



JONES, CAHL & ASSOCIATES, INC.
CONSULTING ENGINEERS

October 18, 2024

City of Huntington Beach
Planning Department
2000 Main Street
Huntington Beach, CA 92648

Re: 515 12th Street Subdivision Project Narrative.

The project consists of subdividing existing Lot 7 in Block C of Tract 1094. Currently the lot is 50' wide by 117.50' long. There is an existing one-story single-family residence approximately 2,310 square feet with a detached garage approximately 409 square feet.

The owner would like to subdivide the property into two equal 25' wide by 117.50 long parcels to accommodate the construction of two (2) - 3 story residential houses approximately 2,824 square feet with attached garage approximately 399 square feet.