



**City of Huntington Beach
Department of Community Development
Subdivision Committee
(November 9, 2020)**

GEORGIA TOWNHOMES SUBDIVISION

SUGGESTED FINDINGS FOR APPROVAL – TENTATIVE TRACT MAP NO. 18079:

1. Tentative Tract Map No. 18079 for a one lot subdivision on an approximately 0.80 acre lot for condominium purposes to construct 18 attached multi-family residences is consistent with the General Plan Land Use Element designation of Residential Medium High Density (RMH) on the subject property and other applicable provisions of the Subdivision Map Act and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).
2. The site is physically suitable for the type and density of development. The project site is able to accommodate the type of development proposed from a public service, circulation, and drainage perspective. The size, depth, frontage, street width and other design features of the proposed subdivision are in compliance with the HBZSO code. The project site is able to accommodate the type of development proposed. The proposed subdivision will result in a density of 22.70 units per acre, which is less than the maximum density for the Residential Medium High Density land use designation. The proposed density would be compatible with surrounding multi-family developments.
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 site does not contain any significant habitat for wildlife or fish. The project site is located in an urban setting and design features of the project as well as compliance with the provisions of the HBZSO will ensure that the subdivision will not significantly impact the function and value of any resources adjacent to the project site.
4. The design of the subdivision 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. The subdivision will provide all necessary easements and will not affect any existing easements. The project will provide improved sidewalks and pavements along Georgia Street, Joliet Avenue, and Indianapolis Avenue as a part of this proposed tentative tract map.