

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

TENTATIVE PARCEL MAP NO. 24-003

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 proposed project consists of the division of property into four or fewer parcels for residential purposes only and is in conformance with the General Plan, no variances or exceptions are required, and all services and access to the proposed parcels are available.

SUGGESTED FINDINGS FOR APPROVAL - TENTATIVE PARCEL MAP NO. 24-003:

1. Tentative Parcel Map No. 24-003 to subdivide a 50 ft. wide lot into two parcels (25 ft. wide and 2,875 sq. ft. each) for residential purposes is consistent with the General Plan Land Use Element designation of Residential Medium High Density (RMH) on the subject property in that it permits the proposed subdivision. The proposed subdivision complies with other applicable provisions of the Subdivision Map Act and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The resulting two parcels meet the minimum lot size and lot width standards of the RHM-A (Residential Medium High Density - Subdistrict A) Base Zoning District.
2. The site is physically suitable for the type and density of development. The site consists of a parcel of land, approximately 5,875 sq. ft. lot in area, developed within an existing residential neighborhood. The Tentative Parcel Map is to develop a single-family home on each newly created lot. The outcome of the proposed subdivision is the continuance of the residential uses on the two lots which is allowable in the General Plan Land Use Element designation of Residential Medium High Density (RMH) and the HBZSO.
3. The design of the subdivision of a 50 ft. wide lot into two 2,875 sq. ft. parcels for residential purposes 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 because the site is located in an urban setting and is currently developed with residential uses does not contain wildlife or habitat.
4. The design of the subdivision of a 50 ft. wide lot into two parcels for residential purposes 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. All required easements for alley widening will be required to be dedicated to the City.

SUGGESTED CONDITIONS OF APPROVAL - TENTATIVE PARCEL MAP NO. 24-003:

1. The tentative parcel map received and dated October 18, 2024 shall be the conceptually approved design of the subdivision.
2. Prior to recordation of the final map, the applicant/developer shall comply with the following: Parkland dedication in-lieu fees (Quimby Fees) shall be paid to the Community Development Department.
3. 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-ft. radius of the project site as noticed in 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.
4. 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.
5. The 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)**
6. Tentative Parcel Map No. 24-003 shall become null and void unless exercised within two years of the date of final Zoning Administrator 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.
7. 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 maps 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 plan 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.

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.