

MINUTES
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-7 - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, NOVEMBER 16, 2011 - 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBER: Hayden Beckman, Andrew Gonzales, Judy Demers (recording secretary)

MINUTES: NONE

ORAL COMMUNICATION: NONE

ITEM 1: TENTATIVE PARCEL MAP NO. 08-175 (GOTHARD PARCEL CONSOLIDATION)

APPLICANT: City of Huntington Beach, Public Works Department
PROPERTY OWNER: 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.
LOCATION: Multiple Parcels, 92648 (West of Gothard Street at Main Street)
PROJECT PLANNER: Hayden Beckman

Hayden Beckman, Planning Aide, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff presented an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary.

Ricky Ramos, Zoning Administrator, verified with staff that Parcel No. 3 on the map is not a city owned property. Staff verified that the parcel is a privately owned property.

THE PUBLIC HEARING WAS OPENED.

Jim Wagner, applicant, stated that he has no comments or concerns with staff's recommended conditions of approval.

John Gustafson verified the location of the Geil wall.

THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.

Mr. Ramos stated that, based on the information provided, he would approve the request as recommended by staff.

TENTATIVE PARCEL MAP NO. 08-175 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) CALENDAR DAYS.

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 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.

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 – 0.5 Max Permitted Density – Design Overlay – Specific Plan Overlay) on the subject properties. The proposed consolidation does not propose 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 once the Tentative Parcel Map is finalized. The project is consistent with all other applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance (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 existing 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 does not propose 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.

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.

THE MEETING WAS ADJOURNED AT 1:40 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, DECEMBER 7, 2011, AT 1:30 PM.



Ricky Ramos
Zoning Administrator

RR:jd

