



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

**GEORGIA TOWNHOMES SUBDIVISION**

**SUGGESTED CONDITIONS OF APPROVAL – TENTATIVE TRACT MAP NO. 18079:**

1. The Tentative Tract Map No. 18079 for a one lot subdivision on approximately 0.80 acre lot for condominium purposes received and dated October 15, 2020 shall be the approved layout.
2. Incorporating sustainable or “green” building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green’s Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating>).
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-foot radius of the project site as noticed for 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. Prior to issuance of Building Permits, the applicant shall satisfy the minimum ten percent Inclusionary Affordable Housing requirement by paying the applicable in-lieu fee.
5. At least 90 days before City Council action on 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).
  - c. The CC&Rs shall restrict any revision or amendment of the WQMP except as may be dictated by either local, state, or federal law and the LIP.

- d. Appropriate language shall be included to prohibit garages from being converted to or used for living quarters, workshops, or storage that will preclude the parking of two vehicles, and all open parking spaces within the project shall be unassigned and available for visitors and guests.
  - e. Appropriate language shall be included to restrict boat, trailer, camper, off-road vehicle, golf cart, commercial vehicle, mobile home, motor home, bus, or other recreational vehicle or any non-operating vehicle from being parked in or stored in any open parking spaces. Towing of vehicles violating the parking restrictions shall be included.
6. Comply with all applicable Conditional Use Permit No. 18-032 conditions of approval.