

ATTACHMENT NO. 1

FINDINGS AND CONDITIONS OF APPROVAL

TENTATIVE PARCEL MAP NO. 19-110:

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.

FINDINGS FOR APPROVAL - TENTATIVE PARCEL MAP NO. 19-110:

1. Tentative Parcel Map No. 19-110 to allow a one-lot subdivision of a 2,704 sq. ft. lot for the construction of two, 3,567 sq. ft. residential condominiums is consistent with the General Plan land use designation of RH-sp (Residential High Density – specific plan overlay) of the subject property in that it permits the proposed subdivision and residential use. This tentative parcel map is consistent with the Draft Sunset Beach Specific Plan, Sunset Beach Residential zoning designation and other applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The resulting two parcels 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 2,704 sq. ft. in area, developed with an existing single-family residence that would be 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 Draft Sunset Beach Specific Plan and the HBZSO.
3. The design of the one-lot subdivision of a 2,704 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 developed with a single-family residence. The proposed condominium map will comply with the Draft Sunset Beach Specific Plan and the HBZSO.
4. The design of the one-lot subdivision of a 2,704 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 24th 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.

CONDITIONS OF APPROVAL – TENTATIVE PARCEL MAP NO. 19-110:

1. The Tentative Parcel Map No. 19-110 received and dated January 6, 2021 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 file.
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. Upon final approval of the parcel map, any on-street parking spaces lost as a result of proposed curb cuts shall be replaced at a one to one ratio in an area that would not result in the loss of any sandy beach area and within walking distance of the existing site. **(HBZSO 231.28)**
5. Prior to issuance of a grading permit and at least 14 days prior to any grading activity, the applicant 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.
6. 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.
7. Tentative Parcel Map No. 19-110 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.
8. The final map for Tentative Parcel Map No. 19-110 shall not be approved by the City Engineer until the California Coastal Commission has approved the Coastal Development Permit for the development.
9. 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. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits 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.