

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

WEDNESDAY, AUGUST 3, 2016- 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos
STAFF MEMBER: Kimo Burden, Joanna Cortez, Judy Graham
MINUTES: July 6, 2016
APPROVED AS SUBMITTED

ORAL COMMUNICATION: **NONE**

ITEM 1: CONDITIONAL USE PERMIT 16-023 (BANFIELD VETERINARY CLINIC – CONTINUED FROM THE JULY 20, 2016 MEETING)

APPLICANT: Jeff Hammond, 2525 E. Burnside St., Portland, OR, 97214
PROPERTY OWNER: PK II Marina Village, LP, c/o Kimco Realty Corp., 1621-B S Melrose Dr., Vista, CA 92081
REQUEST: To permit a 2,500 sq. ft. veterinary clinic with no outdoor facilities, boarding, or overnight care within an existing commercial shopping center.
LOCATION: 5840 Edinger Avenue, Unit A, 92649 (near the southwest corner of Edinger Ave. and Springdale St.)
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.

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

THERE WERE NO 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.

CONDITIONAL USE PERMIT NO. 16-023 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 15301 of the CEQA Guidelines, because the project consists of minor alterations to an existing commercial building involving no expansion in the overall floor area of the structure.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 16-023:

1. Conditional Use Permit No. 16-023 to permit a 2,500 sq. ft. veterinary clinic with no outdoor facilities, boarding, or overnight care within an existing commercial shopping center 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 use will not generate traffic or other impacts detrimental to surrounding properties and inconsistent with the adjacent property's zoning. The use is within an existing tenant space, approximately 130 ft. east from the nearest residential use, which provides an adequate buffer from potential negative impacts associated with the use. Additionally, the use is proposed to occur within the interior of the tenant space.
2. The 2,500 sq. ft. veterinary clinic with no outdoor facilities, boarding, or overnight care within the existing commercial shopping center will be compatible with surrounding uses because the subject business is located on a property designated for commercial use. The proposed use is consistent with the existing land use pattern and compatible with adjacent uses.
3. The 2,500 sq. ft. veterinary clinic with no outdoor facilities, boarding, or overnight care within the existing commercial shopping center 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. There is no physical expansion that includes additional floor area to the building as a part of this request and the use will comply with all building occupancy and exiting requirements.
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 CG – F1 (Commercial General – Maximum FAR 0.35) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Land Use Element

Goal LU 7: Achieve a diversity of land uses that sustain a City's economic viability, while maintaining the City's environmental resources and scale and character.

Policy LU 7.1.1: Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

B. Economic Development Element

Policy ED 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area.

The proposed 2,500 sq. ft. veterinary clinic with no outdoor facilities, boarding, or overnight care will provide an additional service within an existing commercial shopping center that enhances the surrounding neighborhood. The project will provide new job opportunities for existing and future residents and promote economic viability of the shopping center.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 16-023:

1. The site plan, floor plans, and elevations received May 18, 2016 shall be the conceptually approved design.
2. The hours of operation shall be Monday – Sunday from 7:00 A.M. – 7:00 P.M.
3. Animals shall not be allowed outside at the west side of the building.
4. CUP No. 16-023 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 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.
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.

ITEM 2: CONDITIONAL USE PERMIT NO. 16-016 (Mr. B's LIQUOR STORE – CONTINUED FROM THE MAY 4, 2016, MEETING)

APPLICANT: Sal Amash, 17196 Pacific Coast Highway, Huntington Beach, CA 92649
PROPERTY OWNER: Baldavia LLC., 645 West 9th St. #110-207, Los Angeles, CA 90015
REQUEST: To permit the establishment of a 1,600 sq. ft. retail store devoted to the sales, display, and storage of alcoholic beverages (ABC Type 21 License) and other convenience goods within an existing shopping center.
LOCATION: 17204 Pacific Coast Highway, 92649 (north of Warner Ave. and east of Pacific Coast Highway)
CITY CONTACT: Kimo Burden

Kimo Burden Planning Aide, 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.

Sal Amash, applicant, stated that he was concerned with the Condition 2 (j). He stated that the restriction prevented him from maximizing his profitability because he would be restricted to offering products his customer base is used to purchasing.

William Kennin, representing the applicant, explained the applicant's issue that was penalizing the applicant for being forced to relocate 30 feet from his current location by the property owner. He further explained that conditions being placed on the applicant are solely the result of the relocation.

A lengthy discussion took place regarding the situation the applicant is in. Mr. Ramos explained that staff is put in a tough position trying to balance the resident's requests as well as the business owner's requests.

Captain Bill Stuart, representing the Huntington Beach Police Department, explained that there are many issues that the Police Department has concerns with including, the homeless population, drunk driving, and loitering with alcohol beverages.

A lengthy discussion took place regarding the conditions placed on the proposed project by the Huntington Beach Police Department.

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

Mr. Ramos explained that he was in a difficult position. He could make the findings to approve the item as recommend by staff.

CONDITIONAL USE PERMIT NO. 16-016 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 15301 of the CEQA Guidelines, because the project consists of minor alterations to an existing commercial building involving no expansion in the overall floor area of the structure.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 16-016:

1. Conditional Use Permit No. 16-016 for the establishment of a 1,600 sq. ft. retail store devoted to the sales, display, and storage of alcoholic beverages (ABC Type 21 License) and other convenience goods in an existing shopping center 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 use will contribute to the viability of the commercial center by attracting customers and generating lease revenue, thus improving the value of property in the neighborhood. The request includes the relocation of an existing liquor store within the subject commercial center into a smaller tenant space. The proposed facility will not generate noise, traffic, and demand for parking or other impacts at levels inconsistent with the commercial zoning applicable to the property. Furthermore, the residential uses to the north of the subject site will be adequately buffered by an existing six foot tall block wall separating the two properties and there will be no access from the rear of the commercial suite facing the residential properties.
2. The request includes the relocation of an existing liquor store within the subject commercial center into a smaller tenant space. The establishment of a 1,600 sq. ft. retail store devoted to the sales, display, and storage of alcoholic beverages (ABC Type 21 License) and other convenience goods in an existing shopping center will be compatible with surrounding uses because proposed retail establishment will operate within a commercial center with sufficient parking capacity, in a suite adequately buffered from residential uses to ensure no detrimental impact. The sale of alcoholic beverages for off-site consumption will be limited to the interior of the building. The retail store is located along a primary arterial with similar commercial uses.
3. The establishment of a 1,600 sq. ft. retail store devoted to the sales, display, and storage of alcoholic beverages (ABC Type 21 License) and other convenience goods in an existing shopping center 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. The proposed retail establishment is permitted in the Commercial General base district, subject to conditional use permit approval, pursuant to Section 211.04 of the Huntington Beach Zoning and Subdivision Ordinance. The retail use complies with the minimum required on-site parking.
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 Commercial Visitor on the subject property. In addition, it is consistent with the following policies and objectives of the General Plan:

Policy LU 7.1.1: Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

Objective LU 10.1: Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, and capitalize on Huntington Beach's recreational resources.

Policy LU 10.1.1: Accommodate the development of neighborhood, community, regional, office, and visitor-serving commercial uses in areas designated on the Land Use Plan Map in accordance with Policy 7.1.1.

The establishment of a 1,600 sq. ft. retail store devoted to the sales, display, and storage of alcoholic beverages (ABC Type 21 License) and other convenience goods in an existing shopping center will accommodate existing development by allowing alcohol sales at an existing commercial suite permitted for retail sales. The use is compatible in the commercial zone and located to serve a variety of uses within the neighborhood.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 16-016:

1. The site plan, floor plans, and elevations received and dated February 3, 2016 shall be the conceptually approved design.
2. The use shall comply with the following:
 - a. Store business hours shall be limited to between 6:00 AM to 12:00 AM daily.
 - b. Prior to the sale of alcoholic beverages, the business shall obtain an ABC license authorizing Off Sale Alcohol Sales. The business shall be limited to a Type 21 (General Off-Sale). All conditions contained in the ABC license shall be adhered to. **(PD)**
 - c. All areas of the store and around the entrance of the location shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the premises. **(PD)**
 - d. "No Loitering" and "No Open Container" signs shall be affixed and clearly visible at the entrance to the location. **(PD)**
 - e. 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)**
 - f. There shall be no amusement machines or video game devices in the premises at any time. **(PD)**
 - g. All persons engaged in the sale or service of alcohol shall complete a 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 an ABC approved RBS trainer and records of the training must be maintained on-site for review. **(PD)**
 - h. The business shall employ a video surveillance system and a one-month video library. The minimum requirements for the cameras will be: color, digital recording to DVR and able to record in low light. The business shall ensure all doors, eating areas, and parking areas 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 officers conducting investigations. You are required to have someone able to operate the system on duty during all business hours. **(PD)**

- i. All owners, employees, representatives, and agents shall obey all state, local, and municipal laws, conditions of the Conditional Use Permit, Alcoholic Beverage Control License, or any other regulations, provision, or restrictions prescribed at all times. Any violations of any law or conditions will be considered violations of the permit to constitute permit suspensions or revocation in addition to civil or criminal enforcement. **(PD)**
 - j. In an effort to reduce the likelihood of alcohol related crimes, the display or sale of the following items shall be prohibited:
 - Wine in containers of less than 750 milliliters.
 - Wine with an alcoholic content greater than 14 percent by volume unless in corked bottles and aged at least two years.
 - Beer or malt liquor sold individually in containers of 40 ounces or less, except for small production craft-type beer only available in 40 ounce or less containers.
 - Containers of beer or malt liquor not in their original factory packages of six-packs or greater.
 - Distilled spirits in bottles or containers smaller than 375 milliliters.
 - Cooler products, either wine or malt beverage based, in less than four-pack quantities. **(PD)**
3. CUP No. 16-016 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 Zoning Administrator reserves the right to revoke Conditional Use Permit No. 16-016 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance, or Municipal Code occurs.
 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 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 3: COASTAL DEVELOPMENT PERMIT NO. 16-011 (GREAVES RESIDENCE)

APPLICANT: Louie Hernandez, 19092 Callaway Circle, Huntington Beach, CA 92648
PROPERTY OWNER: Christopher Lawrence Greaves, 3585 Courtside Circle, Huntington Beach, CA 92649
REQUEST: To permit a 381 sq. ft. first floor addition and a 1,148 sq. ft. second floor addition with a 619 sq. ft. second floor deck to an existing one-story 3,129 sq. ft. single-family residence.
LOCATION: 3585 Courtside Circle, 92649 (near the northwest corner of Courtside Cir. and Coral Cay Ln.)
CITY CONTACT: Kimo Burden

Kimo Burden Planning Aide, 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.

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

THERE WERE NO 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. 16-011 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 an addition to an existing single-family residence within a residential zone.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 16-011:

1. Coastal Development Permit No. 16-011 to permit a 381 sq. ft. first floor addition and a 1,148 sq. ft. second floor addition with a 619 sq. ft. second story deck to an existing one-story 3,129 sq. ft. single-family residence, conforms with the General Plan, including the 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 on a developed site, contiguous to existing residential development.
2. The request to permit a 381 sq. ft. first floor addition and a 1,148 sq. ft. second floor addition with a 619 sq. ft. second story deck to an existing one-story 3,129 sq. ft. single-family residence, is consistent with the requirements of the Coastal Zone 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, lot coverage, and minimum yard setbacks.
3. At the time of occupancy, the proposed development to permit a 381 sq. ft. first floor addition and a 1,148 sq. ft. second floor addition with a 619 sq. ft. second story deck to an existing one-story 3,129 sq. ft. single-family residence can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The proposed addition 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 request to permit a 381 sq. ft. first floor addition and a 1,148 sq. ft. second floor addition with a 619 sq. ft. second story deck to an existing one-story 3,129 sq. ft. single-family residence 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 - COASTAL DEVELOPMENT PERMIT NO. 16-011:

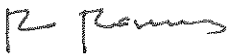
1. The site plan, floor plans, and elevations received and dated June 16, 2016, shall be the conceptually approved design.
2. Prior to submittal for plan check, the following shall be completed: Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire, Community Development, and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
3. Final building permit(s) cannot be approved until the following have been completed:
 - a. All improvements shall 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.
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. Coastal Development Permit No. 16-011 shall become null and void unless exercised within two years of the date of final Coastal Development Permit approval by the City or by the Coastal Commission if the Coastal Development Permit is appealed, or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
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.

THE MEETING WAS ADJOURNED AT 1:48 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, AUGUST 17, 2016, AT 1:30 P. M.



Ricky Ramos
Zoning Administrator

RR:EE:jd