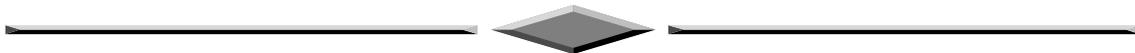


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jill Arabe, Assistant Planner
DATE: February 15, 2012

SUBJECT: TENTATIVE PARCEL MAP NO. 11-142 (ODDO SUBDIVISION)

LOCATION: 412 12th Street, 92648 (east side of 12th Street, between Orange Avenue and Pecan Avenue)



**Applicant/
Property**

Owner: David P. Oddo, 815 Main Street, Huntington Beach, CA 92648

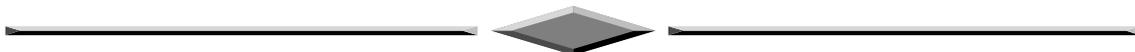
Request: To permit the subdivision of a 50 ft. wide, 5,750 sq. ft. parcel into two 25 ft. wide, 2,875 sq. ft. residential lots.

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

Zone: RMH-A (Residential Medium High Density-Small Lot Subdivision)

General Plan: RMH-25-d (Residential Medium High Density – 25 dwelling units/acre – Design Overlay)

Existing Use: Single family residence



RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15315 of the CEQA Guidelines, because the project consists of the creation of less than four (4) parcels in conformance with the General Plan and Zoning requirements.

SUGGESTED FINDINGS FOR APPROVAL - TENTATIVE TRACT MAP NO. 11-142:

1. Tentative Tract Map No. 11-142 for the subdivision of a 50 ft. wide, 5,750 sq. ft. lot into two 25 ft. wide, 2,875 sq. ft. lots is consistent with the General Plan Land Use Element designation of RMH (Residential Medium High Density) on the subject. The proposed subdivision complies with all applicable code provisions of the Subdivision Map Act and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The project will result in the demolition of the existing single-family residence and facilitate the development of two units, the maximum allowed by code.
2. The site is physically suitable for the type and density of development. The proposed two-lot subdivision will comply with all applicable code provisions of the HBZSO including the minimum parcel size of 2,500 sq. ft. as required by the RMH-A (Residential Medium High Density – Subdistrict A) zoning district. The proposed subdivision complies with the City's Standard Engineering Specifications for improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, and environmental protection.
3. The design of the subdivision or the proposed improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The site is currently developed with one residential unit and does not serve as habitat for either fish or wildlife.
4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision unless alternative easements, for access or for use, will be provided. Vehicular access is along the rear property line abutting the alley. An easement for alley widening was previously dedicated to the City.

SUGGESTED CONDITIONS OF APPROVAL – TENTATIVE PARCEL MAP NO. 11-142:

1. The Tentative Parcel Map No. 11-0142 for the subdivision of one 50 ft. wide, 5,750 sq. ft. lot into two 25 ft. wide, 2,875 sq. ft. lots received and dated December 23, 2011 shall be the approved layout.
2. Prior to recordation of the final map, building permits shall be obtained and finalized for demolition of the existing structures.
3. Prior to issuance of building permits, the final parcel map shall be recorded with the County of Orange.
4. 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.