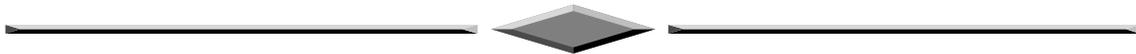


**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Jill Arabe, Planning Aide  
**DATE:** May 18, 2011

**SUBJECT:** **TENTATIVE PARCEL MAP NO. 11-1104 (HABITAT FOR HUMANITY)**

**LOCATION:** 18451 Patterson Lane, 92646 (north of Ellis Avenue, west side of Patterson Lane)



**Applicant:** Mark Korando, 2200 South Ritchey Street, Santa Ana, CA 92705

**Property**

**Owner:** City of Huntington Beach, Economic Development, 2000 Main Street, Huntington Beach, CA 92648

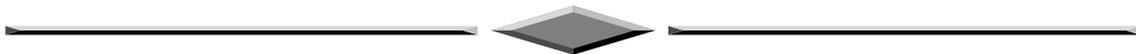
**Request:** To permit the subdivision of a 7,770 sq. ft. parcel proposed for the development of a multi-family residential building totaling approximately 2,407 sq. ft. for condominium purposes..

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

**Zone:** RM (Residential Medium Density)

**General Plan:** RM – 15 (Residential Medium Density – 15 du/acre)

**Existing Use:** Vacant



**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 division of property in an urbanized area zoned for residential into four or fewer parcels, in conformance with the General Plan and zoning, with no variances or exceptions required, and all services and access to the proposed parcels to local standards available.

**SUGGESTED FINDINGS FOR APPROVAL - TENTATIVE PARCEL MAP NO. 11-1104:**

1. Tentative Parcel Map No. 11-1104 for the subdivision of a 7,770 sq. ft. parcel proposed for the development of a multi-family residential building totaling approximately 2,407 sq. ft. for condominium purposes is consistent with the General Plan Land Use Element designation of RM-15 (Residential Medium Density – 15 dwelling units/acre) on the subject property and other applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The proposed subdivision will create a total of two residential condominium units.
2. The site is physically suitable for the type and density of development. The site consists of one parcel of land of approximately 7,770 sq. ft, which is currently vacant and proposed for the development of two attached residential units. The project involves the subdivision of these units for condominium purposes. The total building area will be approximately 2,400 sq. ft. The site will comply with minimum onsite parking, minimum setbacks, maximum lot coverage, and maximum building height, and other provisions of the HBZSO.
3. The design of the subdivision will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The subdivision is proposed on a property currently zoned for residential development and located in an urbanized area. The site does not serve as habitat for fish or wildlife. The proposed development will comply with the HBZSO.
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. No easements acquired by the public at large for access through or use of the property are proposed within the proposed subdivision.

**SUGGESTED CONDITIONS OF APPROVAL – TENTATIVE PARCEL MAP NO. 11-1104:**

1. The Tentative Parcel Map No. 11-1104 for the subdivision of a 7,770 sq. ft. parcel proposed for the development of a multi-family residential building totaling approximately 2,407 sq. ft. for condominium purposes received and dated April 28, 2011, shall be the approved layout.

**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.