

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

WEDNESDAY, MARCH 3, 2021 - 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBER: Nicolle Aube, Hayden Beckman, Patty Malagon, Joanna Cortez,
Isela Siordia

ORAL COMMUNICATION: **NONE**

**ITEM 1: CONDITIONAL USE PERMIT NO. 20-019 (SUNSET LOUNGE TYPE 47
LICENSE AND LIVE ENTERTAINMENT):**

APPLICANT: Suzanne Blevins, 9080 Artesia Blvd., Bellflower, CA 90706
PROPERTY OWNER: Max-Singer LP - Salmon Run Property Management, P.O.
Box 1239, San Juan Capistrano, CA 92693
REQUEST: To permit the sale, service, and consumption of alcohol (ABC
License Type 47) within an existing 2,592 sq. ft. eating and
drinking establishment with an approximately 302 sq. ft. outdoor
dining area and allow live entertainment that may include a solo
musician, solo comedian, live band (with up to three musicians),
disc jockey, or karaoke.
ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption, Section
15301, Class 1, California Environmental Quality Act.
LOCATION: 16635 Pacific Coast Highway, 90742 (south side of Pacific
Cost Hwy. at the intersection of 19th St.)
CITY CONTACT: Nicolle Aube

Nicolle Aube, 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. Ms. Aube noted that the conditions regarding the live entertainment hours will be removed and handled through the entertainment permit processed by HBPD. Ms. Aube noted that staff received two written comments regarding the proposed permit citing concerns with closing hours and potential noise.

Ricky Ramos, Zoning Administrator, requested to have staff forward comments to PD to include in the entertainment permit application file.

THE PUBLIC HEARING WAS OPENED.

Suzanne Blevins, applicant, stated that she had no comments or concerns with the staff's recommendations.

Richard, a resident, spoke citing concerns with potential noise outdoors.

Ms. Blevins reassured her intent was to provide entertainment indoors and not outside.

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.

CONDITIONAL USE PERMIT NO. 20-019 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.

1. Conditional Use Permit No. 20-019 to permit the sale, service, and consumption of alcohol (ABC License Type 47) within an existing 2,592 sq. ft. eating and drinking establishment with an approximately 302 sq. ft. outdoor dining area and allow live entertainment that may include a solo musician, solo comedian, live band (with up to three musicians), disc jockey, or karaoke 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 visitor-serving commercial area with other similar uses. The use is primarily a restaurant and the sale and service of alcohol (ABC Type 47 License) and live entertainment are ancillary to the restaurant use. The restaurant is not anticipated to generate additional noise, traffic, or impacts above existing conditions. The proposed live entertainment will be conducted entirely within the interior of the building. The outdoor dining area previously served the residence above the building. The existing outdoor space will serve the restaurant as an outdoor dining area. The outdoor dining area is oriented towards the street and approximately 115 feet east of the nearest residential use, which is buffered by North Pacific Ave., a greenbelt, and South Pacific Ave. Conditions have been added to limit the live entertainment to ensure it will be compatible with the existing mixed-use building, such as requiring live entertainment to end at least 30 minutes prior to closing each night, prohibiting dancing, and prohibiting entertainment on the outdoor patio.
2. The granting of Conditional Use Permit No. 20-019 Conditional Use Permit No. 20-019 to permit the sale, service, and consumption of alcohol (ABC License Type 47) within an existing 2,592 sq. ft. eating and drinking establishment with an approximately 302 sq. ft. outdoor dining area and allow live entertainment that may include a solo musician, solo comedian, live band (with up to three musicians), disc jockey, or karaoke will not adversely affect the General Plan because it is consistent with the Land Use Element designation of CV 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 allowing the ancillary sale of alcohol in conjunction with an eating and drinking establishment in a safe manner for residents and customers in the surrounding area. The building is located in an area designated for commercial uses that will serve tourists and visitors. The proposed operation hours for the restaurant are not anticipated to generate additional noise, traffic, or impacts above existing conditions. The live entertainment will end at least 30 minutes prior to closing each night. The nearest residence is located approximately 115 feet east of the subject site and is buffered from noise by two streets and a greenbelt. The live entertainment will be conducted entirely within the interior of the restaurant. 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. Conditions have been added to limit the live entertainment to ensure it will be compatible with the existing mixed-use building, such as requiring live entertainment to end at least 30 minutes prior to closing each night, prohibiting dancing, and prohibiting entertainment on the outdoor patio.

3. The proposed Conditional Use Permit No. 20-019 to permit the sale, service, and consumption of alcohol (ABC License Type 47) within an existing 2,592 sq. ft. eating and drinking establishment with an approximately 302 sq. ft. outdoor dining area and allow live entertainment that may include a solo musician, solo comedian, live band (with up to three musicians), disc jockey, or karaoke will comply with the provisions of the Sunset Beach Tourist district of the Sunset Beach Specific Plan and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance because the Commercial Visitor General Plan land use designation and specific plan anticipated eating and drinking facilities with alcohol service, sale and consumption in this area. The sale and service of alcohol and live entertainment 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 – CONDITIONAL USE PERMIT NO. 20-019:

1. The site plan and floor plans received and dated February 8, 2021 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. Sunday – Thursday (restaurant interior): 10:00 AM – 10:00 PM
 - ii. Friday – Saturday (restaurant interior): 10:00 AM to 12:00 AM
 - iii. Monday – Sunday (outdoor patio): 10:00 AM – 10:00 PM
 - b. Prior to commencing live entertainment activities, an Entertainment Permit shall be obtained from the Police Department. All conditions in the Entertainment Permit shall be adhered to. **(PD)**

- c. The business shall obtain an Alcoholic Beverage Control (ABC) license authorizing alcohol use in the business. All ABC requirements shall be met prior to sales, service, or consumption of alcoholic beverages. **(PD)**
- 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. 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)**
- f. An employee of the establishment must monitor all areas where alcohol is served. **(PD)**
- g. No carryout alcohol sales shall be permitted. **(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. No games or contests requiring or involving the consumption of alcoholic beverages shall be permitted. **(PD)**
- k. Entertainment shall not be allowed on the patio. **(PD)**
- l. 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)**
- m. 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)**
- n. Consumption of alcoholic beverages by on-duty employees and supervisory personnel is forbidden, except when training for knowledge of food pairing, if applicable. **(PD)**
- o. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business. **(PD)**
- p. Dancing is prohibited. **(PD)**
- q. Clearly legible signage shall be affixed inside the restaurant entrances/exits points which shall state "NO OPEN ALCOHOLIC BEVERAGES BEYOND THIS POINT." **(PD)**

- r. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business. **(PD)**
 - s. 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)**
 - t. 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)**
 - u. 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)**
 - v. The establishment shall employ a video surveillance security system with a minimum of one-month video library recorded to a DVR or Cloud based system. The cameras minimum requirements will be: clear, color, digital and able to record in low light. The business shall ensure all public areas, entrances, exits, parking areas to the front and adjacent to the business are covered by video surveillance. Electronic copies of video must be made available to the Huntington Beach Police Department within 48 hours of request. Digital recordings shall be made available for viewing on-scene upon request by police personnel conducting investigations. You are required to have someone able to operate the system on duty during all business hours. **(PD)**
3. Prior to submittal of building permits, zoning entitlement conditions of approval and code requirements shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 4. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
 5. CUP No. 20-019 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.
 6. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

ITEM 2: COASTAL DEVELOPMENT PERMIT NO. 20-016 (WINDWARD ARCHAEOLOGICAL GRADING AND MONITORING):

APPLICANT:	Ed Mountford, Cornerstone Consulting, 6232 Dolphinwood Drive, Huntington Beach, CA 92648
PROPERTY OWNER:	Signal Landmark, 27271 Las Ramblas, Suite 100, Mission Viejo, CA 92691
REQUEST:	To permit archaeological grading and monitoring activities on a vacant 2.5-acre portion of an approximately 5-acre property located in the Coastal Zone.
ENVIRONMENTAL STATUS:	This request is covered by Categorical Exemption Section 15304, Class 4, California Environmental Quality Act. Appealable
LOCATION:	APN 163-361-10 (Vacant Property - Southeast of Bolsa Chica Street at Los Patos Avenue; South of City landscape lot)
CITY CONTACT:	Hayden Beckman

Hayden Beckman, Senior Planner, reported that the applicant is requesting a continuance to the March 17, 2021, meeting. Mr. Beckman stated he received one phone inquiry regarding the project.

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.

COAST DEVELOPMENT PERMIT NO. 20-016 WAS CONTINUED TO THE MARCH 17, 2021, 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: TENTATIVE PARCEL MAP NO. 20-145/COASTAL DEVELOPMENT PERMIT NO. 21-001 (SEACLIFF COUNTRY CLUB SUBDIVISION)

APPLICANT/ PROPERTY OWNER:	Golf Realty Fund, 1 Upper Newport Plaza, Newport Beach, CA 92660
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REQUEST: To allow the subdivision of an existing 6,214,987 sq. ft. lot (Seacliff Country Club) into two separate lots for finance and conveyance purposes.

ENVIRONMENTAL STATUS: This request is covered by Categorical Exemption Section 15315, Class 15, California Environmental Quality Act. Non-Appealable

LOCATION: 6501 Palm Ave., 92648 (north side of Palm Ave., east of Seapoint St. and west of Goldenwest St.)

CITY CONTACT: Patty Malagon

Patty Malagon, Assistant 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. Malagon stated she received three written inquiries and two written comments opposing the proposed permit citing potential rezoning and redevelopment of parcel and potential traffic. Ms. Malagon read the comments aloud and addressed each comment and question.

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

THE PUBLIC HEARING WAS OPENED.

Mr. Robert O'Hill, representative for the property owner, stated that he had no comments or concerns with the staff's recommendations. Mr. O'Hill stated the purpose of the request is to facilitate the financing relative to one of the parcels.

Susan Ratcliff, resident, spoke inquiring about the zoning of the project.

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.

TENTATIVE PARCEL MAP NO. 20-145/COASTAL DEVELOPMENT PERMIT NO. 21-001 WERE 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 15315 of the CEQA Guidelines, because the proposed project consists of the division of property into four or fewer parcels for finance and conveyance purposes only and is in conformance with the General Plan, no variances or exceptions are required, and all services and access to the proposed parcels are available.

FINDINGS FOR APPROVAL - TENTATIVE PARCEL MAP NO. 20-145:

1. Tentative Parcel Map No. 20-145 to allow the subdivision of a 6,214,987 sq. ft. lot into two parcels in which Parcel A equals 5,975,776 sq. ft and Parcel B equals 239, 221 sq. ft. for finance and conveyance purposes is consistent with the General Plan Land Use Element designation of Open Space-Recreation (OS-R) on the subject property in that it permits the

proposed subdivision. The proposed subdivision complies with other applicable provisions of the Subdivision Map Act and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The resulting two parcels meet the minimum lot size and lot width standards of the OS-PR (Open Space-Parks and Recreation Subdistrict) Base Zoning District.

2. The site is physically suitable for the type and density of development. The site consists of a parcel of land, approximately 6,214,987 sq. ft. lot in area, developed with the Seacliff Country Club facilities and golf course. The Tentative Parcel Map is for finance and conveyance purposes only and expressly does not propose, contemplate, or allow any improvements or development rights. The outcome of the proposed subdivision is the continuance of the country club facility and golf course, which is allowable in the General Plan Land Use Element designation of Open Space-Recreation (OS-R) and the HBZSO.
3. The design of the subdivision or the proposed improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the site is located in an urban setting and is currently developed with the Seacliff Country Club facilities and golf course and does not contain wildlife or habitat. The Tentative Parcel Map is for finance and conveyance purposes only and expressly does not propose, contemplate, or allow any improvements or development rights.
4. The design of the subdivision will not conflict with the use of the property because access between the two parcels shall be maintained through an Irrevocable Reciprocal Driveway, Parking, Access, and Maintenance Agreement which shall be recorded with the County of Orange Recorder's office against the title of the two associated parcels as a part of this proposed tentative parcel map.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 21-001:

1. Coastal Development Permit No. 21-001 to allow the subdivision of a 6,214,987 sq. ft. lot into two parcels in which Parcel A equals 5,975,776 sq. ft. and Parcel B equals 239, 221 sq. ft. for finance and conveyance purpose conforms with the General Plan, including the Local Coastal Program because it is consistent with Coastal Element C 1.1.1, which allows the subdivision of land.
2. Coastal Development Permit No. 21-001 to allow the subdivision of a 6,214,987 sq. ft. lot into two parcels in which Parcel A equals 5,975,776 sq. ft. and Parcel B equals 239, 221 sq. ft. for finance and conveyance purposes is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code in that the project complies with the minimum lot width and minimum lot size, as well as other zoning requirements.
3. At the time of occupancy the proposed development to allow the subdivision of a 6,214,987 sq. ft. lot into two parcels in which Parcel A equals 5,975,776 sq. ft. and Parcel B equals 239, 221 sq. ft. for finance and conveyance purposes can be provided with infrastructure in a manner that is consistent with the Local Coastal Program because the subdivided lot is located in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways.
4. Coastal Development Permit No. 21-001 to allow the subdivision of a 6,214,987 sq. ft. lot into two parcels in which Parcel A equals 5,975,776 sq. ft. and Parcel B equals 239, 221 sq. ft. for finance and conveyance purpose conforms with the public access and public

recreation policies of Chapter 3 of the California Coastal Act because the proposed development will not impede public access, recreation, or views to coastal resources.

CONDITIONS OF APPROVAL - TENTATIVE PARCEL MAP NO. 20-145/COASTAL DEVELOPMENT PERMIT NO. 21-001:

1. The tentative parcel map received and dated February 25, 2021 shall be the conceptually approved design of the subdivision.
2. All of the original conditions of UPX No. 1966-002, UPX No. 1967-002, UPX No. 1986-040, CUP No. 1985-025, CDP No. 1985-019, CEX No. 1985-029, CUP No. 1990-052, CDP No. 1990-035, CUP No. 1995-060, and SPA No. 1986-013 for the approval of the Seacliff Country Club and Golf Course are to remain in effect on both parcels.
3. An Irrevocable Reciprocal Driveway, Parking, Access, and Maintenance Agreement shall be submitted to the Community Development Department for review and approval by the City Attorney's office prior to approval of the final parcel map. Said agreement shall be recorded with the County of Orange Recorder's office against the title of the two associated parcels prior to recordation of the final parcel map. A copy of the recorded agreement shall be filed with the Community Development Department and the recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach. The entire site shall function as one parcel, therefore the agreement shall include the following provisions:
 - a. A non-exclusive blanket, reciprocal easement across each parcel (Parcel A and Parcel B in entirety and in perpetuity), for the purpose of maintaining all existing access (vehicular, pedestrian, golf course access, tennis court access, ingress and egress to the public street, and parking in perpetuity) cross lot drainage, storm water management, water quality best management practices (BMPs), and all utility facilities.
 - b. A requirement that improvements and on-going maintenance, such as parking lot restriping, new paving, etc., to the parking and landscaped areas made on one parcel shall be made concurrently on the other parcel.
 - c. A restriction that Parcels A and B (as identified on the site plan and Tentative Parcel Map) shall be considered one lot only when determining compliance with freestanding sign standards, landscaping standards, off-street parking requirements, and other appropriate development standards.
 - d. Any and all future development or improvement proposals on any individual parcel shall demonstrate compliance with reciprocal parking, access, and maintenance agreements to ensure minimum code requirements are met at all times.
 - e. Express written approval by City of Huntington Beach for any change to the Agreement.
4. Prior to submittal of Final Parcel Map No. 20-145 to the city for review and approval, the following dedications (by the property ownership) shall be added to the title sheet (in the ownership statement) of the subject parcel map: A non-exclusive blanket, reciprocal easement across each parcel (Parcel A and Parcel B in entirety and in perpetuity), for the

purpose of maintaining all existing access (vehicular, pedestrian, golf course access, tennis court access, ingress and egress to the public street, and parking in perpetuity) cross lot drainage, storm water management, water quality best management practices (BMPs), and all utility facilities.

5. The applicant and/or applicant's representative shall be responsible for ensuring that accuracy of all plans and information submitted to the City for review and approval.
6. The subdivision shall comply with all applicable requirements of the Municipal Code, Community Development Department, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**
7. Tentative Parcel Map No. 20-145 and Coastal Development Permit No. 21-001 shall become null and void unless exercised within two years of the date of approval, or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
8. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to the map and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed revisions shall be called out on the sets submitted for final map review. The map shall not be finalized 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: TENTATIVE PARCEL MAP NO. 19-110 (24th STREET SUBDIVISION):

APPLICANT/

PROPERTY OWNER:

REQUEST:

ENVIRONMENTAL

STATUS:

Carlos Losada, 9451 Firestone Blvd., Suite B, Downey, CA 90241
To allow a one-lot subdivision of a 2,704 sq. ft. lot for the construction of two, 3,567 sq. ft. residential condominiums.

This request is covered by Categorical Exemption
Section 15315, Class 15, California Environmental Quality Act.
Appealable

LOCATION: 16461 24th Street, 90742 (north side of 24th St., between PCH and N. Pacific Ave.)
CITY CONTACT: Joanna Cortez

Joanna Cortez, Associate Planner, reported that the applicant is requesting a continuance to the March 17, 2021, meeting. Ms. Cortez stated she received inquiries regarding the project but will examine them during the presentation at the next meeting.

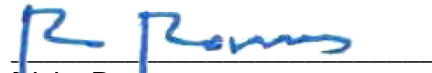
THE PUBLIC HEARING WAS OPENED.

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 continuation as recommended by staff.

TENTATIVE PARCEL MAP NO. 19-110 WAS CONTINUED TO THE MARCH 17, 2021, MEETING BY THE ZONING ADMINISTRATOR. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY NOT BE APPEALED TO THE PLANNING COMMISSION.

THE MEETING WAS ADJOURNED AT 2:16 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, MARCH 17, 2021, AT 1:30 P. M.



Ricky Ramos
Zoning Administrator

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