



AGENDA
HUNTINGTON BEACH
SUBDIVISION COMMITTEE MEETING
Thursday, March 29, 2018 at 4:00 P.M.
City Hall – Lower Level, Room B-8
2000 Main Street
Huntington Beach California

SUBDIVISION COMMITTEE: Bill Crowe – Planning Commission Representative
Dan Kalmick – Planning Commission Representative
Connie Mandic – Planning Commission Representative
Jane James – Community Development
Steve Bogart – Public Works
Bill Reardon – Fire

SCHEDULED ITEMS:

1. **TENTATIVE TRACT MAP NO. 18008 (PCH Mixed Use Development)**

REQUEST: To merge ten lots into one lot and subdivide an approximately 0.59-acre lot into one numbered lot for condominium purposes. The numbered lot is for the development of 29 residential condominium units, 6 commercial condominium units, and associated infrastructure. The units are proposed in a four-story mixed-use building.

ACREAGE: Approximately 0.59 acres

LOCATION: 602-620 Pacific Coast Highway, Huntington Beach, CA 92648
(between 6th Street and 7th Street)

SUBDIVIDER: Houshang Moghimi, 3124 Dona Sofia Drive, Studio City, CA 91604

ENGINEER: DHS & Associates Inc., 275 Centennial Way, Suite 205, Tustin, CA 92780

PROJECT PLANNER: Tess Nguyen, Associate Planner

STAFF RECOMMENDS: Approval to the Planning Commission based upon suggested findings and conditions of approval.

2. **TENTATIVE TRACT MAP NO. 18147 (Sea Dance Housing Development)**

REQUEST: To subdivide an approximately 8.75 acre lot into 53 numbered lots for the purpose of constructing 53 detached single-family residences and 4 lettered lots for a private street, common areas, water quality basin, and a public park. The proposed project will be designed as a Planned Unit Development with varying lot sizes (between 3,870 and 6,541 square feet).

ACREAGE: Approximately 8.75 acres

LOCATION: 14422 Hammon Lane, Huntington Beach, CA 92647 (east of Hammon Ln. and north of Spa Dr.)

SUBDIVIDER: Rick Wood, TRI Pointe Homes, 5 Peters Canyon, Suite 100, Irvine, CA 92606

ENGINEER: Jeffrey A. Walden, Walden & Associates, 2552 White Road, Suite B, Irvine, CA 92614

**PROJECT
PLANNER:** Jessica Bui, Assistant Planner

**STAFF
RECOMMENDS:** Approval to the Planning Commission based upon suggested findings and conditions of approval.