

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

TO: Zoning Administrator
FROM: Jill Arabe, Planning Aide
DATE: May 21, 2008

SUBJECT: **TENTATIVE PARCEL MAP NO. 2004-135 (GERGEN PARCELS)**

LOCATION: 19052 & 19062 Goldenwest Street, 92648 (east side of Goldenwest Street, south of Garfield Avenue)

**Applicant/
Property**

Owner: Joe Gergen, 221-B Main Street, Huntington Beach, CA 92648

Request: To permit the subdivision of one parcel of land currently developed with two industrial buildings totaling 16,205 sq. ft. for condominium purposes. The subdivision will consist of two industrial condominium units.

Environmental Status: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

Zone: SP9 (Holly Seacliff Specific Plan)

General Plan: 1-F2-d-sp (Industrial – 0.50 maximum Floor Area Ratio – design overlay – specific plan)

Existing Use: Industrial Buildings

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 15301 of the CEQA Guidelines, because the project involves the subdivision of two industrial buildings into common-interest ownership with no physical changes to the building.

SUGGESTED FINDINGS FOR APPROVAL - TENTATIVE PARCEL MAP NO. 2004-135

1. Tentative Parcel Map No. 2004-135 for the subdivision of one parcel currently developed with two buildings totaling 16,205 sq. ft. for condominium purposes is consistent with the General Plan Land Use Element designation of Industrial (I) on the subject property, and other applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The proposed subdivision will create two condominium units available to new and existing industrial businesses within the City.
2. The site is physically suitable for the type and density of development. The site consists of one parcel of land, which is currently developed with two industrial buildings totaling 16,205 sq. ft. The project involves the subdivision of the existing buildings into two condominium units. No added square footage or expansion of the buildings is proposed in conjunction with the proposed subdivision. Currently, the site complies with floor area ratio, minimum setbacks, maximum building height, and other provisions of the HBZSO.
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 subdivision is proposed on a property currently developed with industrial buildings and located in an urbanized area. No new development is proposed. The site does not serve as habitat for fish or wildlife.
4. The design of the subdivision or the type of improvement 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. No easements, acquired by the public at large for access through or use of the property, exist within the proposed subdivision.

SUGGESTED CONDITIONS OF APPROVAL - TENTATIVE PARCEL MAP NO. 2004-135:

1. Tentative Parcel Map No. 2004-135 for the subdivision of one parcel currently developed with two industrial buildings totaling 16,205 sq. ft. for condominium purposes received and dated March 10, 2008, shall be the approved layout with the following modifications:
 - a. The site area and building areas shall be revised to reflect correct square footage.
 - b. The location and width of the reciprocal drive approach and driveway to the adjacent northerly property shall be indicated.
2. Prior to recordation of the final map, the following shall be completed:
 - a. Tentative Parcel Map No. 2004-135 shall be revised to reflect the modifications as indicated in Condition 1.
 - b. The subject property shall provide an irrevocable offer to dedicate a reciprocal drive approach and driveway between the subject site and adjacent northerly property. The location and width of the access way shall be reviewed and approved by the Planning Department and Public Works Department. The subject property owner shall be responsible for making necessary improvements to implement the reciprocal driveway, if needed. The legal instrument shall be submitted to the Planning Department a minimum of 30 days prior to recordation of the final map. The document shall be approved by the Planning Department and the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder. A copy of the recorded document shall be filed with the Planning Department for inclusion in the entitlement file. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach. At such time that the northerly property is developed, staff shall evaluate the need for reciprocal access between the subject site and the northerly

property. If the northerly property can be provided with adequate access independent of the subject property, the reciprocal access may not be required.

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.