

Council/Agency Meeting Held: _____	
Deferred/Continued to: _____	
<input type="checkbox"/> Approved <input type="checkbox"/> Conditionally Approved <input type="checkbox"/> Denied	City Clerk's Signature
Council Meeting Date:                      March, 21, 2005	Department ID Number:                      PL05-12

**CITY OF HUNTINGTON BEACH  
REQUEST FOR ACTION**

2005 MAR 10 PM 1:00  
HUNTINGTON BEACH, CA  
CITY CLERK

**SUBMITTED TO:** HONORABLE MAYOR AND CITY COUNCIL MEMBERS

**SUBMITTED BY:** *Penelope Culbreth Graft*  
PENELOPE CULBRETH-GRAFT, City Administrator

**PREPARED BY:** HOWARD ZELEFSKY, Director of Planning *Howard Zelefsky*

**SUBJECT:** APPROVE FINAL TRACT MAP NO. 16573 OF TENTATIVE TRACT  
MAP NO. 16573 (2320 DELAWARE 1 LOT SUBDIVISION)

Statement of Issue, Funding Source, Recommended Action, Alternative Action(s), Analysis, Environmental Status, Attachment(s)

**Statement of Issue:**

Final Tract Map No. 16573, located at 2320 Delaware (East side of Delaware Street, south of Yorktown Avenue) is being submitted for City Council approval.

**Funding Source:** Not applicable.

**Recommended Action:**

Motion to:

1. "Approve Final Tract Map No. 16573 and accept the offer of dedication, improvements, and bonds pursuant to findings and requirements (ATTACHMENT NO. 1)."
2. "Approve the Subdivision Agreement between the City and Team Delaware, LLC., and authorize execution by the Mayor and City Clerk (ATTACHMENT NO. 6)."

**Alternative Action(s):**

The City Council may make the following alternative motion(s):

"Deny Final Tract Map No. 16573 and reject the offer of dedication, improvements and bonds."

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# REQUEST FOR ACTION

MEETING DATE: March, 21, 2005

DEPARTMENT ID NUMBER: PL05-12

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## Analysis:

### A. PROJECT PROPOSAL:

SUBDIVIDER: William Fox Group, Inc.  
800 N. Haven Ave. Suite 260  
Ontario, CA 91764

ENGINEER: Foresight Engineering  
505 N. Tustin Avenue, Suite 284  
Santa Ana, CA 92705

LOCATION: 2320 Delaware (East side of Delaware Street, south of Yorktown Avenue)

ZONE: RM (Residential Medium Density)

GENERAL PLAN: RM-15 (Residential Medium-Density – 15 units per acre maximum)

NO. OF ACRES: 0.39 acres/ 17,152 sq. ft. (gross)

NO. OF NUMBERED LOTS: 1

NO. OF LETTERED LOTS: 0

NO. OF UNITS: 6 (attached residential condominium units)

DATE OF COMPLETE APPLICATION: March 4, 2005

MANDATORY PROCESSING DATE: April 5, 2005

### DISCUSSION:

On February 10, 2004, the Planning Commission approved Tentative Tract Map No. 16573 in conjunction with Conditional Use Permit No. 03-37 for the construction of six attached residential condominium units. Tentative Tract Map No. 16573 is a 0.39-acre one lot subdivision for condominium purposes.

The subdivider has satisfied the park and recreation requirement for this project by paying \$179,353.84 in park and recreation fees. The 10% affordable housing requirement for this project has been satisfied by assignment of one unit within the project site.

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The final map has been examined and certified by the City Engineer as being in conformance with the conditions of approval of the tentative map, as filed with, amended and approved by the Planning Commission on February 10, 2005.

## Environmental Status:

This action to accept Final Tract Map No. 16573 is exempt from the requirements of the California Environmental Quality Act pursuant to Section 15268(b).

## Attachment(s):

City Clerk's Page Number	No.	Description
4	1	Findings and Requirements for Acceptance of the Final Map
6	2	Vicinity Map
8	3	Tentative Tract Map No. 16573 with site plan
10	4	Tentative Tract Map No. 16573 Findings and Conditions of Approval
17	5	Final Tract Map No. 16573
20	6	Subdivision Agreement
30	7	Bonds (Monument, Labor and Materials, Faithful Performance)

RCA Author: Rami Talleh/Herb Fauland

*★ ON FILE FOR REVIEW IN CITY CLERK'S OFFICE,*

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# ATTACHMENT 1

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**ATTACHMENT NO. 1**  
**FINDINGS FOR ACCEPTANCE OF FINAL MAP**

**Findings for Acceptance of Final Map:**

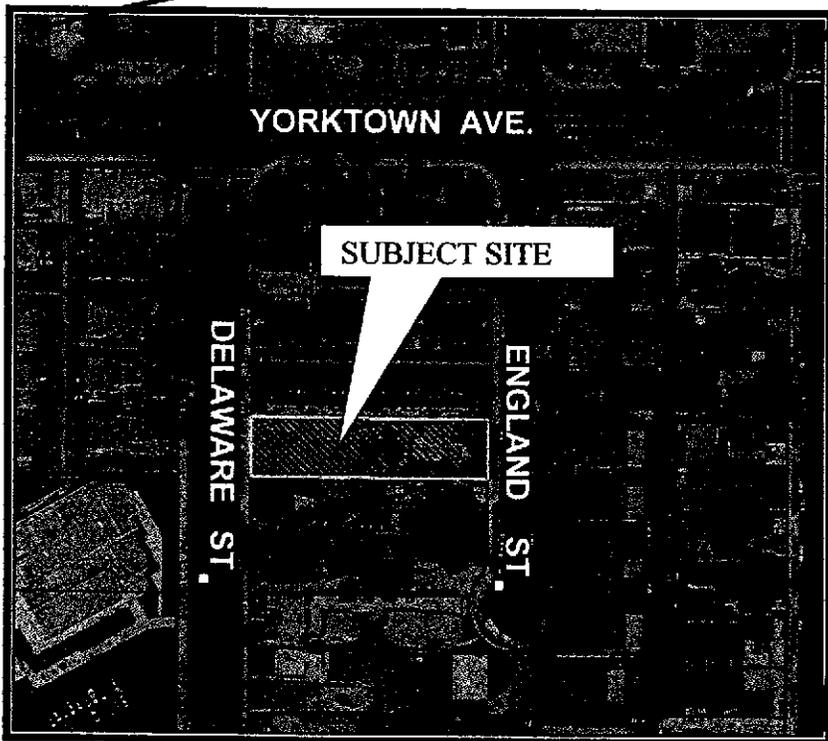
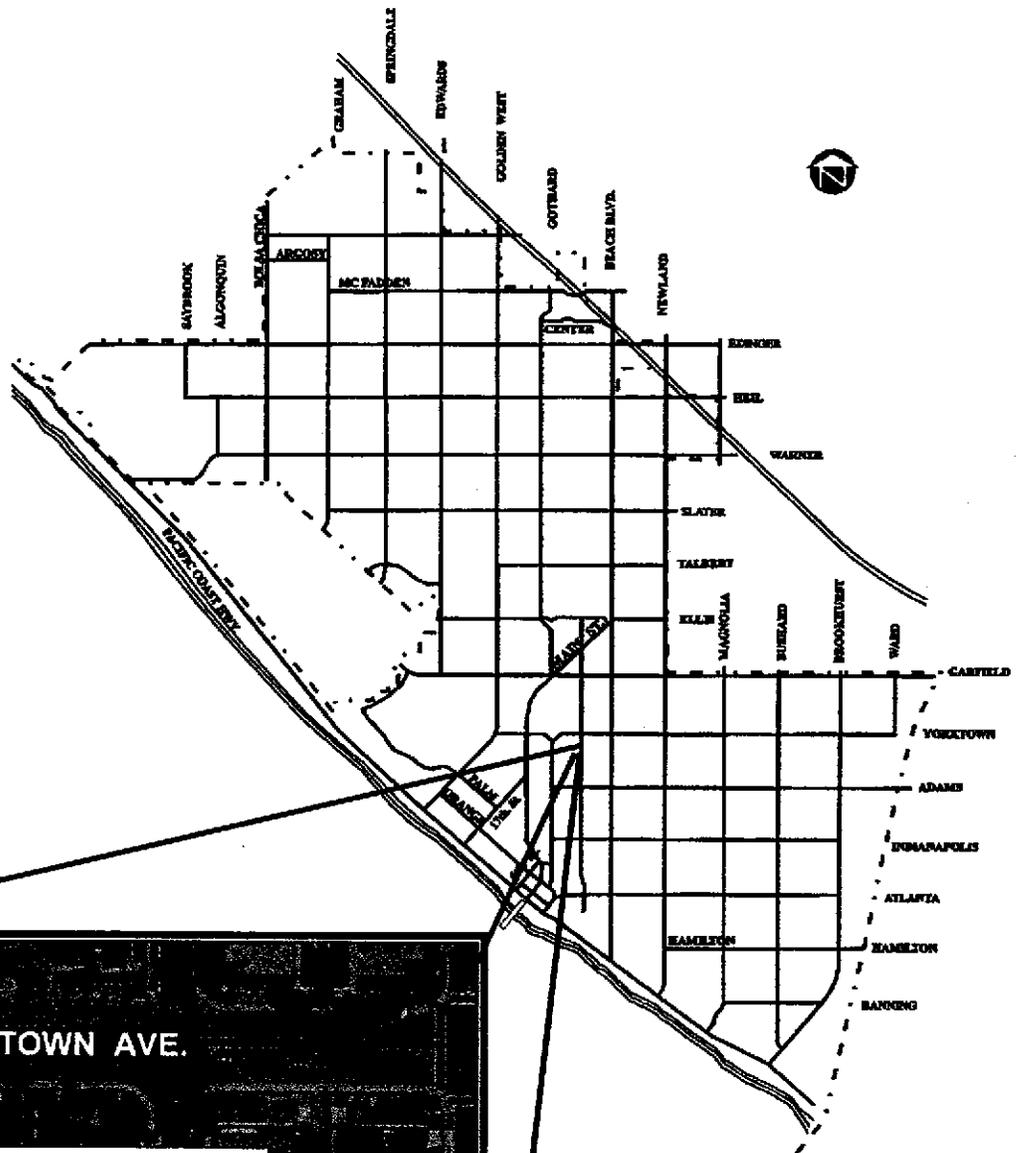
1. Final Tract Map No. 16573 is in conformance with the California Subdivision Map Act, the City of Huntington Beach Subdivision Ordinance and Tentative Tract Map No. 16573 conditions of approval, as approved by the Planning Commission.

**Requirements:**

1. Acceptance of offer of dedication shall be subject to completion of improvements and requirements shown on the final map.
2. The City Clerk shall file the following bonds with the City Treasurer:
  - a. Faithful Performance Bond No. 245832 (Attachment No. 7).
  - b. Labor and Material Bond No. 245895 (Attachment No. 7).
  - c. Monument Bond No. 245833 (Attachment No. 7).
3. The City Clerk shall affix her signature to the map and release it for recordation by the County of Orange.

# ATTACHMENT 2

E-11.6



**VICINITY MAP**  
**FINAL TRACT MAP NO. 16573 (2320 DELAWARE 1 LOT SUBDIVISION)**  
**THE CITY OF HUNTINGTON BEACH**

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