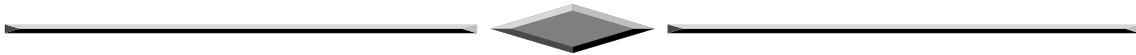


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Kimo Burden, Planning Aide
DATE: August 17, 2016

SUBJECT: **TENTATIVE PARCEL MAP NO. 2016-016 (HANNA CONDO – CONTINUED FROM MAY 18, 2016)**

LOCATION: 17125 4th Street, Sunset Beach, 90742 (northeast corner of 4th St. and North Pacific Ave.)



Applicant: Zachary Hanna, 141 Wilshire Avenue, Suite B, Fullerton CA 92832

Property Owner: Steve Hanna, 141 Wilshire Avenue, Suite B, Fullerton CA 92832

Request: To permit the one-lot subdivision of a 2,700 sq. ft. parcel for two residential condominium units. The project is located in the non-certified Sunset Beach Specific Plan area and includes a review via an “approval in concept” process for the demolition of an existing duplex and the construction of a new 4,800 sq. ft., 3-story duplex with a rooftop deck and a one-lot subdivision.

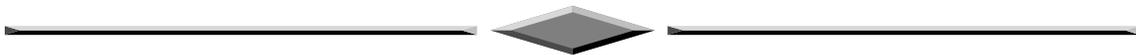
Environmental Status: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

Coastal Status: Appealable

Zone: SP17 – SBR (Sunset Beach Specific Plan, Sunset Beach Residential)

General Plan: RH-30 (Residential High Density – 30 du/acre max density)

Existing Use: Duplex



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 15303 of the CEQA Guidelines, because the project involves the construction and subdivision of a duplex, totaling less than four dwelling units.

SUGGESTED FINDINGS FOR APPROVAL - TENTATIVE PARCEL MAP NO. 16-016:

1. Tentative Parcel Map No. 16-016 to permit the one-lot subdivision of a 2,700 sq. ft. parcel for two residential condominium units along with an “approval in concept” process for the demolition of an existing duplex and the construction of a new 4,800 sq. ft. 3-story duplex with a rooftop deck and a one-lot subdivision is consistent with the General Plan land use designation of RH-30 (Residential High Density – 30 dwelling units/acre) on the subject property. The Land Use Plan establishes and designates areas of residential and commercial development that will not impair coastal resources or public access to the coast. This tentative parcel map is consistent with the Draft Sunset Beach Specific Plan, Sunset Beach Residential zoning designation and other applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) because the proposed subdivision will create a total of two residential condominium units.
2. The site is physically suitable for the type and density of development. The site consists of one parcel of land, approximately 2,700 sq. ft. in area developed with an existing duplex that would be demolished to facilitate the construction of a new 4,800 sq. ft. 3-story duplex with a rooftop deck. The project involves a one-lot subdivision for condominium purposes. The site will comply with maximum density requirements of the Draft Sunset Beach Specific Plan and the HBZSO.
3. The design of the subdivision and 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 subdivision is proposed on property currently zoned for residential development, and located in an urbanized area. The subject parcel does not serve as habitat for fish or wildlife and is currently developed with a duplex apartment structure. The proposed condominium map will comply with the Draft Sunset Beach Specific Plan and the HBZSO.
4. The design of the subdivision and the proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision since no easements acquired by the public at large for access through or use of the property exist within the proposed subdivision. Vehicular access to the site would be along 4th Street abutting the front property line and along the rear property line abutting the alley. No easements for street or alley widening would be required as a part of this proposed tentative parcel map.

SUGGESTED CONDITIONS OF APPROVAL – TENTATIVE PARCEL MAP NO. 16-016:

1. The Tentative Parcel Map No. 16-016 to permit the one-lot subdivision of a 2,700 sq. ft. parcel for two residential condominium units received and dated April 28, 2016, shall be the approved layout.

2. Prior to submittal for building permits, the following shall be completed:
 - a. Evidence of Coastal Development Permit approval by the California Coastal Commission shall be submitted to the Community Development Department.
 - b. Zoning entitlement conditions of approval, California Coastal Commission conditions of approval, and code requirements shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
3. Any conditions of approval, imposed by the California Coastal Commission that are more restrictive than those set forth in this approval shall be adhered to.
4. Prior to issuance of a grading permit and at least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Community Development Department.
5. The applicant and/or applicant's representative shall be responsible for ensuring that accuracy of all plans and information submitted to the City for review and approval.
6. The development/subdivision shall comply with all applicable requirements of the Municipal Code, Community Development Department, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**
7. Tentative Parcel Map No. 16-016 shall become null and void unless exercised within two years of the date of final Coastal Commission approval, or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
8. The final map for Tentative Parcel Map No. 16-016 shall not be approved by the City Engineer until the California Coastal Commission has approved the Coastal Development Permit for the development.
9. 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 Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued 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.

10. 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.