

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

**TO:** Zoning Administrator  
**FROM:** Jessica Bui, Assistant Planner  
**DATE:** May 16, 2018

**SUBJECT:** **TENTATIVE PARCEL MAP NO. 14-162 (ODDO PARCEL SUBDIVISION)**

**LOCATION:** 630 Indianapolis Avenue, 92648 (southwest corner of Indianapolis Ave. and Florida St.)

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**Applicant/  
Property**

**Owner:** Dave Oddo, 815 Main Street, Huntington Beach, CA 92648

**Request:** To permit the subdivision of an approximately 10,577 sq. ft. parcel (85 ft. wide by 125 ft. deep) into three parcels.

**Environmental**

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

**General Plan:** RMH (Residential Medium High Density)

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

**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 proposed project consists of the division of property into four or fewer parcels and is in conformance with the General Plan, no variances or exceptions are required, and all services and access to the proposed parcels are available.

**SUGGESTED FINDINGS FOR APPROVAL - TENTATIVE PARCEL MAP NO. 14-162:**

1. Tentative Parcel Map No. 14-162 to permit the subdivision of an approximately 10,577 sq. ft. parcel into three parcels is consistent with the General Plan Land Use Element designation of RMH (Residential Medium High Density) 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) with the exception of an existing rear yard setback of a legal nonconforming single-family residence that is proposed to remain on Parcel One. The existing rear yard setback is four feet in lieu of a minimum of five feet; however, the proposed subdivision will not increase the nonconformity and is therefore consistent with the provisions of HBZSO. The resulting three parcels meet the minimum lot size and lot width standards of the RMH-A zoning district. Additionally, the existing single-family residence to remain on Parcel One meets maximum floor area ratio standards.

2. Tentative Parcel Map No. 14-162 to permit the subdivision of an approximately 10,577 sq. ft. parcel into three parcels is physically suitable for the type and density of development. The proposed three parcels will comply with all applicable code provisions of the HBZSO including minimum lot width and lot size. The site is located in a residential area and the three new parcels will be consistent in shape and size. The site has no topographical constraints and can accommodate the development of new residential dwellings on Parcels Two and Three in compliance with City standards.
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 site is located in an urban setting that setting and the site is currently developed with one residential dwelling on Parcel One and does not contain wildlife or habitat.
4. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Vehicular access is along the rear property line abutting an existing alley. A 10 ft. alley easement will be dedicated to the City as part of the proposed tentative parcel map to ensure access is adequately provided.

**SUGGESTED CONDITIONS OF APPROVAL – TENTATIVE PARCEL MAP NO. 14-162:**

1. The Tentative Parcel Map No. 14-162 for the subdivision of an approximately 10,577 sq. ft. parcel into three parcels received and dated April 23, 2018 shall be the approved layout.
2. The applicant and/or applicant's representative shall be responsible for ensuring that accuracy of all plans and information submitted to the City for review and approval.
3. The subdivision shall comply with all applicable requirements of the Municipal Code, Community Development Department, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**
4. Tentative Parcel Map No. 14-162 shall become null and void unless exercised within two years of the date of approval, or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
5. 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 Community Development 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.

6. 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.