



City of Huntington Beach

File #: 21-073

MEETING DATE: 2/1/2021

REQUEST FOR CITY COUNCIL ACTION

SUBMITTED TO: Honorable Mayor and City Council Members

SUBMITTED BY: Oliver Chi, City Manager

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

Subject:

Approve Final Tract Map No. 18068 and Subdivision Agreement for the Shorehouse Residential Subdivision by C3 DLG 414 Main Street, LLC at 414 - 424 Main Street

Statement of Issue:

Transmitted for City Council consideration is Final Tract Map No. 18068 for the Shorehouse Residential Subdivision by C3 DLG 414 Main Street, LLC at 414 - 424 Main Street (east side of Main Street between Orange Avenue and Pecan Avenue). This map consolidates six parcels into a 0.42 acre parcel for condominium purposes.

Financial Impact:

Not applicable.

Recommended Action:

- A) Approve Final Tract Map No. 18068 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 C3 DLG 414 Main Street, LLC, Inc. (Attachment No. 6); and,
- C) Accept Faithful Performance Bond No. PB02497501239, Labor and Material Bond No. PB02497501239 and Monument Bond No. PB02497501240 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. 18068 and the Subdivision Agreement/Bonds.

2. Continue Final Tract Map No. 18068 and the Subdivision Agreement/Bonds and direct staff accordingly.

Analysis:**A. PROJECT PROPOSAL:**

Applicant: C3 DLG 414 Main Street LLC, 1024 Bayside Drive, Suite 365, Newport Beach, CA 92660

Property Owner: Peter Zehnder, HB Main L.P., 124 Tustin Ave., Ste. 200, Newport Beach, CA 92663

Engineer: Jones, Cahl & Associates, 18090 Beach Blvd. #12, HB CA 92648

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

Location: 414 - 424 Main Street (east side of Main Street between Orange Avenue and Pecan Avenue)

General Plan: M-Sp (Mixed Use - Specific Plan Overlay)

Zone: SP5-CZ-District 1 (Downtown Specific Plan - Coastal Zone Overlay - Downtown Core)

No. of Acres: 0.42 acres

No. of Numbered Lots: 1

No. of Lettered Lots: 0

No. of Units: 20

B. BACKGROUND:

On January 23, 2018, the Planning Commission approved Tentative Tract Map No. 18068 to subdivide approximately 0.42 acres into one numbered lot for condominium purposes. The Planning Commission also recommended approval of Conditional Use Permit No. 17-008, Coastal Development Permit No. 17-003 and Special Permit No. 17-001 as part of the proposed project.

The Planning Commission discussed the proposed parking, the construction dates, and construction truck routes.

A motion was made by Kalmick, seconded by Grant, to approve Tentative Tract Map No. 18068 with findings and modified conditions of approval, carried by the following vote:

AYES: Crowe, Scandura, Kalmick, Mandic, Grant

NOES: Ray, Garcia

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 January 23, 2018.

Additionally, presented for City Council approval and acceptance are the required Subdivision Agreement (between the City and C3 DLG 414 Main Street, 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. 18068 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. 18068
4. Planning Commission Notice of Action for Tentative Tract Map No. 18068 with Findings and Conditions of Approval
5. Tentative Tract Map No. 18068
6. Subdivision Agreement
7. Bonds (Faithful Performance, Labor and Material, Monument)