

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

WEDNESDAY, SEPTEMBER 20, 2017 - 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBER: Jessica Bui, Kimo Burden, Joanna Cortez, Kim De Coite

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

ITEM 1: CONDITONAL USE PERMIT NO. 17-024 (CALTRANS BLOCK WALL)

APPLICANT: Thomas Nguyen, 12031 Loma Street, Garden Grove, CA 97841

PROPERTY OWNER: Orlando Olivos, State of California Department of Transportation,
19601 Beach Boulevard, Huntington Beach, CA 92648

REQUEST: To construct an 8 ft., 8 in. high block wall (approx. 331 linear feet)
at 10 feet front yard setback in lieu of maximum 42 inches high
within the front yard setback area.

LOCATION: 19601 Beach Boulevard, 92648 (west of Beach Blvd. and south of
Yorktown Ave.)

CITY CONTACT: Jessica Bui

Jessica Bui, 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. Ms. Bui noted that staff had no received any comments regarding the proposed project.

Ricky Ramos, Zoning Administrator, stated that he had no questions for staff.

THE PUBLIC HEARING WAS OPENED.

Thomas Nguyen, applicant, stated that he no comments or concerns with staff's recommendations.

Mr. Ramos verified with the applicant that the rationale for the wall location is to accommodate needed space given the location of the existing buildings.

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.

CONDITONAL USE PERMIT NO. 17-024 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) CALENDAR DAYS.

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15303 of the CEQA Guidelines because the proposed project involves the minor construction of a block wall.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 17-024:

1. Conditional Use Permit No. 17-024 for the construction an 8 ft., 8 in. high block wall (approx. 331 linear feet) at 10 ft. front yard setback in lieu of maximum 42 inches high within the front yard setback area 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 location of the existing structures on-site limit the proposed block wall to be built between 10 ft. and 13 ft. at the front yard setback in lieu of the required 15 ft. setback. The proposed height of 8 ft., 8 in. provides improved screening of the existing structures from the street view along Beach Boulevard. The wall is composed of split-face concrete masonry units (CMU) block wall with decorative pilasters. Although the wall exceeds the maximum allowed height in the front yard setback, the proposed height will not create a safety or traffic hazard and will not impact visibility to the site. The subject site is an interior lot and does not have visibility concerns such as corner lots. The visual character of the neighborhood will not be negatively impacted because the proposed wall provides for greater security and adequate screening of the existing structures. Additionally, landscaping will be provided along the front property line to enhance the appearance of the wall including queen palms at the entry of the site and shrubs of multiple species and sizes planted in informal clusters to evoke a park-like setting as required by SP 14 (Beach and Edinger Corridors Specific Plan).
2. Conditional Use Permit No. 17-024 for the construction an 8 ft., 8 in. high block wall (approx. 331 linear feet) at 10 ft. front yard setback in lieu of maximum 42 inches high within the front yard setback area will be compatible with surrounding uses because landscaping proposed between the wall and sidewalk will enhance the aesthetic appearance of the wall. The landscaping includes trees such as queen palms at the entry of the site and shrubs of multiple species and sizes that are planted in informal clusters to evoke a park-like setting. The design of the proposed block wall will provide 3 ft. offsets to reduce the appearance of a large, flat wall. In addition, the wall varies in height with decorative pilasters that will improve the overall design and streetscape along a major arterial highway.
3. Conditional Use Permit No. 17-024 for the construction an 8 ft., 8 in. high block wall (approx. 331 linear feet) at 10 ft. front yard setback in lieu of maximum 42 inches high within the front yard setback area 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, which allows walls to exceed the maximum height within the front yard setback with approval of a conditional use permit. In addition, the proposed landscaping will comply with provisions within SP 14 (Beach and Edinger Corridors Specific Plan) by providing

shrubs of multiple species and sizes, and trees such as queen palms within the setback area.

4. The granting of Conditional Use Permit No. 17-024 for the construction an 8 ft., 8 in. high block wall (approx. 331 linear feet) at 10 ft. front yard setback in lieu of maximum 42 inches high within the front yard setback area will not adversely affect the General Plan. It is consistent with the Land Use Element designation of M – sp d (Mixed Use – Specific Plan Overlay – Design Overlay) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Urban Design Element

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

Policy UD 1.3.1: Require a consistent design theme and/or landscape design character along the community's corridors that reflects the unique qualities of each district. Ensure that streetscape standards for the major commercial corridors, the residential corridors, and primary and secondary image corridors provide each corridor with its own identity while promoting visual continuity throughout the City.

The proposed 8 ft., 8 in. block wall will be decorative with 3 ft. offsets and pilasters to provide visual interest and will improve the streetscape and visual image of the City along a major arterial highway. Furthermore, the proposed landscaping, which consists of shrubs of multiple species and sizes, and queen palm trees between the sidewalk and wall is consistent with the landscape theme for the Neighborhood Parkway Segment of the Beach and Edinger Corridors Specific Plan.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 17-024:

1. The site plan and elevations received and dated August 17, 2017 shall be the conceptually approved design with the following modification: Replace the glass material on the pilaster to a solid material such as a stone veneer.
2. Prior to submitting for Building permits, the applicant shall submit a revised set of plans pursuant to Condition No. 1 for review and approval by the Community Development Department.
3. Prior to issuance of building permits, submit four (4) sets of landscape plans in accordance with Section 2.6.9 (Parkway Landscaping) to the Community Development Department for review and approval.
4. CUP No. 17-024 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 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 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.
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: COASTAL DEVELOPMENT PERMIT NO. 17-011 (KAITZ RESIDENCE)

APPLICANT: Elizabeth Howell, 20561 Suburbia Lane, Huntington Beach, CA 92646

PROPERTY OWNER: Paul Kaitz, 3271 East Phillips Court, Brea, CA 92821

REQUEST: To permit the construction of a new 3,873 sq. ft. single-family residence, a 615 sq. ft. garage and a 126 sq. ft. second story balcony located on a vacant lot. This 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: 4062 Diablo Circle, 92649 (west of Edgewater Ln., south of Diablo Cir.)

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.

THE PUBLIC HEARING WAS OPENED.

Elizabeth Howell, applicant, stated that she had no comment or concerns with staff's recommendations.

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.

COASTAL DEVELOPMENT PERMIT NO. 17-011 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 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. 17-011:

1. Coastal Development Permit No. 17-011 to permit the construction of a new 3,873 sq. ft. single-family residence with a 615 sq. ft. garage and a 126 sq. ft. second story balcony located on a vacant lot 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 construction will occur on a vacant lot, contiguous to existing residential development.
2. The request to permit the construction of a new 3,873 sq. ft. single-family residence with a 615 sq. ft. garage and a 126 sq. ft. second story balcony located on a vacant lot 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 project 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 the construction of a new 3,873 sq. ft. single-family residence with a 615 sq. ft. garage and a 126 sq. ft. second story balcony located on a vacant lot can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The proposed single-family residence will be constructed on a vacant lot in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways.
4. The request permit the construction of a new 3,873 sq. ft. single-family residence with a 615 sq. ft. garage and a 126 sq. ft. second story balcony located on a vacant lot 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. 17-011:

1. The site plan, floor plans, and elevations received and dated August 23, 2017, shall be the conceptually approved design with the following modification: The plans shall note NAVD 88 as the datum for compliance with Flood Zone AE and show compliance with elevation requirements per Chapter 222 of the Huntington Beach Zoning and Subdivision Ordinance.
2. Prior to the issuance of a building permit, the elevation of the lowest floor shall be certified by a California registered engineer or surveyor. The completed FEMA elevation certificate shall be submitted to the Community Development Department.
3. Prior to submittal for plan check, 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.
4. 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.
5. 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.
6. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
7. Coastal Development Permit No. 17-011 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.

8. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.

9. 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. 17-010 (RUDOLPH RESIDENCE)

APPLICANT:	Thomas Drummond, 846 S. State College Blvd., Anaheim CA 92806
PROPERTY OWNER:	Dewey Rudolph, 16322 Sundancer Dr., Huntington Beach, CA 92649
REQUEST:	To demolish an existing 3,400 sq. ft. single family dwelling and construct a new 4,292 sq. ft. two-story single family dwelling.
LOCATION:	16322 Sundancer Dr., 92649 (near the northeast corner of Sundancer Dr. and Aquarius Dr.)
CITY CONTACT:	Joanna Cortez

Joanna Cortez, Acting 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.

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

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.

COASTAL DEVELOPMENT PERMIT NO. 17-010 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. 17-010:

1. Coastal Development Permit No. 17-010 to demolish an existing 3,400 sq. ft. single family dwelling and construct a new 4,292 sq. ft. two-story single family dwelling 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 construction will occur on a developed site, contiguous to existing residential development.
2. The project to demolish an existing 3,400 sq. ft. single family dwelling and construct a new 4,292 sq. ft. two-story single family dwelling 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. At the time of occupancy the proposed development to demolish an existing 3,400 sq. ft. single family dwelling and construct a new 4,292 sq. ft. two-story single family dwelling 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 development to demolish an existing 3,400 sq. ft. single family dwelling and construct a new 4,292 sq. ft. two-story single family dwelling 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. 17-010:

1. The site plan, floor plans, and elevations received and dated July 19, 2017, shall be the conceptually approved design with the following modifications:
 - a. Plans shall note NAVD 88 as the datum for compliance with flood zone AE and show compliance with elevation requirements per Chapter 222 of the Huntington Beach Zoning and Subdivision Ordinance.
 - b. All existing windows on adjacent properties on the first and second floors shall be shown on the elevation plans and shall not be aligned with the proposed windows in compliance with the Infill Lot Ordinance.
 - c. The wall along the front property line shall be setback a minimum of 10 feet from the front property line as approved by Conditional Exception No. 1984-006.
2. Prior to the issuance of a building permit, the elevation of the lowest floor shall be certified by a California registered engineer or surveyor. The completed FEMA elevation certificate shall be submitted to the Community Development Department.
3. Prior to submittal for plan check, 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.
4. 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.
5. 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.

6. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
7. Coastal Development Permit No. 17-010 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.
8. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.
9. 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 1:39 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, OCTOBER 4, 2017, AT 1:30 P. M.



Ricky Ramos
Zoning Administrator

RR:JC:jg