

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

TO: Zoning Administrator
FROM: Hayden Beckman, Planning Aide
DATE: November 16, 2011

SUBJECT: TENTATIVE PARCEL MAP NO. 08-175 (GOTHARD PARCEL CONSOLIDATION)

LOCATION: Multiple Parcels, 92648 (West of Gothard Street at Main Street)

Applicant: City of Huntington Beach, Public Works Department, 2000 Main Street, Huntington Beach, CA 92648

Property Owners: John Gustafson, 19161 Gothard Street, Huntington Beach, CA 92648
Paul Geil, 7201 Clay Avenue, Huntington Beach, CA 92648

Request: To consolidate five existing parcels into four, reflecting the vacation of the Crystal Street right of way and the Gothard Street realignment.

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

Zone: SP9 (Holly Seacliff Specific Plan), Right-Of-Way (ROW)

General Plan: I-F2-d-sp (Industrial – 0.50 Max. Floor Area Ratio – Design Overlay – Specific Plan Overlay) and ROW

Existing Use: Industrial Manufacturing, Vehicle/Equipment Repair, ROW

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 division of property in an urbanized area zoned for industrial into four or fewer parcels, in conformance with the General Plan and zoning, with no variances or exceptions required, and all services and access to the proposed parcels to local standards available.

SUGGESTED FINDINGS FOR APPROVAL - TENTATIVE PARCEL MAP NO. 08-175:

1. Tentative Parcel Map No. 08-175 for the consolidation of five existing parcels into four parcels is consistent with the General Plan Land Use Element designation of I-F2-d-sp (Industrial – 0.50 Max. Floor Area Ratio – Design Overlay – Specific Plan Overlay) on the subject properties. The proposed consolidation will not result in new development and will establish legal property boundaries between public and private property, supporting the completion of the realignment of Gothard Street and vacation of the Crystal Street right-of-way. According to Chapter 212.06 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), the project will result in the creation of a substandard lot (Parcel 3). The parent parcel of proposed Parcel 3 measures 9,339 square feet. Following the vacation of Crystal Street and recordation of the subject Tentative Parcel Map, Parcel 3 will measure 15,205 square feet. Although Parcel 3 will not meet the minimum 20,000 square feet lot size, the addition of approximately 5,866 square feet will bring the proposed parcel closer to code compliance. Smaller lot dimensions for new parcels are permitted with a tentative map approved by the Zoning Administrator. The project also includes the elimination of an existing property line between two parcels under common ownership, and adjusting several property lines to reflect changes in property ownership. The project is consistent with all other applicable provisions of the HBZSO.
2. The project will result in the consolidation of five parcels into four. Three parcels are physically suitable for the type and density of development permitted by the HBZSO. Parcel 3 will measure 15,205 square feet following vacation of the Crystal Street right-of-way easement. The size of Parcel 3 will not meet the minimum lot size of an industrial parcel pursuant to HBZSO Chapter 212.06. However, the subject request will add 5,866 square feet to an existing parcel to create Parcel 3, bringing the parcel closer to code compliance than the present configuration. The Zoning Administrator may permit smaller lot sizes for new parcels with a tentative map. With Parcel 3 being brought closer to compliance, the project sites are suitable for the type and density of development.
3. The design of the consolidation will not cause serious health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat. The proposed consolidation involves properties currently zoned for industrial and public right-of-way purposes, and is located in an urbanized area. The subject parcels do not serve as habitat for fish or wildlife.
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. The proposed project involves the consolidation of five existing parcels into four parcels and will establish legal property boundaries between public and private property, supporting the completion of the realignment of Gothard Street and vacation of the Crystal Street vehicular right-of-way. The Tentative Parcel Map will move property lines to reflect the physical realignment of the Gothard Street intersection with Main Street, as well as reflect the physical improvement of the Clay Street right-of-way cul-de-sac. Although the Crystal Street public right-of-way easement will be vacated, it physically cannot provide public access through or around the subject parcels, since the properties have been improved consistent with the Gothard Street realignment. The project will not result in physical improvements and will not conflict with easements acquired for access through or use of the subject parcels. Alternative easements are not necessary to support existing and future access.

SUGGESTED CONDITIONS OF APPROVAL – TENTATIVE PARCEL MAP NO. 08-175:

1. The Tentative Parcel Map No. 08-175 for the consolidation of five existing parcels into four received and dated August 11, 2011, shall be the approved layout.

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.