing commercial center with other similar uses. The use is primarily a restaurant and the request for general alcohol is ancillary to the primary restaurant use. The additional service of general alcohol sales will benefit and serve the other uses in the center as well as the residential uses in the vicinity. The restaurant and patio are not anticipated to generate additional noise, traffic, or impacts above existing conditions. The storefront of the restaurant and outdoor patio are oriented toward two major streets (Goldenwest St. and Yorktown Ave.). The outdoor patio area is more than 250 ft. east from the nearest residence and is buffered from noise related to the business by an existing parking lot and major street. In addition, the sale, service and consumption of general alcohol sales will be contained within the 2,400 sq. ft. restaurant and in the delineated 360 sq. ft. outdoor patio area. As conditioned, the outdoor patio will not stay open past 10:00 p.m.
2. The granting of the entitlement plan amendment to amend CUP No. 13-025 to allow full alcohol sales (Type 47 License) within an existing restaurant and patio will not adversely affect the General Plan because it is consistent with the Land Use Element designation of M-sp (Mixed-Use – Specific Plan Overlay) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

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.

The request will expand the range of goods and services provided in the area by permitting the ancillary sale of alcohol in conjunction with an existing eating and drinking establishment in a safe manner for residents and customers from the surrounding area. The restaurant and patio are not anticipated to generate additional noise, traffic, or impacts above existing conditions. The residential uses to the west of the subject site are buffered from noise related to the business by an existing parking lot and major street. The outdoor patio area is more than 250 ft. away from the nearest residence and the entrance of the restaurant and patio area is oriented toward Goldenwest St. and Yorktown Ave. Conditions have been added to the request which limit the use and manner in which alcohol may be sold and consumed on-site to ensure the proposed use will be compatible with the surrounding neighborhood while providing a service that will meet the needs of the community and increase sale tax revenue.

3. The proposed Entitlement Plan Amendment No. 18-004 to amend CUP No. 13-025 to allow full alcohol sales (Type 47 License) in an existing restaurant and patio 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 because the General Plan land use designation and Specific Plan No. 9 (Holly-Seacliff Specific Plan) anticipated restaurant uses with alcohol service, sale and consumption in this area. The request for alcohol is ancillary to the primary restaurant use and will serve to augment the overall dining experience. The proposed use will comply with all building occupancy/exiting requirements.

CONDITIONS OF APPROVAL - ENTITLEMENT PLAN AMENDMENT NO. 18-004:

1. The site plan, floor plans, and elevations received and dated December 17, 2018 shall be the conceptually approved design.
2. The use shall comply with the following:
 - a. The hours of operation shall be limited to the following:
 - i. Daily (restaurant): 7:00 a.m. – 12:00 a.m.
 - ii. Daily (outdoor patio): 7:00 a.m. – 10:00 p.m.
 - b. Prior to sales, service or consumption of alcoholic beverages the business shall obtain an ABC license authorizing alcohol use in the restaurant. The business shall be limited to a Type 47 (On Sale General - Eating Place) or Type 41 (On Sale Beer & Wine - Eating Place) ABC License. **(PD)**
 - c. No dining or consumption of alcoholic beverages shall be permitted in the outdoor patio areas between the hours of 10:00 PM and 7:00 AM daily. **(PD)**
 - d. A sign shall be posted in a conspicuous space at the exit point in the patio which shall state "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT." **(PD)**
 - e. Only an employee and not a patron will be permitted to carry an alcoholic beverage from the interior portion of the premises to said patio area, nor from said patio area to the interior portion of the premises. **(PD)**
 - f. The patio shall have a physical barrier 36 inches in height surrounding the outdoor dining area and designed in a manner that will prohibit passing of alcohol through the barrier. **(PD)**
 - g. An employee of the establishment must monitor all areas where alcohol is served. **(PD)**
 - h. No reduced price or promotions of alcoholic beverages shall be allowed after 7:00PM. **(PD)**
 - i. To ensure the location maintains a restaurant atmosphere, food service from the regular menu shall be available from the time the business opens to the public, until at least one hour prior to the scheduled closing time. **(PD)**

- j. There shall be no dancing or entertainment allowed without a valid Entertainment Permit issued by the Huntington Beach Police Department. Entertainment shall not be allowed on the patio. **(PD)**
 - k. 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)**
 - l. 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 90 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)**
 - m. Consumption of alcoholic beverages by on-duty employees, including servers, bartenders, kitchen staff, management and supervisory personnel is forbidden. **(PD)**
 - n. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business. **(PD)**
 - o. 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)**
 - 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. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition. **(PD)**
 - q. 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)**
 - r. 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: color, digital, and able to record in low light. The business shall ensure all public areas, doors, parking areas surrounding entrances and exits of premise 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)**
3. EPA No. 18-004 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.
 4. 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 1:55 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, FEBRUARY 6, 2019, AT 1:30 P. M.



Ricky Ramos
Zoning Administrator

RR:jg