

MINUTES
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, OCTOBER 15, 2014 - 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBER: Joanna Cortez, Judy Demers (recording secretary)

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

ITEM 1: TENTATIVE PARCEL MAP NO. 14-025 (DINH SUBDIVISION):

APPLICANT: Paul Craft, 8512 Oxley Circle, Huntington Beach, CA 92646

PROPERTY OWNER: Nhon Thanh Dinh, 10441 Circulo de Juarez, Fountain Valley, CA 92708

REQUEST: To permit the subdivision of an existing 7,645 square foot parcel into two lots for residential purposes.

LOCATION: 629 Hartford Avenue, 92648 (north side of Hartford Ave. and east of Delaware St.)

CITY CONTACT: Joanna Cortez

Joanna Cortez, Assistant Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary. Ms. Cortez noted that staff received one inquiry regarding the proposed project.

THE PUBLIC HEARING WAS OPENED.

Paul Craft, applicant, stated that he had no comments or concerns with staff's recommendations.

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. 14-025 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 creation of less than four (4) parcels in conformance with the General Plan and Zoning requirements.

FINDINGS FOR APPROVAL - TENTATIVE TRACT MAP NO. 14-025:

1. Tentative Tract Map No. 14-025 for the subdivision of a 60 ft. wide, 7,645 sq. ft. lot into two lots is consistent with the General Plan Land Use designation of RMH-25-d (Residential Medium High Density – 25 du/ac max – design overlay) on the subject property. The proposed subdivision complies with all applicable code provisions of the Subdivision Map Act and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).
2. The site is physically suitable for the type and density of development. The proposed two-lot subdivision will comply with all applicable code provisions of the HBZSO including the minimum parcel size of 2,500 sq. ft. as required by RMH-A (Residential Medium High Density – Small Lot Subdistrict) zoning district. The site is located in a residential area, is regular in shape, and has no unique topographical or other constraints for development.
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. The site is currently developed with one residential unit 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. Vehicular access is along the rear property line abutting the alley. An easement for alley widening will be dedicated to the City as a part of this proposed tentative parcel map.

CONDITIONS OF APPROVAL – TENTATIVE PARCEL MAP NO. 14-025:

1. The Tentative Parcel Map No. 14-025 for subdivision of a 60 ft. wide, 7,645 sq. ft. lot into two lots received and dated August 12, 2014 shall be the approved layout.
2. Prior to recordation of the final map, building permits shall be obtained and finalized for demolition of the existing structures.
3. 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 Planning and Building 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.
4. 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.

THE MEETING WAS ADJOURNED AT 1:35 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, NOVEMBER 5, 2014, AT 1:30 P. M.

Ricky Ramos
Zoning Administrator

RR:jd