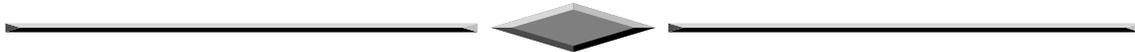


**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Tess Nguyen, Associate Planner  
**DATE:** February 15, 2012

**SUBJECT: COASTAL DEVELOPMENT PERMIT NO. 11-016 (PARKSIDE SETTLEMENT MONUMENTS)**

**LOCATION:** West side of Graham Street, south of Warner Avenue, 92649 (Parkside Estates)



**Applicant:** John Vander Velde, 1250 Corona Pointe Court, No. 600, Corona, CA 92879

**Property Owner:** Shea Homes, 1250 Corona Pointe Court, No. 600, Corona, CA 92879

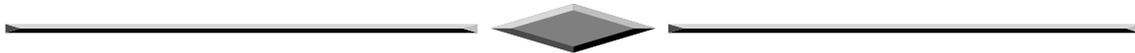
**Request:** To permit the installation of 10 settlement monumentation markers along the northerly and southerly boundaries of the subject site in order to gather baseline data of onsite soil settlement.

**Environmental Status:** This request is covered by Categorical Exemption, Section 15306, Class 6, California Environmental Quality Act.

**Zone:** RL-CZ (Residential Low Density – Coastal Zone) and CC (Coastal Conservation)

**General Plan:** RL (Residential Low Density) and OS-C (Open Space – Conservation)

**Existing Use:** Vacant and existing agricultural field



**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 15306 of the CEQA Guidelines, because the project consists of basic data collection and research activities which do not result in a major disturbance to an environmental resource.

**SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 11-016:**

1. Coastal Development Permit No. 11-016 to permit the installation of 10 settlement monument markers along the northerly and southerly boundaries of the subject site in order to gather baseline data of onsite soil settlement conforms with the General Plan, including the Local Coastal Program. The project is consistent with Coastal Element Policy C 10.1.1 encouraging the maintenance of a complete database of locations and distribution of seismic and geologic hazards related to ground shaking, liquefaction, subsidence, soil stability, slope stability, and water table levels. The purpose for the installation of these settlement monuments is to collect data and monitor ground settlement for the site along the property lines before site development occurs. Concerns were raised by adjacent neighbors at a California Coastal Commission hearing that the development of the property may cause undue settlement onto surrounding properties. The proposed project will allow for the installation of settlement monitoring equipment to provide baseline information prior to the commencement of any development. The settlement monuments would stay in place through site grading and utility installation.
2. The project 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 as proposed is intended to collect data regarding on-site soil settlement to provide baseline data for the subject property. Since no development is proposed at the present time, the requirements of the CZ Overlay District would not be applicable.
3. The project does not include development. No infrastructure is required to serve the project site at the present time.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project site is vacant. No public access to the site is required, no public recreation facilities exist at the site, and no opportunities for providing public recreation facilities at this site are present. The project will not alter public views to coastal resources since the monuments would be placed between 3 ft. and 4 ft. deep within the ground.

**SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 11-016:**

1. The site plan and elevations received and dated December 9, 2011 shall be the conceptually approved design.
2. Coastal Development Permit No. 11-016 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 Planning and Building Department a minimum 30 days prior to the expiration date.

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

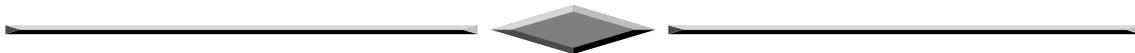
The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, 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.

**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 12<sup>th</sup> Street, 92648 (east side of 12<sup>th</sup> Street, between Orange Avenue and Pecan Avenue)



**Applicant/  
Property**

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

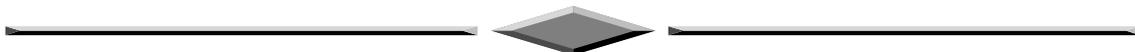
**Request:** To permit the subdivision of a 50 ft. wide, 5,750 sq. ft. parcel into two 25 ft. wide, 2,875 sq. ft. residential lots.

**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.