



City of Huntington Beach

File #: 19-616

MEETING DATE: 7/1/2019

REQUEST FOR CITY COUNCIL ACTION

SUBMITTED TO: Honorable Mayor and City Council Members

SUBMITTED BY: Dave Kiff, Interim City Manager

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

Subject:

Approve Final Tract Map No. 18105 and Subdivision Agreement for the Holly Townhomes Residential Subdivision by Meritage Homes at 19200 Holly Lane

Statement of Issue:

Transmitted for City Council consideration is Final Tract Map No. 18105 for the Holly Townhomes Residential Subdivision by Meritage Homes at 19200 Holly Lane (east side of Holly Lane and north of Clay Avenue). This map subdivides an approximately 1.93 acre parcel into 1 numbered lot for condominium purposes.

Financial Impact:

Not applicable.

Recommended Action:

A) Approve Final Tract Map No. 18105 and accept the offer of easements 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 Meritage Homes for Tract No. 18105" (Attachment No. 6); and,

C) Accept Faithful Performance Bond No. SU1148545, Labor and Material Bond No. SU1148545 and Monument Bond No. SU1148546 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, Arch Insurance Company of this action.

Alternative Action(s):

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

1. Deny Final Tract Map No. 18105 and the Subdivision Agreement/Bonds.

2. Continue Final Tract Map No. 18105 and the Subdivision Agreement/Bonds and direct staff accordingly.

Analysis:**A. PROJECT PROPOSAL:****Applicant/Property**

Owner: Meritage Homes of California c/o Lester Tucker, 5 Peters Canyon Rd., Suite 300 Irvine, CA 92606

Surveyor: Joseph C. Yuhas, Pasco Laret Suiter and Associates, 27127 Calle Arroyo, Suite 1904, San Juan Capistrano, CA 92675

Surety: Arch Insurance Company - Surety Division, 3 Parkway, Suite 1500, Philadelphia, PA 19102

Location: 19200 Holly Lane (east side of Holly Lane and north of Clay Avenue).

General Plan: RM - sp (Residential Medium Density - Specific Plan overlay)

Zone: SP9 (Holly Seacliff Specific Plan)

No. of Acres: 1.93 acres

No. of Numbered Lots: 1

No. of Lettered Lots: 0

No. of Units: 32

B. BACKGROUND:

On December 12, 2017, the Planning Commission approved Tentative Tract Map No. 18105 to subdivide approximately 1.93 acres into 1 numbered lot condominium purposes. The Planning Commission also approved Conditional Use Permit No. 17-011 as part of the proposed project.

The Planning Commission discussed issues related to parking and maintenance of the parkway.

A motion was made by Kalmick, seconded by Garcia, to approve Tentative Tract Map No. 18105 with findings and modified conditions of approval, carried by the following vote:

AYES: Ray, Garcia, Crowe, Mandic, Kalmick, Scandura, 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 December 12, 2017.

Additionally, presented for City Council approval and acceptance are the required Subdivision Agreement (between the City and Meritage Homes) 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. 18105 and the respective Subdivision Agreement with Bonds are 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. 18105
4. Planning Commission Notice of Action for Tentative Tract Map No. 18105 with Findings and Conditions of Approval
5. Tentative Tract Map No. 18105
6. Subdivision Agreement
7. Bonds (Faithful Performance, Labor and Material, Monument)