



Legislation Details (With Text)

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File created:	5/13/2019	In control:	City Council/Public Financing Authority
On agenda:	6/3/2019	Final action:	6/3/2019
Title:	Approve Final Tract Map No. 17801 and Subdivision Agreement for the LeBard Park Residential Subdivision (Seabreeze Homes) by HB Homes Management, LLC at 20461 Cramer Lane		
Attachments:	1. Att #1 - Findings and Requirements for Acceptance of Final Maps.pdf, 2. Att #2 - Vicinity Map.pdf, 3. Att #3 - Final Map No. 17801.pdf, 4. Att #4 - Planning Commission Notice of Action for Tentative Tract Map No. 17801 with Findings and Conditions of Approval.pdf, 5. Att #5 - Tentative Tract Map No. 17801.pdf, 6. Att #6 - Subdivision Agmt.pdf, 7. Att #7 - Bonds (Faithful Performance, Labor and Material, Monument).pdf, 8. Att #8 - Public Park and Development Overview for LeBard Site.pdf		

Date	Ver.	Action By	Action	Result
6/3/2019	1	City Council/Public Financing Authority	approved	Pass

REQUEST FOR CITY COUNCIL ACTION

SUBMITTED TO: Honorable Mayor and City Council Members

SUBMITTED BY: Lori Ann Farrell Harrison, Interim City Manager

PREPARED BY: Ursula Luna-Reynosa, Director of Community Development

Subject:

Approve Final Tract Map No. 17801 and Subdivision Agreement for the LeBard Park Residential Subdivision (Seabreeze Homes) by HB Homes Management, LLC at 20461 Cramer Lane

Statement of Issue:

Transmitted for City Council consideration is Final Tract Map No. 17801 for the Seabreeze Residential Subdivision by HB Homes Management, LLC at 20461 Cramer Lane (former LeBard School site - west side of Cramer Lane between Crailet Drive and Warwick Drive). This map subdivides the approximately 9.7 acre former LeBard School property into an approximately 6.5 acre parcel for public park purposes and the remaining 3.2 acres into 15 numbered lots for single-family residential purposes, one lettered lot for drainage purposes, and two lettered lots for landscape purposes.

Financial Impact:

No fiscal impact.

Recommended Action:

- A) Approve Final Tract Map No. 17801 and accept the offer of easement dedications for street, public utility purposes and drainage purposes on Cynthia Drive and Lightbreeze Circle

pursuant to findings and requirements (Attachment No. 1); and,

- B) Approve and authorize the Mayor and City Clerk to execute the Subdivision Agreement by and between the City of Huntington Beach and HB Homes Management, LLC (Attachment No. 6); and,
- C) Accept Faithful Performance Bond No. 379919S, Labor and Material Bond No. 379919S and Monument Bond No. 379922S as sureties for the installation of the subdivision's required public improvements and survey monumentation (Attachment No. 7); and,
- D) Authorize the Mayor and City Clerk to sign Final Tract Map No. 17801 on behalf of the City of Huntington Beach; and,
- E) Instruct the City Clerk to file the respective bonds with the City Treasurer and notify the Surety, Indemnity Insurance Company of this action.

Alternative Action(s):

The City Council may make the following alternative motion(s):

- 1. Deny Final Tract Map No. 17801, the Subdivision Agreement, and Bonds.
- 2. Continue Final Tract Map No. 17801, the Subdivision Agreement, and Bonds and direct staff accordingly.

Analysis:

A. PROJECT PROPOSAL:

Applicant: David Nguyen, HB Homes Management, LLC, 9140 Trask Avenue #202, Garden Grove, CA 92844

Property Owners: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
Huntington Beach City School District, 8750 Dorsett Drive, Huntington Beach, CA 92646
HB Homes Management, LLC, 9140 Trask Avenue #202, Garden Grove, CA 92844

Surveyor: David B. Warren, PLS, High Desert Mapping, 16704 Neenach Road, Apple Valley, CA 92307

Surety: Indemnity Company of California, PO Box 19725, Irvine, CA 92623

Location: 20461 Cramer Lane (west side of Cramer Lane between Crailet Drive and Warwick Drive)

General Plan: RL (Residential Low Density) and OS-P (Open Space - Parks)

Zone: RL (Residential Low Density) and OS-PR (Open Space - Parks and Recreation)

No. of Acres: 13.1 total acres: 9.6 acres Public Park and 3.5 acres Residential

No. of Numbered Lots: 16

No. of Lettered Lots: 3
No. of Units: 15

B. BACKGROUND:

On June 10, 2015, the Planning Commission approved Tentative Tract Map No. 17801 to subdivide the former LeBard School site into an approximately 6.6 acre parcel for public park purposes which will be combined with the existing 3.0 acre City-owned Lebard Park; and a 3.5 acre parcel into 15 numbered lots for single-family residential purposes, one lettered lot for drainage purposes, and two lettered lots for landscape purposes. Lot 16 of TTM No. 17801 is a combination of the 6.6 acre LeBard School recreation parcel with the City's existing 3.0 acre public park. There are three separate owners of the parcels on TTM No. 17801 (City of Huntington Beach, Huntington Beach City School District, and HB Homes Management) which requires all parties to be signatory to Final Tract Map No. 17801.

The Planning Commission discussed issues related to traffic, drainage, and the little league baseball season during the June 10, 2015 meeting.

A motion made by Semeta, seconded by Brenden, to approve Tentative Tract Map No. 17801 with findings and conditions of approval, carried by the following vote:

AYES: Crowe, Semeta, Pinchiff, Kalmick, Mandic, Brenden, Hoskinson

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

Motion Approved

The Planning Commission also approved Conditional Use Permit No. 12-039 and Variance No. 15-001 as part of the proposed project and recommended approval of Mitigated Negative Declaration No. 12-008, General Plan Amendment No. 12-002, and Zoning Map Amendment No. 12-001 to the City Council. The City Council approved Mitigated Negative Declaration No. 12-008, General Plan Amendment No. 12-002, and Zoning Map Amendment No. 12-001 on July 20, 2015.

C. RECOMMENDATION:

The final map has been examined and certified by the City Engineer as being in substantial compliance with the conditions of approval of the tentative map, as approved by the Planning Commission on June 10, 2015.

Additionally, presented for City Council approval and acceptance are the required Subdivision Agreement (between the City and HB Homes Management, LLC) and Bonds pursuant to the City's Zoning and Subdivision Ordinance and the State's Subdivision Map Act.

Environmental Status:

The actions to accept Final Tract Map No. 17801 and the respective Subdivision Agreement with Bonds is exempt from the requirements of the California Environmental Quality Act pursuant to Section 15268(b).

Strategic Plan Goal:

Enhance and maintain infrastructure
Strengthen long-term financial and economic sustainability

Attachment(s):

1. Findings and Requirements for Acceptance of the Final Map
2. Vicinity Map
3. Final Map No. 17801
4. Planning Commission Notice of Action for Tentative Tract Map No. 17801 with Findings and Conditions of Approval
5. Tentative Tract Map No. 17801
6. Subdivision Agreement
7. Bonds (Faithful Performance, Labor and Material, Monument)
8. Public Park and Development Overview for LeBard Site