



City of Huntington Beach

File #: 22-472

MEETING DATE: 6/7/2022

REQUEST FOR CITY COUNCIL ACTION

SUBMITTED TO: Honorable Mayor and City Council Members

SUBMITTED BY: Sean Joyce, Interim City Manager

VIA: Ursula Luna-Reynosa, Director of Community Development

PREPARED BY: Tess Nguyen, Associate Planner

Subject:

Approve Final Tract Map No. 19154, accept Bonds, and authorize execution of a Subdivision Agreement for the Cameron Lane Townhomes Subdivision by S.G.V. Property Fund, LLC at 17532 Cameron Lane

Statement of Issue:

Presented for your consideration is Final Tract Map No. 19154 for the Cameron Lane Townhomes Residential Subdivision by S.G.V. Property Fund, LLC at 17532 Cameron Lane (east side of Cameron Lane, south of Slater Avenue). This map subdivides an approximately 0.91 acre parcel into 1 numbered lot for condominium purposes.

Financial Impact:

Not applicable.

Recommended Action:

A) Approve Final Tract Map No. 19154 and accept the offer of easement 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 S.G.V. Property Fund, LLC (Attachment No. 6); and,

C) Accept Faithful Performance Bond No. 1001181018, Labor and Material Bond No. 1001181018 and Monument Bond No. 1001181019 as sureties (Attachment No. 7) for the installation of the subdivision's required public improvements and survey monumentation; and,

D) Instruct the City Clerk to file the respective bonds with the City Treasurer and notify the Surety, American Contractors Indemnity Company of this action.

Alternative Action(s):

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

1. Deny approval of Final Tract Map No. 19154 and execution/acceptance of the Subdivision Agreement/Bonds.
2. Continue approval of Final Tract Map No. 19154 and execution/acceptance of the Subdivision Agreement/Bonds.

Analysis:

A. PROJECT PROPOSAL

Applicant: Jennifer Colicchio, Land Development Consultants, 1520 Brookhollow Drive, Suite 33, Santa Ana CA 92705

Property Owner: S.G.V. Property Fund LLC, 119 E. Saint Joseph Street, Arcadia CA 91006

Surveyor: Michael Navarro, 1300 Nanwood Street, La Habra CA 90631

Surety: American Contractors Indemnity Company, 801 S. Figueroa Street, Los Angeles CA 90017

Location: 17532 Cameron Lane (east side of Cameron Lane, south of Slater Avenue)

General Plan: RMH (Residential Medium High Density)

Zone: RMH (Residential Medium High Density)

No. of Acres: 0.91

No. of Numbered Lots: 1

No. of Lettered Lots: 0

No. of Units: 18

B. BACKGROUND

On October 12, 2021, the Planning Commission approved Tentative Tract Map No. 19154 to subdivide approximately 0.91 acre into 1 numbered lot for condominium purposes. The Planning Commission also approved Conditional Use Permit No. 21-006 as part of the proposed project.

The Planning Commission discussed issues related to perimeter walls, undergrounding utilities, sidewalks, provision of a dog park on the project site, and allowed uses in garages.

A motion was made by Rodriguez, seconded by Acosta-Galvan, to approve Tentative Tract Map No. 19154 with findings and modified conditions of approval, carried by the following vote:

AYES: Rodriguez, Acosta-Galvan, Perkins, Ray, Mandic, Scandura
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 October 12, 2021. The conditions require certain easements benefit the City for various public purposes such as street and public utility, police and fire access, and access and inspection.

Also presented for City Council approval and execution are the required Subdivision Agreement (between the City and S.G.V. Property Fund, 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. 19154 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:

Economic Development & Housing

Attachment(s):

1. Findings and Requirements for Acceptance of the Final Map
2. Vicinity Map
3. Final Tract Map No. 19154
4. Planning Commission Notice of Action for Tentative Tract Map No. 19154 with Findings and Conditions of Approval
5. Tentative Tract Map No. 19154
6. Subdivision Agreement
7. Bonds (Faithful Performance, Labor and Material, Monument)