

## **ATTACHMENT NO. 1**

### **SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL**

#### **TENTATIVE PARCEL MAP NO. 24-155:**

#### **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 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. 24-155:**

1. Tentative Parcel Map No. 24-155 to allow a one-lot subdivision of a 2,699 sq. ft. lot for the construction of two residential condominiums is consistent with the General Plan land use designation of RH-sp (Residential High Density – specific plan overlay) on the subject property in that it permits the proposed subdivision and residential use. This tentative parcel map is consistent with the Sunset Beach Specific Plan, Sunset Beach Residential zoning designation and other applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The resulting subdivision will allow for the development of two residential units, consistent with the allowable density of the specific plan. Because this location has reverted to the original permit jurisdiction, the City has also reviewed it for compliance with the California Coastal Act and has determined that this subdivision request meets the standards for an “approval in concept.”
2. The site is physically suitable for the type and density of development. The site consists of one parcel of land, approximately 2,699 sq. ft. in area, was previously developed with existing multi-family residences that have been demolished to facilitate the construction of two future residential units. The project involves a one-lot subdivision for condominium purposes. The site will comply with maximum density requirements of the Sunset Beach Specific Plan and the HBZSO.
3. The design of the one-lot subdivision of a 2,699 sq. ft. lot to allow the construction of two residential condominiums 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 vacant. The proposed condominium map will comply with the Sunset Beach Specific Plan and the HBZSO.
4. The design of the one-lot subdivision of a 2,699 sq. ft. lot to allow the construction of two residential condominiums and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision, since no easements exist within the proposed subdivision. Vehicular access to the site would be along 14<sup>th</sup> Street abutting the front property line and along the rear property line abutting the alley. Reciprocal easements for access and utility services will be provided for both proposed units as a part of this proposed tentative parcel map.

**SUGGESTED CONDITIONS OF APPROVAL – TENTATIVE PARCEL MAP NO. 24-155:**

1. The Tentative Parcel Map No. 24-155 received and dated March 4, 2025 shall be the conceptually approved design.
2. Prior to submittal of final map, the following shall be completed: The property owner shall obtain all required approvals from the California Coastal Commission (CCC). A copy of the written notice of approval from the CCC shall be submitted to the Community Development Department for inclusion in the entitlement record.
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. At least 90 days before the City Engineer's approval of the final map, Conditions Covenants & Restrictions (CC&Rs) shall be submitted to the Community Development Department, Public Works, Fire, and City Attorney's office for review and approval. The CC&Rs shall include the following:
  - a. Provide for maintenance, repair and replacement by a Homeowner's Association (HOA) for all common area landscaping, maintenance of walls, irrigation, drainage facilities, water quality BMP's, water system lines, fire system lines, sewer system lines, and private service utilities.
  - b. Best Management Practices (BMP's as per the approved Water Quality Management Plan (WQMP).
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. Tentative Parcel Map No. 24-155 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.
7. The final map for Tentative Parcel Map No. 24-155 shall not be approved by the City Engineer until the California Coastal Commission has approved the Coastal Development Permit for the development.
8. 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. Final Map review 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.

**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.