

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

TENTATIVE PARCEL MAP NO. 25-144 (TPM-25-002)

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 15315 of the CEQA Guidelines, because the project consists of the division of property in an urbanized area zoned for residential use into four or fewer parcels, in conformance with the General Plan and zoning, with no variances or exceptions required; and with all services and access to the proposed parcels available.

SUGGESTED FINDINGS FOR APPROVAL - TENTATIVE PARCEL MAP NO. 25-144 (TPM-25-002):

1. Tentative Parcel Map No. 25-144 (TPM-25-002) for the subdivision of one 6,236 sq. ft. lot (71.89' wide by 88.36' deep) into two approximately 3,118 sq. ft. lots is consistent with the General Plan Land Use Element designation of Residential Medium-High Density on the subject property. The proposed subdivision complies with all applicable provisions of the Subdivision Map Act and the HBZSO and is consistent with previous subdivisions in the surrounding neighborhood. The project includes demolition of the existing residential structures and will provide for the future development of two new single-family dwellings, in accordance with applicable land use, density and development standards.
2. The site is physically suitable for the type and density of development allowed by the corresponding zoning designation. Although no development is proposed at this time, the site is currently developed with a duplex to be demolished. The proposed two-lot subdivision will comply with all applicable code provision of the HBZSO including the minimum parcel size of 2,500 sq. ft. and minimum lot width of 25 feet, as required in the RMH-A (Residential Medium High Density – Small Lot) zoning district. The proposed lots are level, rectangular and present no significant constraints to development. The site is accessible from an existing public street and all necessary public utilities and services are available.
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 subdivision is proposed for a property previously developed for residential use. The site does not serve as a habitat for fish or wildlife.
4. The design of the subdivision or future 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 access easements exist within the proposed subdivision. Vehicular access to the site would be along Portland Circle abutting the front property line. Reciprocal easements for utility services currently exist within the front six feet of each lot.

SUGGESTED CONDITIONS OF APPROVAL – TENTATIVE PARCEL MAP NO. 25-144 (TPM-25-002):

1. The Tentative Parcel Map No. 25-144 (TPM-25-002) for the subdivision of one 6,236 sq. ft. lot (71.89' wide by 88.36' deep) into two approximately 3,118 sq. ft. lots, received and dated June 27, 2025, shall be the approved layout.
2. Prior to final map recordation building permits for demolition of the existing structures shall be obtained and finalized.
3. Prior to issuance of a grading permit and/or building permits for new construction, the final parcel map shall be recorded with the County of Orange.

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.