



**AGENDA**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 – Lower Level - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, OCTOBER 15, 2014, 1:30 P.M.**

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Joanna Cortez, Ethan Edwards, Judy Demers

MINUTES: None

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

**SCHEDULED ITEMS:**

- 1. PETITION DOCUMENT: TENTATIVE PARCEL MAP NO. 14-025 (DINH SUBDIVISION)**
- APPLICANT: Paul Craft, 8512 Oxley Circle, Huntington Beach, CA 92646  
PROPERTY OWNER: Nhon Thanh Dinh, 10441 Circulo de Juarez, Fountain Valley, CA 92708  
REQUEST: To permit the subdivision of an existing 7,645 square foot parcel into two lots for residential purposes.  
LOCATION: 629 Hartford Avenue, 92648 (north side of Hartford Ave. and east of Delaware St.)  
CITY CONTACT: Joanna Cortez  
STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

***Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Nine Hundred Seventeen Dollars (\$1,917.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand Five Hundred One Dollars (\$2,501.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.***

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

**TO:** Zoning Administrator  
**FROM:** Joanna Cortez, Assistant Planner  
**DATE:** October 15, 2014

**SUBJECT:** TENTATIVE PARCEL MAP NO. 14-025 (DINH SUBDIVISION)

**LOCATION:** 629 Hartford Avenue, 92648 (north side of Hartford Ave. and east of Delaware St.)

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**Applicant:** Paul Craft, 8512 Oxley Circle, Huntington Beach, CA 92646

**Property Owner:** Nhon Thanh Dinh, 10441 Circulo de Juarez, Fountain Valley, CA 92708

**Request:** To permit the subdivision of an existing 7,645 square foot parcel into two lots for residential purposes.

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

**Zone:** Residential Medium High Density – Small Lot Subdistrict (RMH-A)

**General Plan:** Residential Medium High Density – 25 d/u per ac – Design Overlay (RMH-25-d)

**Existing Use:** Residential

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**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 PARCEL MAP NO. 14-025:**

1. Tentative Parcel Map No. 14-025 for the subdivision of a 60 ft. wide, 7,645 sq. ft. lot into two lots is consistent with the General Plan Land Use designation of RMH-25-d (Residential Medium High Density – 25 du/ac max – design overlay) on the subject property. The proposed subdivision complies with all applicable code provisions of the Subdivision Map Act and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).
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 RMH-A (Residential Medium High Density – Small Lot Subdistrict) zoning district. The site is located in a residential area, is regular in shape, and has no unique topographical or other constraints for development.
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 contain wildlife or habitat.
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 will be dedicated to the City as a part of this proposed tentative parcel map.

**SUGGESTED CONDITIONS OF APPROVAL – TENTATIVE PARCEL MAP NO. 14-025:**

1. The Tentative Parcel Map No. 14-025 for subdivision of a 60 ft. wide, 7,645 sq. ft. lot into two lots received and dated August 12, 2014 shall be the approved layout.
2. Prior to recordation of the final parcel map with the County of Orange, building permits shall be obtained and finalized for demolition of the existing structures.
3. 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.
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.