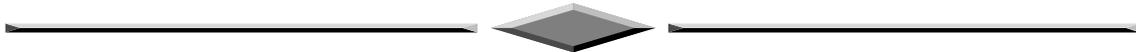


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Kristi Rojas, Project Planner
DATE: October 14, 2010

SUBJECT: TENTATIVE PARCEL MAP NO. 13-036 (DAVIDE SUBDIVISION)

LOCATION: 520 13th Street, 92648 (east side of 13th Street, south of Acacia Avenue and north of Pecan)



Applicant: Dewey Davide, P.O. Box 911, Huntington Beach, CA 92648

Property

Owner: Guss Investment Group, LLC, 419 Main Street, Suite 240, Huntington Beach, CA 92648

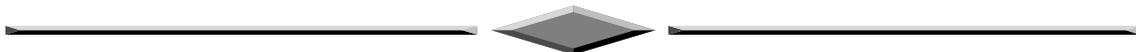
Request: To permit the subdivision of an existing 50 ft. wide, 5,875 sq. ft. parcel into two 25 ft. wide, approximately 2,937.5 sq. ft. lots for residential purposes.

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 Subdistrict)

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

Existing Use: Residential



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. 13-036:

1. Tentative Tract Map No. 13-036 for the subdivision of a 50 ft. wide, 5,875 sq. ft. lot into two 25 ft. wide, 2,937.5 sq. ft. 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 to 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, is regular in shape, and has no unique topographical or other constraints for development.
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 will be along the rear property line abutting the alley when new residential units are constructed. 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. 13-036:

1. The Tentative Parcel Map No. 13-036 for the subdivision of a 50 ft. wide, 5,875 sq. ft. lot into two 25 ft. wide, 2,937.5 sq. ft. lots received and dated March 14, 2013 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.

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.