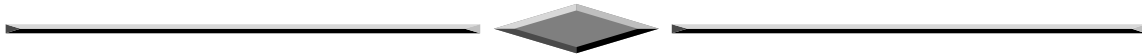


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Ethan Edwards, Associate Planner
DATE: July 6, 2011

SUBJECT: **TENTATIVE TRACT MAP NO. 11-010 (HUNTINGTON HARBOR VILLAGE MOBILEHOME PARK CONVERSION)**

LOCATION: 16400 Saybrook Lane, 92649 (east side of Saybrook Lane, south of Edinger Avenue and north of Heil Avenue)



Applicant: Ariel Bedell, The Loftin Firm, LLP, 5760 Fleet Street, Suite 110, Carlsbad, CA 92660

Property Owner: Huntington Mobile Home Investments, LLC, 1100 Newport Beach Drive, Suite 150, Newport Beach, CA 92660

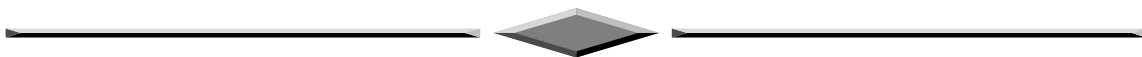
Request: To waive the requirement for a tentative and final map pursuant to Huntington Beach Zoning and Subdivision Ordinance section 251.20 and California Government Code section 66428.1. The waiver of tentative map would permit the conversion of an existing 130 space mobilehome park from rental to resident owned. The applicant has obtained a signed petition indicating that at least two-thirds of the owners of the mobilehomes, who are tenants in the mobilehome park, have indicated their intent to purchase the mobilehome park for purposes of converting it to resident ownership. The applicant has also submitted the required field survey.

Environmental Status: This request is covered by Categorical Exemption, Section 15282 (e), California Environmental Quality Act.

Zone: RMP (Manufactured Home Park)

General Plan: RL-7-rmp (Residential Low Density – 7 units per acre – Residential Mobilehome Park Overlay)

Existing Use: Mobilehome Park



RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDING FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is Statutorily Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15282(e), of the CEQA Guidelines, because the conversion of an existing rental mobilehome park to a resident initiated subdivision, cooperative, or condominium for mobilehomes as set forth in Section 21080.8 of the Public Resources Code is statutorily exempt from the provision of CEQA.

SUGGESTED FINDING FOR APPROVAL - TENTATIVE TRACT MAP NO. 11-010:

1. Tentative Tract Map No. 11-010 for the purposes of waiving tentative parcel map requirements to permit the conversion of an existing 130 space mobilehome park from rental to resident owned is consistent with the General Plan Land Use Element designation of RL-7-rmp (Residential Medium-Low Density – Max. 7 units per acre – Residential Mobilehome Park Overlay) and Zoning Designation of RMP (Manufactured Home Park) on the subject property and the existing mobilehome park was originally permitted through Use Permit No. 71-34 and Plot Plan Amendment No. 71-10. The applicant has successfully demonstrated eligibility for a waiver of a parcel map or a tentative and final map in accordance with Section 251.20 of the Huntington Beach Zoning and Subdivision Ordinance and Section 66428.1 of the California Subdivision Map Act by submitting a field survey verifying compliance with the exterior property boundary, number of approved mobilehome park spaces, layout and area. Additionally, the applicant has submitted signed petitions verifying that approximately 72% of the resident owners of the mobilehomes who are tenants in the mobilehome park have intention to purchase the mobilehome park for purposes of converting it to resident ownership, satisfying the minimum two-thirds requirement for conversion. Furthermore, the rights and protections including the limits of economic displacement of nonpurchasing residents is ensured by rent protections provided by California Government Code Section 66427.5 and set forth in the Tenant (Conversion) Impact Report submitted by the applicant. Moreover, the City Engineer has verified that the proposed division of land is consistent with the original approval for a 130 space mobilehome park and that no new site improvements or environmental protection are proposed or necessary and that existing public infrastructure is adequate to support the mobilehome park.

SUGGESTED CONDITION OF APPROVAL – TENTATIVE TRACT MAP NO. 11-010:

1. The field survey received and dated April 26, 2011, for the purposes of waiving tentative parcel map requirements to permit the conversion of an existing 130 space mobilehome park from rental to resident owned 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.