

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

WEDNESDAY, MARCH 18, 2015 - 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBER: Joanna Cortez, Jill Arabe, Ethan Edwards, Judy Demers

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

ITEM 1: COASTAL DEVELOPMENT PERMIT NO. 15-001/ ADMINISTRATIVE PERMIT NO. 15-002 (PROSSER RESIDENCE):

APPLICANT: Jay Earl, 16541 Mariana Circle, Huntington Beach, CA 92649
PROPERTY OWNER: Ron and Christine Prosser, 3291 Falkland Circle, Huntington Beach, CA 92649
REQUEST: To permit an approximately 822 sq. ft. addition to an existing two-story single family dwelling and allow the expansion of an existing room at a 7 ft. 8 in. non-conforming rear yard setback in lieu of 10 ft.
LOCATION: 3291 Falkland Circle, 92649 (at the terminus of Falkland Cir. - Huntington Harbour)
CITY CONTACT: Joanna Cortez

Joanna Cortez, Assistant Planner, displayed project plans and photographs 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, stated that he had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Jay Earl, applicant, stated that he had no comments or concerns with staff's recommendations.

Debbie Grani, resident, inquired of the requirements for window alignment. She noted that her mother is planning an addition in the future and was concerned that she would not be able to have a window in her choice location.

Mr. Ramos briefly explained the requirements regarding window alignment.

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

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

COASTAL DEVELOPMENT PERMIT NO. 15-001/ ADMINISTRATIVE PERMIT NO. 15-002 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 15301 of the CEQA Guidelines, because the project consists of an addition to an existing single-family residence within a residential zone.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 15-001:

1. Coastal Development Permit No. 15-001 for the 822 sq. ft. addition to the first and second floor of a single family residence conforms to the General Plan and Local Coastal Program. The project is consistent with 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 addition will occur within an existing single family dwelling located within an established residential neighborhood.
2. The proposed addition 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 addition will comply with all applicable development regulations, including maximum building height, site coverage, and minimum yard setbacks, with the exception of the rear yard setback. The project proposes to construct the addition to match the existing nonconforming rear yard setback of 7 ft. 8 in. in lieu of the minimum required 10 ft. The Huntington Beach Zoning and Subdivision Ordinance permits construction of an addition at an existing nonconforming setback with approval of an administrative permit. As such, the applicant is seeking approval of an administrative permit in conjunction with a coastal development permit.
3. At the time of occupancy, the proposed addition can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The project will be constructed on a previously developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways.
4. The addition conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access, recreation, or views to coastal resources.

FINDINGS FOR APPROVAL – ADMINISTRATIVE PERMIT NO. 15-002:

1. Administrative Permit No. 15-002 to permit a residential addition to match the existing non-conforming rear yard setbacks of 7 ft.-8 in. in lieu of the minimum required rear yard setback of 10 ft. 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. The length of the addition along the nonconforming setback represents

approximately 5% of the total width of the dwelling; therefore, the impacts from the addition are minimal and will allow the addition to match the architecture style of the existing house and maintain neighborhood compatibility

2. Administrative Permit No. 15-002 to permit a residential addition to match the existing non-conforming rear yard setback of 7 ft. 8 in. in lieu of the minimum required rear yard setback of 10 ft. will be compatible with surrounding uses and will result in a single family home with similar height and materials as other properties within the neighborhood. The addition is proposed to encroach 2 ft. 4 in. into the required rear yard leaving 7 ft. 8 in. from the rear property line at the nearest point. The length of the addition along the nonconforming setback is 2 ft. 6 in., which represents approximately 5% of the total width of the dwelling. Therefore, impacts from the portion of the addition that encroaches into the required rear yard setback are minimal and will allow the addition to meet desired design objectives, match the architecture style of the existing house, and maintain neighborhood compatibility.
3. The proposed addition to match the existing non-conforming rear yard setback of 7 ft. 8 in. in lieu of the minimum required rear yard setback of 10 ft. 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.

**CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 15-001/
ADMINISTRATIVE PERMIT NO. 15-002:**

1. The site plan, floor plans, and elevations received and dated February 3, 2015 shall be the conceptually approved design.
2. Prior to submittal for 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.
3. 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 Planning & Building 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.
4. CDP No. 15-001 and AP No. 15-002 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 Planning Division a minimum 30 days prior to the expiration date.
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 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 Planning and Building 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.

7. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating>).

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. 14-031/ COASTAL DEVELOPMENT PERMIT NO. 14-013 (MILLER RESIDENCE):

APPLICANT:	Karin Otis, Architect, 909 Electric Avenue, Seal Beach, CA 90740
PROPERTY OWNER:	Rob Miller, 16582 Somerset Lane, Huntington Beach, CA 92649
REQUEST:	To demolish the existing residence and permit the construction of an approximately 4,088 sf. ft., two-story single-family dwelling, 786 sq. ft. of attached garages, and a 1,235 sq. ft. rooftop deck above the second story. 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.
LOCATION:	16582 Somerset Lane, 92649 (north side of Somerset Ln., between Malden Cir. and Gilbert Dr.)
CITY CONTACT:	Ethan Edwards

Ethan Edwards, Associate Planner, displayed project plans and photographs 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, stated that he had no questions for staff.
THE PUBLIC HEARING WAS OPENED.

Karin Otis, applicant, stated that she had no comments or concerns with staff's recommendations. Ms. Otis gave a brief overview of the design of the proposed project.

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

Mr. Ramos stated that based on the information provided, he would approve the request as recommended by staff.

CONDITIONAL USE PERMIT NO. 14-031/ COASTAL DEVELOPMENT PERMIT NO. 14-013 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 15303 of the CEQA Guidelines, because the project consists of the construction of one single-family residence within a residential zone.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 14-031:

1. Conditional Use Permit No. 14-031 to permit a 1,235 sq. ft. rooftop deck above the second story of a new single family residence 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. The proposed rooftop deck will be accessible only from the interior of the building and will face the harbor thereby protecting privacy of adjacent residences. Based on code requirements, the proposed rooftop deck will be setback a minimum of five feet from the building exterior which will minimize the visual mass and bulk of the residence.
2. The proposed single-family dwelling with a 1,235 sq. ft. rooftop deck above the second story will be compatible with surrounding uses because the rooftop deck will be integrated into the design of the residence in order to resemble the two-story homes in the neighborhood. The overall building height will match the surrounding properties because the project is adjacent to existing two-story, single-family residences with similar building heights. The rooftop deck will be oriented towards the harbor which will protect direct views onto adjacent residences. Furthermore, the proposed deck will be setback five feet from the building exterior which allows the residence to be compatible with the mass and scale of structures in the surrounding neighborhood.
3. The proposed single-family dwelling with a 1,235 sq. ft. rooftop deck above the second story 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 and any specific condition required for the proposed use in the district in which it would be located. The project complies with minimum onsite parking and building setbacks, and maximum lot coverage and building height. The 1,235 sq. ft. rooftop deck above the second story is

allowed within the RL (Residential Low Density) zoning district with approval of a conditional use permit.

4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of RL-7 (Residential Low Density—7 units per acre) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Land Use Element

Policy – 9.2.1: Require that all new residential development within existing residential neighborhoods be compatible with existing structures, including (b) use of building heights, grade elevations, orientation and bulk that are compatible with the surrounding development; and (d) maintenance of privacy on abutting residences.

B. Coastal Element

Objectives – C 1.1: Ensure that adverse impacts associated with coastal zone development are mitigated or minimized to the greatest extent feasible.

The construction of a new single-family dwelling, including a 1,235 sq. ft. rooftop deck above the second story is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other provisions of the Municipal Code including maximum site coverage, maximum building height, and minimum on-site parking. The rooftop deck will be oriented toward the harbor, minimizing impacts to privacy on adjoining properties. The deck will also be setback five feet from the building exterior to reduce the mass and bulk of the structure.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 14-013:

1. Coastal Development Permit No. 14-013 to permit the demolition of an existing residence and permit the construction of an approximately 4,088 sq. ft., two-story single-family dwelling, 786 sq. ft. of attached garages, and a 1,235 sq. ft. rooftop deck, conforms with the General Plan, including the Local Coastal Program. The project is consistent with Coastal Element Policy C 1.1.1, which encourages development within, or contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed construction will occur on a developed site, contiguous to existing single-family residential developments.
2. The project 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 complies with all applicable development regulations, including minimum setbacks and on-site parking, and maximum building height and site coverage.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The project will be constructed on a previously developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roads.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access, recreation, or views to coastal resources.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 14-031/ COASTAL DEVELOPMENT PERMIT NO. 14-013 :

1. The site plan, floor plans, and elevations received and dated February 24, 2015 shall be the conceptually approved design.
2. Prior to submittal of building permits, zoning entitlement conditions of approval and code requirements identified in separately transmitted memorandum from the Departments of Fire, Planning and Building, 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.
3. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - 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.
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. The structure(s) cannot be occupied and 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 Planning and Building 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. Conditional Use Permit No. 14-031 and Coastal Development Permit No. 14-013 shall become null and void unless exercised within two years of the date of final Coastal Development Permit approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning & Building 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 Planning and Building 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.

8. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating>).

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: TEMPORARY USE PERMIT NO. 15-001 (EQUINOX TEMPORARY BUILDING):

APPLICANT/
PROPERTY OWNER: Kellee Fritzal, Office of Business Development, 2000 Main Street,
5th Floor, Huntington Beach, CA 92648
REQUEST: To permit a temporary modular building and parking lot for
Equinox Gym marketing and new membership signups during
construction of their permanent location at Pacific City.
LOCATION: 101 Walnut Avenue, 92648 (west side of Walnut Ave., north of
First St.)
CITY CONTACT: Jill Arabe

Jill Arabe, Associate Planner, displayed project plans and photographs 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, stated that he had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Kellee Fritzal, applicant, stated that she had no comments or concerns with staff's recommendations.

Brett Thornton, representing DJM, verified that the temporary building could stay until December 1, 2015. Ms. Arabe stated the temporary building was permitted until December 1, 2015.

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

Mr. Ramos stated that, based on the information provided, he would approve the request as recommended by staff.

TEMPORARY USE PERMIT NO. 15-001 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 15304 of the CEQA Guidelines, because the project involves a minor temporary use of land having negligible or no permanent effects on the environment.

FINDINGS FOR APPROVAL - TEMPORARY USE PERMIT NO. 15-001:

1. The proposed temporary use will be located, operated and maintained in a manner consistent with the policies of the General Plan, the Local Coastal Program, the provisions of Chapter 241, and the Downtown Specific Plan. The Land Use Element designation on the subject property is M->30-sp-pd (Mixed Use - >30 du/ac – Specific Plan Overlay – Pedestrian Overlay). The proposed use is consistent with the following goals and policies of the City's General Plan as follows:

Policy LU 10.1.17: Require the inclusion of uses and elements that contribute amenities for visitors, such as public activity areas and onsite recreational facilities (health clubs, spas, etc.)

Goal LU 11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

Policy ED 3.2.3: Upgrade and modernize high-activity nodes and districts.

Goal UD 1: Enhance the visual image of the City of Huntington Beach.

The proposed temporary use will assist in the promotion of a new health club to the vicinity. The health club will be located within Pacific City, which is currently under construction and anticipated to open at the end of the year. The site will be improved with perimeter landscaping and a parking lot that will visually enhance the streetscape. Existing chain link fencing and vegetation will be removed to activate the site and upgrade its compatibility with the neighborhood.

2. Approval of the application for the proposed temporary use will not be detrimental to property or improvements in the surrounding area or to the public health, safety or general welfare. The site will be aesthetically improved with permanent perimeter landscaping and a parking lot. The temporary location of a modular building onsite will provide for the marketing and membership sales of the Equinox Gym while their permanent location is under construction. Adequate vehicular and pedestrian public access will be provided to and from the site. No significant impacts related to noise, traffic, or safety, are anticipated

because the proposed use will operate during normal business hours and for a duration of six months.

CONDITIONS OF APPROVAL - TEMPORARY USE PERMIT NO. 15-001:

1. The site plan, floor plans, and elevations received and dated February 25, 2015, shall be the conceptually approved design with the modification that bicycle racks shall be provided onsite.
2. Prior to issuance of building permits, the following shall be completed:
 - a. Landscape plans shall be submitted to the Planning Division for review by the Departments of Planning & Building, Public Works, and Office of Business Development.
3. The structure(s) cannot be occupied until the following have been completed:
 - a. Landscape plans shall be approved by the Departments of Planning & Building and Public Works.
 - b. Complete all improvements as shown on the approved grading, landscape and improvement plans.
 - c. A \$500 cash bond shall be submitted to the Planning and Building Department to guarantee removal of any structure, clean up of site upon termination of the temporary use, and to guarantee maintenance of the property.
4. The use shall comply with the following:
 - a. Hours of operation: 9:00 a.m. – 8:00 p.m. daily
 - b. The site shall be vacated and any temporary structures shall be removed by December 1, 2015.
 - c. Temporary signage, such as a banner, may be permitted subject to review and approval by the Planning & Building Department for the duration that the temporary use is located onsite. It shall be maintained in a good appearance at all times and removed upon vacation of the site.
 - d. Outdoor activities or special events including amplified music shall be subject to review and approval of a Temporary Activity Permit or Temporary Use Permit.
5. The Development Services Departments and divisions (Fire, Planning & Building, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning and Building 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.

6. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems <http://www.builditgreen.org/green-building-guidelines-rating>).

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 1:51 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, APRIL 1, 2015, AT 1:30 P. M.



Ricky Ramos
Zoning Administrator

RR:EE:jd