



# City of Huntington Beach

**File #:** 19-430

**MEETING DATE:** 5/6/2019

## REQUEST FOR CITY COUNCIL ACTION

**SUBMITTED TO:** Honorable Mayor and City Council Members

**SUBMITTED BY:** Fred A. Wilson, City Manager

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

**Subject:**

**Approve Final Tract Map No. 18147 and Subdivision Agreement for the Windbourne Residential Subdivision by TRI Pointe Homes, Inc. at 14422 Hammon Lane**

**Statement of Issue:**

Transmitted for City Council consideration is Final Tract Map No. 18147 for the Windbourne (formerly Sea Dance) Residential Subdivision by TRI Pointe at 14422 Hammon Lane (east side of Hammon Lane and south of Sands Drive). This map subdivides approximately 8.75 acres into 51 numbered lots for single-family residential purposes and five lettered lots (A-E) for private streets, public utilities, common areas, water quality purposes, and a 1.30-acre public park.

**Financial Impact:**

Not applicable.

**Recommended Action:**

A) Approve Final Tract Map No. 18147 and accept the dedication in fee of Lot E and accept the offer of easements on Lot A 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 TRI Pointe Homes, Inc. (Attachment No. 6); and,

C) Accept Faithful Performance Bond No. PB03010405878, Labor and Material Bond No. PB03010405878 and Monument Bond No. PB03010405837 as sureties for the installation of the subdivision's required public improvements and survey monumentation (Attachment No. 7); and,

D) Instruct the City Clerk to file the respective bonds with the City Treasurer and notify the Surety, Philadelphia 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. 18147 and the Subdivision Agreement/Bonds.

2. Continue Final Tract Map No. 18147 and the Subdivision Agreement/Bonds and direct staff accordingly.

**Analysis:****A. PROJECT PROPOSAL:**

Applicant: Rick Wood, TRI Point Homes, Inc., 5 Peters Canyon, Suite 100, Irvine, CA 92606

Property Owner: Steven C. Porath, Hearthstone Professionals-PI LP, 21451 Ventura Blvd., Calabasas, CA 91302

Engineer: Jeffrey Walden, PLS, Walden and Associates, 2552 White Road, Suite B, Irvine, CA 92614

Surety: Philadelphia Indemnity Insurance Company, One Bala Plaza, Suite 100, Bala Cynwyd, PA 19004-0950

Location: 14422 Hammon Lane (east side of Hammon Lane and south of Sands 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: 8.75 total acres: 7.45 acres residential and 1.30 acres public park

No. of Numbered Lots: 51

No. of Lettered Lots: 5

No. of Units: 51

**B. BACKGROUND:**

On September 11, 2018, the Planning Commission approved Tentative Tract Map No. 18147 to subdivide approximately 8.75 acres into 51 numbered lots for single-family residential purposes and five lettered lots (A-E) for private streets, public utilities, common areas, water quality purposes, and a 1.30-acre public park. The Planning Commission also recommended approval of General Plan Amendment No. 16-001, Zoning Map Amendment No. 16-002, Conditional Use Permit No. 16-031, and Mitigated Negative Declaration No. 16-002 as part of the proposed project.

The Planning Commission discussed issues related to park maintenance between project approval and project construction, RV parking on the street, in-lieu affordable housing fees, additions and setbacks, and HOA maintenance.

A motion was made by Grant, seconded by Kalmick, to approve Tentative Tract Map No. 18147 with findings and modified conditions of approval, carried by the following vote:

AYES: Scandura, Garcia, Crowe, Ray, Kalmick, Mandic, Grant

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

*Motion Approved*

**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 September 11, 2018.

Additionally, presented for City Council approval and acceptance are the required Subdivision Agreement (between the City and TRI Point Homes, Inc.) 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. 18147 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

**Attachment(s):**

1. Findings and Requirements for Acceptance of the Final Map
2. Vicinity Map
3. Final Map No. 18147
4. Planning Commission Notice of Action for Tentative Tract Map No. 18147 with Findings and Conditions of Approval
5. Tentative Tract Map No. 18147
6. Subdivision Agreement
7. Bonds (Faithful Performance, Labor and Material, Monument)