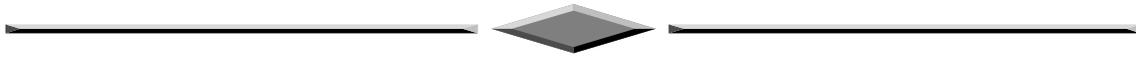


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Joanna Cortez, Associate Planner
DATE: November 7, 2018

SUBJECT: TENTATIVE PARCEL MAP 18-038/ COASTAL DEVELOPMENT PERMIT NO. 18-034 (601 HUNTINGTON SUBDIVISION)

LOCATION: 601 Huntington St., 92648 (northwest corner of Huntington St. and Frankfort Ave.)



Applicant: Thom Jacobs, 202 Alabama St., Huntington Beach, CA 92648

Property Owner: Scott Peebles, 1901 Port Weybridge, Newport Beach, CA 92660

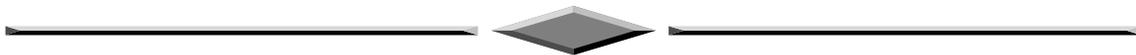
Request: To allow the subdivision of a 5,832 sq. ft. lot into two, 2,916 sq. ft. parcels.

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-CZ (Residential medium high density-small lot subdistrict – Coastal Zone 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 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 TRACT MAP NO. 18-038:

1. Tentative Tract Map No. 18-038 to allow the subdivision of a 5,832 sq. ft. lot into two, 2,916 sq. ft. parcels is consistent with the General Plan Land Use Element designation of Residential Medium High Density (RMH) on the subject property because the proposed subdivision complies with other applicable provisions of the Subdivision Map Act and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The resulting two parcels meet the minimum lot size and lot width standards of the RMH-A (Residential Medium High Density – Small Lot Subdistrict) Zoning District.
2. Tentative Parcel Map No. 18-038 to allow the subdivision of a 5,832 sq. ft. lot into two, 2,916 sq. ft. parcels is physically suitable for the type and density of development because the proposed two 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 two new parcels will be consistent in lot size. The site has no topographical constraints and can accommodate the development of new residential dwellings in compliance with City standards.
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 because the site is located in an urban setting and is currently developed with one residential dwelling 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. Easements for pedestrian access purposes on Frankfort Ave. and Huntington St. will be dedicated to the City as a part of this proposed tentative parcel map.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 18-034:

1. Coastal Development Permit No. 18-034 to allow the subdivision of a 5,832 sq. ft. lot into two, 2,916 sq. ft. parcels conforms with the General Plan, including the Local Coastal Program because it is consistent with Coastal Element C 1.1.1, which encourages development within, or contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed subdivision will allow for the construction of new single family dwellings on a site that is contiguous to existing single family residential development.
2. The request to allow the subdivision of a 5,832 sq. ft. lot into two, 2,916 sq. ft. parcels is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code in that the project complies with the minimum lot width and minimum lot size, as well as other zoning requirements.
3. At the time of occupancy the proposed development to allow the subdivision of a 5,832 sq. ft. lot into two, 2,916 sq. ft. parcels can be provided with infrastructure in a manner that is consistent with the Local Coastal Program in that the subdivided lot will allow for the future construction of single family dwellings on a site in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways.

4. The request to allow the subdivision of a 5,832 sq. ft. lot into two, 2,916 sq. ft. parcels conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act because the proposed development will not impede public access, recreation, or views to coastal resources. Additionally, the project is conditioned to replace on-street parking spaces lost as a result of new curb cuts.

SUGGESTED CONDITIONS OF APPROVAL - TENTATIVE PARCEL MAP NO. 18-038/COASTAL DEVELOPMENT PERMIT NO. 18-034:

1. The site plan received and dated September 5, 2018 and the tentative parcel map received and dated September 25, 2018 shall be the conceptually approved design.
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 following condition shall be completed prior to issuance of a grading permit: At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties immediately adjacent to and across the street from within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Division.
4. Upon final approval of the parcel map, the two on-street parking spaces lost as a result of proposed curb cuts shall be replaced at a one to one ratio in an area that would not result in the loss of any sandy beach area and within walking distance of the existing site.
5. 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)
6. Tentative Parcel Map No. 18-038 and Coastal Development Permit No. 18-034 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.
7. 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 the map and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed revisions shall be called out on the sets submitted for final map review. The map shall not be finalized 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.

8. 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.