

RECORD PACKET COPY

STATE OF CALIFORNIA - THE RESOURCES AGENCY

PETE WILSON, Governor

CALIFORNIA COASTAL COMMISSION

South Coast Area Office  
200 Oceanside, 10th Floor  
Long Beach, CA 90802-4302  
(562) 590-5071

May 22, 1997



*Ju 17a*

TO: Commissioners & Interested Persons

FROM: Charles Damm, Deputy Director  
Teresa Henry, District Manager  
Meg Vaughn, Staff Analyst

SUBJECT: CITY OF HUNTINGTON BEACH LOCAL COASTAL PROGRAM AMENDMENT J-97  
Land Use Plan and Implementation Plan amendment effecting the northwest corner of Palm Avenue and Seapoint Avenue in the City of Huntington Beach, Orange County (for Commission action at the meeting of June 10-13, 1997, in San Rafael).

SUMMARY OF AMENDMENT REQUEST:

Request by the City of Huntington Beach to amend both the Land Use Plan and Implementation Plan portions of the LCP by changing the land use designation and zoning from high density residential to low density residential at an approximately 10 acre site located at Palm Avenue west of Seapoint Avenue. Also proposed is a change to the Land Use Plan text describing the site, including deletion of a requirement to provide affordable housing.

STANDARD OF REVIEW:

For the proposed Land Use Plan amendment, the standard of review shall be conformance with and adequacy to carry the Chapter 3 policies of the Coastal Act. For the proposed Implementation Plan amendment, the standard of review shall be conformance with and adequacy to carry out the provisions of the certified Huntington Beach Land Use Plan.

STAFF RECOMMENDATION:

Staff is recommending denial of the Land Use Plan amendment as submitted due to its inadequacy to carry out the Chapter 3 policies of the Coastal Act. Staff recommends approval of the Land Use Plan amendment submittal with suggested modifications which will bring the submittal into conformity with and adequate to carry out the Chapter 3 policies of the Coastal Act.

Staff is recommending approval as submitted of the Implementation Plan amendment because it is in conformity with and adequate to carry out the provisions of the certified Land Use Plan.

ADDITIONAL INFORMATION

Copies of the staff report are available at the South Coast District Office of the Coastal Commission. To obtain copies of the staff report by mail, or for additional information, contact Meg Vaughn at the above address and telephone number.

I. REJECTION OF THE AMENDMENT TO THE LAND USE PLAN AS SUBMITTED

Motion I

"I move that the Commission certify Land Use Plan amendment 1-97 of the the City of Huntington Beach, as submitted."

STAFF RECOMMENDATION:

Staff recommends a **NO** vote, and the adoption of the following resolution and findings. An affirmative vote by a majority of the appointed Commissioners is needed to pass the motion.

RESOLUTION TO REJECT CERTIFICATION:

The Commission hereby denies certification of the City of Huntington Beach Land Use Plan amendment 1-97 for the reasons discussed below and that the amendment fails to meet the requirements of and does not conform to the policies of Chapter 3 of the Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act; the Land Use Plan, as amended, is not consistent with applicable decisions of the Commission, which guide local government actions pursuant to Section 30625(c); and certification of the Land Use Plan as would not meet the requirements of Section 21081 of the California Environmental Quality Act, because there would be significant adverse effects on the environment and there are feasible mitigation measures and/or feasible alternatives that would substantially lessen the significant adverse impacts on the environment.

II. APPROVAL OF THE AMENDMENT TO THE LAND USE PLAN IF MODIFIED

MOTION II

"I move that the Commission certify the City of Huntington Beach Land Use Plan Amendment as modified with the suggestions set out in the staff report."

STAFF RECOMMENDATION:

Staff recommends a **YES** vote and the adoption of the following resolution and findings. An affirmative vote by a majority of the appointed Commissioners is needed to pass the motion.

RESOLUTION TO CERTIFY THE LUP AMENDMENT IF MODIFIED:

The Commission hereby certifies amendment 1-97 to the City of Huntington Beach Land Use Plan subject to the following modifications and adopts the findings stated below on the grounds that, if modified as suggested below, that the amended Land Use Plan meets the requirements of and is in conformity with the policies of Chapter 3 (commencing with Section 30200) of the California Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act; that the amended Land Use Plan contains a specific access component as required by Section 30500(a) of the Coastal Act; that the amended Land Use Plan is consistent with applicable decisions of the Commission that shall guide local government actions pursuant to Section

Huntington Beach LCP Amendment 1-97  
Oceancrest  
Page 3

30625(c) of the Coastal Act; and that the certification of the amended Land Use Plan meets the requirements of Section 21080.5(d)(2)(1) of the California Environmental Quality Act, as there are no further feasible mitigation measures or feasible alternatives which could substantially lessen significant adverse impacts on the environment. The suggested modifications to the submittal are necessary to achieve the basic state goals set forth in Section 30001.5 of the Coastal Act.

The Commission further finds that if the City of Huntington Beach adopts and transmits its revisions to the Land Use Plan in conformity with the suggested modifications, then the Executive Director shall so notify the Commission.

III. APPROVAL OF THE IMPLEMENTATION PLAN AMENDMENT AS SUBMITTED

Motion III

"I move that the Commission reject Implementation Plan amendment 1-97 to the City of Huntington Beach Local Coastal Program."

STAFF RECOMMENDATION:

Staff recommends a NQ vote which would result in the adoption of the following resolution and findings. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.

RESOLUTION TO CERTIFY THE IMPLEMENTATION PLAN AMENDMENT

The Commission hereby approves the certification of Implementation Plan amendment 1-97 of the City of Huntington Beach LCP on the grounds that the Zoning Ordinances, Zoning District Maps, and other implementing materials do conform with and are adequate to carry out the provisions of the Land Use Plan as certified. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the approval of the Implementation Plan amendment would have on the environment.

IV. SUGGESTED MODIFICATIONS:

The Commission hereby suggests the following changes to the proposed Land Use Plan amendment which are necessary to bring it into conformity with and adequate to carry out the applicable provisions of the Chapter 3 policies of the Coastal Act. If the local government accepts the suggested modifications, within six months of Commission action, by formal resolution of the City Council, the Local Coastal Program amendment will be come effective upon Commission concurrence with the Executive Director finding that this has been properly done.

Suggested additions are underlined. Suggested deletions are struck out.

Certification to the Land Use Plan Amendment is subject to following modifications:

Add the following language immediately prior to the language proposed by the City at #2 on page 117 of the certified Land Use Plan:

The 115 acre site of the "Seacliff IV" development has been designated to correspond to the permit for that project as granted by the State Coastal Commission. The development encompasses most of the land bounded by Palm Avenue, the golf course and Seapoint Avenue (38th Street). A total of approximately 531 dwelling units have been developed in two low density areas (of 94 acres combined) and a twenty (20) acre medium density area at the intersection of Palm Avenue and Seapoint Avenue (38th Street).

The Coastal Commission required that an additional area fronting Pacific Coast Highway just south of the Surfcrest and Oceancrest sites be reserved for commercial recreation uses. This area is shown on the resource production overlay.

A ten (10) acre site (Oceancrest), located northwesterly of the intersection of Palm Avenue and Seapoint Avenue (38th Street), has been designated as Low Density Residential for fifty-three (53) units. A minimum of eighteen (18) units of the total number of residential units shall be made available and restricted, for a minimum period of thirty (30) years, to persons or households earning not more than one hundred percent (100%) of Orange County Median Income, as defined by the U.S. Department of Housing and Urban Development. These units may be provided at an off-site location.

A ten (10) acre site (Surfcrest) located southwesterly of the intersection of Palm Avenue and Seapoint Avenue (38th Street) is designated as High Density residential and has been developed as 115 townhomes.

#### V. FINDINGS FOR REJECTION OF THE LAND USE PLAN AMENDMENT AS SUBMITTED

##### A. Land Use Plan Amendment Description

The City of Huntington Beach has requested to amend the Land Use Plan (LUP) portion of the City's certified Local Coastal Program (LCP) by changing the land use designation from High Density Residential to Low Density Residential at an approximately 10 acre site (Oceancrest) located at Palm Avenue west of Seapoint Avenue. The proposed change in land use designation would allow a maximum of 7 units per acre at the site. The current designation allows 35 units per acre at the site.

Also proposed is a change to the Land Use Plan text describing the site. The existing text in the LUP, which describes the subject site and surrounding area, as well as providing background information on the subject, is proposed to be deleted. The language to be deleted requires 20% of future dwelling units to be affordable units and that an additional 106 affordable units be provided on-site. New language proposed to be added requires the provision of 18 affordable housing units in conjunction with development of the site. The proposed language would allow the 18 affordable units to be provided off-site.

**B. Amendment Site Background**

The site has been the subject of previous Commission actions. The first was related to coastal development permit A-349-79, which was approved prior to certification of the City's LCP. Coastal development permit A-349-79 allowed construction of 531 residential units located at the southeast corner of the intersection of Palm Avenue and Seapoint Avenue (diagonally across from the subject site). The project approved under coastal development permit A-349-79 is commonly known as Seacliff IV. As a special condition of that permit, the Commission required that 20% of the total units (106 units) be affordable pursuant to then existing Coastal Act Housing requirements. The Commission also approved the transfer of the affordable housing requirement to an adjacent site, the site of this currently proposed LCP amendment.

When the City subsequently submitted its LCP, it designated the site as high density residential in order to accommodate the 106 affordable housing units required by Seacliff IV. The land use plan allowed up to 450 high density residential units on the off-site affordable housing site (the site of the current amendment request and the adjacent Surfcrest South site). These 450 units were to include 20% of their total units (up to 70 units, depending on the total number of units constructed) as affordable in addition to the 20% required by Seacliff IV (106 units). (Note: Surfcrest South is located directly across Seapoint Avenue from the LCP amendment request site, and is currently developed with medium density townhomes. The Surfcrest South project did not provide any of the 106 units required by Seacliff IV).

Although coastal development permit A-349-79 was approved by the Commission in 1980 prior to the elimination of affordable housing policies from the Coastal Act, the permit was not issued until after affordable housing considerations had been deleted from the Coastal Act. Because no agreement was executed or recorded on or before January 1, 1982 and because the applicant had not yet performed substantial work on the development site, the applicant was allowed under Coastal Act Section 30607.2 to proceed without complying with the housing requirements contained in cdp A-349-79. The Commission agreed to remove the affordable housing special condition because the permittee indicated that it would satisfy the affordable housing requirement of Government Code Section 65590. The City's Determination of Compliance with Government Code Section 65590 indicated the requirement was to be met on the adjacent site.

The affordable housing requirement placed on the off-site location (site of the current amendment request and Surfcrest South) pursuant to cdp A-349-79 was expressly incorporated into the City's certified Land Use Plan and was used as the basis for determining the density on the subject site. The proposed LCP amendment would delete the language that requires the affordable units at the subject site, in addition to decreasing the allowable density from High Density Residential (maximum of 35 dwelling units per acre) to Low Density Residential (maximum of 7 dwelling units per acre).

In 1992, an appeal was filed to the Commission on the City's approval of a 252 unit condominium project at the subject site (A-5-HNB-92-340). As approved by the City, the project would have provided 20% of the total units (50 units) as affordable. However, the Commission found that, in order to be consistent with the LCP Land Use Plan, any high density residential project at the subject site, must provide the 106 previously required affordable units, consistent with the Land Use Plan requirement. The Commission further found

Huntington Beach LCP Amendment 1-97  
Oceancrest  
Page 6

that: "the proposed project was not inconsistent with the City's certified LUP because it didn't provide the affordable housing generated by Seacliff IV, but because if the housing is not provided, no density is defined at the site."

At the de novo stage of the appeal procedure, the applicant modified the project description to include 156 of the total 252 units as affordable housing units, and the Commission approved the project. All special conditions of the permit have not yet been met, so the permit has not yet been issued. However, the permit has been extended and remains valid.

C. Affordable Housing

The existing high density designation at the subject site was certified specifically in order to accommodate affordable housing. Through this amendment, the City has requested that the LUP language requiring the affordable housing be deleted and the density at the site be significantly reduced.

Up until 1981, Section 30213 of the Coastal Act contained provisions regarding affordable housing. Effective January 1, 1982, the Coastal Act was amended to delete the affordable housing provisions from Section 30213. At the same time, the Legislature amended the Government Code to require local governments to address affordable housing in the coastal zone. Therefore, there are no longer any Chapter 3 policies regarding affordable housing for which new development needs to conform. Thus, the Coastal Commission no longer has the authority to require that new development satisfy affordable housing requirements.

To the extent existing development was constructed subject to affordable housing requirements of a coastal development permit issued prior to 1982, the applicability of those requirements is governed by Coastal Act section 30600.1 and 30607.2. The subject site was identified in a previous coastal development permit, A-79-349, as the location for the provision of 106 affordable housing units. However, because no agreement was executed or recorded on or before January 1, 1982 and because the applicant had not yet performed substantial work on the development site, the applicant could choose to proceed without complying with the housing requirements contained in cdp A-349-79. The affordable housing special condition was allowed to be removed because the City's Determination of Compliance with Government Code Section 65590 indicated the requirement was to be met off site, at the site of the currently proposed LCP amendment.

The current requirements for affordable housing within the coastal zone are contained in Section 65590 of the Government Code. Section 65590 of the Government Code is implemented by the local government. The City of Huntington Beach has not prepared a revision to its original Determination of Compliance with Government Code Section 65590 addressing the subject site. The 106 affordable housing units generated by the Seacliff IV development have not been required by the City to be provided elsewhere. The affordable housing requirements of 65590 of the Government Code are under the jurisdiction of the State Department of Housing and Community Development (HCD). HCD has been notified of the proposed LCP amendment. As of the time this staff report was prepared, no comments had been received from HCD.

The proposed LUP language does require that 18 affordable housing units be provided in conjunction with the subject site. The 18 units would be allowed to be provided at an off-site location. However, the existing text requires that the affordable units be provided on-site. So, although some affordable housing units would still be provided at the time the site is developed under the proposed land use plan text, the 106 units would not be provided at all and none of the affordable units would be required to be provided on site.

The standard of review for LUP amendments is consistency with and adequacy to carry out the Chapter 3 policies of the Coastal Act. The Coastal Act no longer contains affordable housing policies. For the reasons stated above, the Commission finds that, with regard to affordable housing, the proposed LUP amendment is consistent with the Chapter 3 policies of the Coastal Act.

#### D. Density

The proposed LUP amendment would result in a decrease in allowable density at the subject site from High Density Residential (with a maximum of 35 dwelling units per acre) to Low Density Residential (with a maximum of 7 dwelling units per acre). The site was previously certified for residential use.

The subject site is surrounded on two sides by the future site of the Bolsa Chica Regional Park. The area west of the subject site is developed with oil operations. This area fronts on Pacific Coast Highway and is designated Commercial Recreational. On the fourth side is Seapoint Avenue. Directly across Seapoint Avenue from the site is the Surfcrest South development. Although this site is land use designated High Density Residential, the site has been developed with a density of only 17 dwelling units per acre. Diagonally across the intersection of Palm Avenue and Seapoint Avenue from the site is the Seacliff IV development. The Seacliff IV development is designated primarily Low Density Residential (94 acres) with some (20) acres designated Medium Density Residential. Low Density Residential allows up to 7 dwelling units per acre. Medium Density Residential allows 7 to 15 dwelling units per acre. The existing land use designation at the subject site would allow up to 35 dwelling units per acre. The density of the previously approved project at the subject site (A-5-HNB-92-340) is 26 units per acre. The existing land use designation allows significantly more dense development at the subject site than exists at the surrounding developed sites.

Because none of the existing development in the vicinity of the subject site is high density residential, the proposed lower density designation will be more compatible with the surrounding development than the existing high density designation. Further, the lower density designation will minimize intrusive development adjacent to the future regional park. A lower density development would result in less noise and light spilling onto the future park site. In addition, the reduced density will minimize adverse traffic impacts associated with future development of the site. The site is less than half a mile inland of Pacific Coast Highway and the beach. Seapoint Avenue connects to Pacific Coast Highway. Although not a major access route to the coast, it does provide a local collector route.

Section 30251 of the Coastal Act requires that new development be visually compatible with the character of surrounding areas. Section 30210 of the Coastal Act requires that public access to the shoreline be maximized. The

Huntington Beach LCP Amendment 1-97  
Oceancrest  
Page 8

proposed reduction in density is consistent with Section 30251 in that the lower density will result in future development that is compatible with the existing surrounding development's density. In addition, less traffic generated by lower priority uses such as residential, will minimize traffic obstruction for beach goers. The reduction in traffic generated by future development at the proposed lower density is consistent with maximizing public access to the coast. Therefore, the Commission finds the proposed Land Use Plan amendment is consistent with Sections 30251 and 30210 of the Coastal Act.

**E. Clarifications**

The proposed LCP amendment would modify existing LUP text by deleting two paragraphs that discuss land use designations and existing development at the subject site and surrounding area (including the Seacliff IV site, the Surfcrest South site, and the area to the west of the subject site). The paragraphs to be deleted are in a section of the LUP titled Area by Area Discussion, under the heading Bluffs to Goldenwest. Following is the language proposed to be deleted by the City:

The 115 acre site of the recently proposed "Seacliff IV" development has been redesignated to correspond to the permit for that project as granted by the State Coastal Commission. The project encompasses most of the land bounded by Palm Avenue, the golf course and 38th Street [now Seapoint Avenue]. A total of approximately 531 dwelling units are to be developed in two low density areas (of 94 acres combined) and a 20 acre medium density area at the intersection of Palm Avenue and 38th Street.

The Coastal Commission required the inclusion of an additional 19 acre area to be developed with up to 450 high density townhomes bringing the total number of units to a maximum of 981. Twenty percent of the total units must be affordable by the State Department of Housing and Community Development definition. This site, which is south of Palm Avenue on both sides of 38th Street, has been redesignated high density residential. The Coastal Commission also required that an additional area fronting Pacific Coast Highway just south of the high density residential site be reserved for commercial recreation uses. This area is shown on the resource production overlay.

As discussed previously, the deletion of the language which requires the provision of affordable housing is consistent with the Coastal Act. However, the remainder of the language identifies the land use designations at the sites and describes the existing uses. This information is important to retain in the LUP.

The language proposed by the City to replace the deleted language states:

A minimum of eighteen (18) units of the total number of residential units shall be made available and restricted, for a minimum period of thirty (30) years, to persons or households earning not more than one hundred percent (100%) of Orange County median income, as defined by the U.S. Department of Housing and Urban Development. These units may be provided at an offsite location.



Huntington Beach LCP Amendment 1-97  
Oceancrest  
Page 9

However, because the two paragraphs proposed to be deleted by the City include the area's description, there is no reference to where the language requiring the 18 affordable units applies. In addition, there would no longer be a description of the land use designation and existing development at the subject site and the immediately surrounding areas. Such descriptions exist for all other areas within the boundaries of the certified LCP.

The proposed deletion of the entire two paragraphs would cause confusion as to the land use designations at the sites currently described in the paragraphs. In addition, the language proposed to be added would not apply to any specific site. Without the two paragraphs which are proposed to be deleted, it is not clearly stated what the land use designations at the sites discussed in the paragraphs are. Consequently, the Chapter 3 policies of the Coastal Act can not be found to be being carried out at the sites. Therefore, the Commission finds that the LCP amendment as submitted is not adequate to carry out the Chapter 3 policies of the Coastal Act and denies the amendment request as submitted.

VI. FINDINGS FOR APPROVAL OF THE LAND USE PLAN AMENDMENT IF MODIFIED

A. Incorporation by Reference of Findings for Denial as Submitted

The preceding findings for denial are hereby incorporated by reference.

B. Clarification

As discussed previously, the language proposed to be deleted by the LCP amendment eliminates language necessary to adequately carry out the Chapter 3 policies of the Coastal Act. However, if the amendment were modified to retain the area by area descriptions of the land use designations and existing uses, the amendment could be found to adequately carry out the Chapter 3 policies of the Coastal Act. Retention of the area by area descriptions would avoid confusion and make clear what land use designations apply to each of the sites. In addition, the descriptions of existing uses would be useful in understanding what development already exists. Further, retention of the area by area descriptions will provide a reference for the City's proposed language regarding the 18 affordable housing units. Therefore, the Commission finds that only if modified as suggested, is the proposed Land Use Plan amendment consistent with and adequate to carry out the Chapter 3 policies of the Coastal Act.

VII. FINDINGS FOR APPROVAL OF THE IMPLEMENTATION PLAN AMENDMENT AS SUBMITTED

STAFF NOTE: The Implementation Plan portion of LCP amendment 1-97 proposes to change the zoning at the subject location from R4-29-O-CZ to RL-O-CZ. The RL zone was certified by the Commission via its action on Huntington Beach LCP amendment 1-95. However, the RL zone will not be effectively certified until the Commission concurs with the Executive Director's determination that the City's action in accepting the suggested modifications to LCP amendment 1-95 was legally adequate. Commission concurrence

Huntington Beach LCP Amendment 1-97  
Oceancrest  
Page 10

with the Executive Director's determination regarding LCP amendment 1-95 is scheduled to be heard at this same June 10-13, 1997 hearing. Because the RL zone will not be effectively certified unless and until the Commission's concurrence with the Executive Director's determination, that action must occur prior to action on this LCP amendment.

A. Implementation Plan Amendment Description

Request by the City of Huntington Beach to amend the Implementation Plan portion of the LCP by changing the zoning from high density residential (R4-29-O-CZ) to low density-residential (RL-O-CZ) at an approximately 10-acre site located at Palm Avenue west of Seapoint Avenue. The R4-29 zone is the high density residential zone and allows a maximum of 29 dwelling units per acre. The RL zone is the low density residential zone and allows a maximum of 7 dwelling units per acre. The O and CZ are overlays representing Oil Production and Coastal Zone respectively. No change is proposed to the O and CZ overlays. The proposed zone change would decrease the maximum number of dwelling units allowed at the site from 29 dwelling units per acre to 7 dwelling units per acre.

The site has been the subject of previous Commission actions. A description of the previous actions is included in the Land Use Plan amendment findings in this staff report. Those findings are hereby incorporated by reference.

B. Density

The proposed IP amendment would result in a decrease in allowable density at the subject site from High Density Residential (with a maximum of 29 dwelling units per acre) to Low Density Residential (with a maximum of 7 dwelling units per acre). The site was previously certified for residential use.

The subject site is surrounded on two sides by the future site of the Bolsa Chica Regional Park. The park area within the City is zoned Open Space-Parks and Recreation. The area within the County is also zoned for park space. The area west of the subject site is developed with oil operations. This area fronts on Pacific Coast Highway and is zoned for General Manufacturing. On the fourth side is Seapoint Avenue. Directly across Seapoint Avenue from the site is the Surfcrest South development. This site is zoned for medium density residential, R3-17, and has been developed with a density of 17 dwelling units per acre. Diagonally across the intersection of Palm Avenue and Seapoint Avenue from the site is the Seacliff IV development. The Seacliff IV development is zoned for medium density residential (R2 and R3). However, the site is developed primarily as low density residential (94 acres) with some (20) acres developed as medium density residential. The existing zoning at the subject site would allow up to 29 dwelling units per acre. The density of the previously approved project at the subject site (A-5-HNB-92-340) is 26 units per acre. The existing land use designation allows significantly more dense development at the subject site than exists at the surrounding developed sites.

Because none of the existing development in the vicinity of the subject site is high density residential, the proposed lower density zone will be more compatible with the surrounding development than the existing high density zone. Further, the lower density zone will minimize intrusive development

adjacent to the future regional park. A lower density development would result in less noise and light spilling onto the future park site. In addition, the reduced density will minimize adverse traffic impacts associated with future development of the site. The site is less than half a mile inland of Pacific Coast Highway and the beach. Seapoint Avenue connects to Pacific Coast Highway. Although not a major access route to the coast, it does provide a local collector route.

Section 30251 of the Coastal Act requires that new development be visually compatible with the character of surrounding areas. Section 30210 of the Coastal Act requires that public access to the shoreline be maximized. These Coastal-Act sections have been specifically incorporated into the City's certified Land Use Plan. In addition, the LUP states:

The City's coastal policy recognizes that it is important that the volume of arterial traffic generated by new development in the coastal zone not preempt recreational traffic to the beach.

The certified LUP policy states:

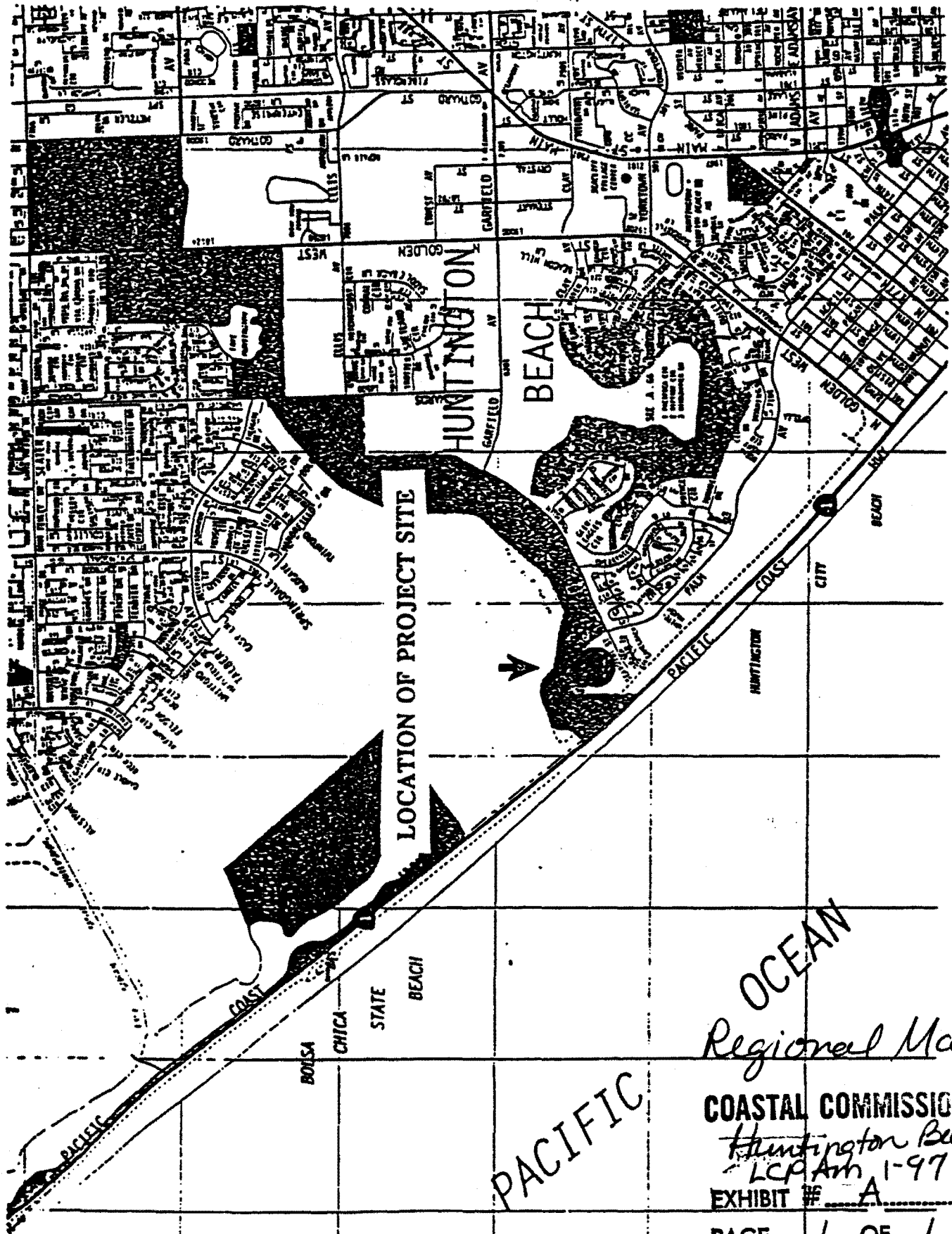
City coastal policies are designed to improve recreation and access opportunities by achieving the following objectives:

Preservation of adequate arterial capacities for recreational traffic.

The proposed reduction in density is consistent with Section 30251 as incorporated into the City's certified Land Use Plan in that the lower density will result in future development that is compatible with the existing surrounding development's density. In addition, less traffic generated by lower priority uses such as residential, will minimize traffic obstruction for beach goers. The reduction in traffic generated by future development at the proposed lower density is consistent with maximizing public access to the coast. Therefore, the Commission finds the proposed Implementation Plan amendment is consistent with the City's certified Land Use Plan policies regarding visual compatibility and promotion of public access.

Therefore, the Commission certifies as submitted the proposed Implementation Plan portion of LCP amendment 1-97 to the City's certified Local Coastal Program.

Exhibit 1  
Location of Project



*Regional Map*

COASTAL COMMISSION

*Huntington Beach*  
*LCP Am 1-97*

EXHIBIT # A

PAGE 1 OF 1

MESTRE GREVE ASSOCIATES



RESOLUTION NO. 97-12

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH  
ADOPTING LOCAL COASTAL PROGRAM AMENDMENT NO. 96-2 (GENERAL  
PLAN AMENDMENT NO. 96-3; ZONING MAP AMENDMENT NO. 96-3; NEGATIVE  
DECLARATION NO. 96-4) AND REQUESTING ITS CERTIFICATION BY THE  
CALIFORNIA COASTAL COMMISSION**

WHEREAS, after notice duly given pursuant to *Government Code* Section 65090 and *Public Resources Code* Sections 30503 and 30510, the Planning Commission of the City of Huntington Beach held a public hearing to consider the adoption of the Huntington Beach Local Coastal Program Amendment No. 96-2, which is a request to revise pertinent maps in the Coastal Element, as well as to delete certain language in the Coastal Element relating to High Density Residential Development and Affordable Housing on the site; and amend the zoning map in the implementing ordinances section of the Local Coastal Program; and

Such amendment was recommended to the City Council for adoption; and

The City Council, after giving notice as prescribed by law, held at least one public hearing on the proposed Huntington Beach Local Coastal Program Amendment No. 96-2, and the City Council finds that the proposed amendment is consistent with the Certified Huntington Beach Coastal Land Use Plan and Chapter 6 of the California Coastal Act; and

The City Council of the City of Huntington Beach intends to implement the Local Coastal Program in manner fully consistent with the California Coastal Act,

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby resolve as follows:

SECTION 1. That the Huntington Beach Local Coastal Program Amendment No. 96-2, consisting of General Plan Amendment No. 96-3, Zoning Map Amendment No. 90-3 and Negative Declaration No. 96-4, collectively attached hereto as Exhibits A, B, and C, is hereby approved.

COASTAL COMMISSION  
Hnt Beh LCP Am 1-97  
Cdep Submittal Resolution  
EXHIBIT # C  
PAGE 1 OF 9

SECTION 2. That the California Coastal Commission is hereby requested to consider, approve and certify Huntington Beach Local Coastal Program Amendment No. 96-3:

SECTION 3. That pursuant to Section 13551(b) of the Coastal Commission Regulations, Huntington Beach Local Coastal Program Amendment No. 96-3 will take effect automatically upon Coastal Commission approval, as provided in *Public Resources Code* Sections 30512, 30513, and 30519.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 18th day of February, 1997.

*Ralph H. Bauer*

Mayor

ATTEST:

*Cornie Brockway*

City Clerk

APPROVED AS TO FORM:

*Scott Field*

City Attorney

re 12/20/96

REVIEWED AND APPROVED:

*Ray Silver*

City Administrator

INITIATED AND APPROVED:

*John Zuley*  
Director of Community Development

ATTACHMENTS:

Exhibit A: Resolution No 97-11 approving General Plan Amendment No. 96-3 and Negative Declaration No. 96-4

Exhibit B: Coastal Land Use Plan

Exhibit C: Ordinance No 3346 (ZMA 96-3) (Includes Legal Description of Subject Property)

*Hunt Bch LCP am 1-97  
Exhibit C2*

2/1/97

RESOLUTION NO. 97-11

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
HUNTINGTON BEACH, CALIFORNIA, APPROVING GENERAL PLAN  
AMENDMENT NO. 96-3 AND NEGATIVE DECLARATION NO. 96-4**

WHEREAS, General Plan Amendment No. 96-3 is a request to amend the Land Use Element and the Coastal Element of the City's General Plan to incorporate a redesignation of approximately 9.9 gross acres of property generally located at the northwest corner of Palm Avenue and Seapointe Street from High Density Residential-30 units per acre to Low Density Residential-7 units per acre, and

Pursuant to the *California Government Code*, the Planning Commission of the City of Huntington Beach, after notice duly given, held a public hearing to consider General Plan Amendment No. 96-3 and Negative Declaration No. 96-4 and recommended their approval to the City Council; and

Pursuant to the *California Government Code*, the City Council of the City of Huntington Beach, after notice duly given, held a public hearing to consider General Plan Amendment No. 96-3 and Negative Declaration No. 96-4; and

The City Council finds that said General Plan Amendment No. 96-3 is necessary for the changing needs and orderly development of the community, and is necessary to accomplish refinement of the General Plan and is consistent with the other elements of the General Plan; and

The City Council finds that Negative Declaration No. 96-4 addresses the environmental issues pursuant to the *California Environmental Quality Act*.

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby resolve as follows:

Hnt Bch LCP Am 1-97  
Exhibit C3



SECTION 1: That the real property that is the subject of this Resolution (hereinafter referred to as the "Subject Property") is generally located at the northwest corner of Palm Avenue and Seapointe Street in the City of Huntington Beach, and is more particularly described in the legal description and sketch attached hereto as Exhibits A and B, respectively.

SECTION 2: That General Plan Amendment No. 96-3, which amends the General Plan Designation for the Subject Property from RH-30 (High Density Residential - 30 units per acre) to RL-7 (Low Density Residential - 7 units per acre), is hereby approved, and the Land Use Plan in the Land Use Element of the General Plan, a copy of which is attached hereto as Exhibit C, is hereby amended to implement General Plan Amendment No. 96-3.

SECTION 3: That Section 9.4.3(2) of the Coastal Element of the General Plan is hereby amended to read as follows:

~~The 115-acre site of the recently proposed "Seacliff IV" development has been redesignated to correspond to the permit for that project as granted by the State Coastal Commission. The project encompasses most of the land bounded by Palm Avenue, the golf course and 38th Street. A total of approximately 531 dwelling units are to be developed in two low density areas (of 94 acres combined) and a 20-acre medium density area at the intersection of Palm Avenue and 38th Street.~~

~~The Coastal Commission required the inclusion of an additional 19-acre area to be developed with up to 450 high density townhouses bringing the total number of units to a maximum of 981. Twenty percent of the total units must be affordable by the State Department of Housing and Community Development definition. This site, which is south of Palm Avenue on both sides of 38th Street, has been redesignated high density residential. The Coastal Commission also required that an additional area fronting Pacific Coast Highway just south of the high density residential site be reserved for commercial recreation uses. This area is shown on the resource production overlay.~~

A minimum of eighteen (18) units of the total number of residential units shall be made available and restricted, for a minimum period of thirty (30) years, to persons or households earning not more than one hundred percent (100%) of Orange

Hnt Bch LCP Am 1-97

Exhibit C4

County median income, as defined by the U.S. Department of Housing and Urban Development. These units may be provided at an offsite location.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting held on the 18th day of February, 1997.

Ralph H. Bauer  
Mayor

ATTEST:

Cornie Beckway  
City Clerk

APPROVED AS TO FORM:

G. J. Hutton  
City Attorney *fe 2/24/97*  
*2-24-97*

REVIEWED AND APPROVED:

William T. Albarino  
City Administrator

INITIATED AND APPROVED:

Melvin J. Lee  
Director of Community Development

ATTACHMENTS:

- Exhibit A: Legal Description
- Exhibit B: Property Sketch
- Exhibit C: Land Use Plan

*Hnt Bch LCP Am1-97*

*Exhibit C5*

*Exhibit A*

OR-1534458

TITLE OFFICER - GOMFZ

*RESOLUTION #97*

DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF HUNTINGTON BEACH, AND IS DESCRIBED AS FOLLOWS:

PROPOSED TRACT NO. 14135, BEING A SUBDIVISION OF:

THAT PORTION OF FRACTIONAL SECTION 4, TOWNSHIP 6 SOUTH, RANGE 11 WEST, AS SHOWN ON THE MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF SEAPOINT STREET (SEAVIEW AVENUE AS SHOWN ON THE PARCEL MAP RECORDED IN BOOK 166, PAGES 10 AND 11 OF PARCEL MAPS, RECORDS OF SAID COUNTY), SAID POINT BEING THE SOUTHERLY TERMINUS OF THAT COURSE SHOWN AS "NORTH 20° 51' 46" WEST 336.59 FEET" FOR THE MOST EASTERLY LINE OF PARCEL 4 OF SAID PARCEL MAP; THENCE NORTH 20° 51' 46" WEST 336.59 FEET ALONG SAID EASTERLY LINE OF PARCEL 4 TO A POINT ON THE BOUNDARY LINE OF THE CITY OF HUNTINGTON BEACH, AS SHOWN ON SAID PARCEL MAP, THENCE NORTH 89° 38' 49" WEST 846.30 FEET ALONG SAID CITY BOUNDARY LINE TO A POINT ON A LINE 12.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID PARCEL 4; THENCE SOUTH 11° 32' 26" EAST 150.83 FEET ALONG SAID PARALLEL LINE TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1522.00 FEET; THENCE SOUTHERLY 536.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 11' 30" TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 800.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 34° 47' 33" WEST; THENCE EASTERLY 353.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 17' 02" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1100.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 09° 30' 31" EAST; THENCE EASTERLY 233.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 08' 37"; THENCE NORTH 68° 20' 52" EAST 124.38 FEET TO THE WESTERLY LINE OF PALM AVENUE AS SHOWN ON SAID PARCEL MAP, SAID POINT ALSO BEING ON THE NORTHWESTERLY LINE OF SAID SEAPOINT STREET; THENCE NORTH 20° 51' 46" WEST 50.00 FEET ALONG SAID WESTERLY LINE OF PALM AVENUE TO THE NORTHWESTERLY LINE OF SAID SEAPOINT STREET; THENCE NORTH 68° 20' 52" EAST 100.01 FEET ALONG THE NORTHWESTERLY LINE OF SEAPOINT STREET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID REAL PROPERTY LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET BENEATH THE SURFACE THEREOF (HEREINAFTER CALLED THE "SUB-500 PORTION"), ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND ALL OTHER FISSIONABLE MATERIALS WITHIN OR THAT MAY BE PRODUCED OR EXTRACTED OR TAKEN FROM THE SUB-500 PORTION OF SAID REAL PROPERTY, WHICH SAID OIL, GAS, ASPHALTUM, HYDROCARBONS AND MATERIALS SHALL BE HEREINAFTER COLLECTIVELY CALLED "SUB-500 MINERALS", WITHOUT HOWEVER, ANY INTEREST IN THE SURFACE OR IN ANY PORTION OF SAID REAL PROPERTY LYING WITHIN FIVE HUNDRED (500) FEET MEASURED VERTICALLY DOWNWARD FROM THE SURFACE OF SAID REAL PROPERTY, AS RESERVED BY HUNTINGTON BEACH COMPANY IN DEED RECORDED DECEMBER 8, 1987 AS INSTRUMENT NO. 87-679852 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY AND RECORDED SEPTEMBER 1, 1995 AS INSTRUMENT NO. 95-0384812 OF OFFICIAL RECORDS.

*Hnt Beh LCP am 1-7*

*Exhibit C6*

REGIONAL DISTRICT MAP • 4-6-11 & 5-6-11

# CITY OF LANTINGTON BEACH ORANGE COUNTY, CALIFORNIA



ADOPTED MARCH 7, 1980  
CITY COUNCIL ORDINANCE NO. 784

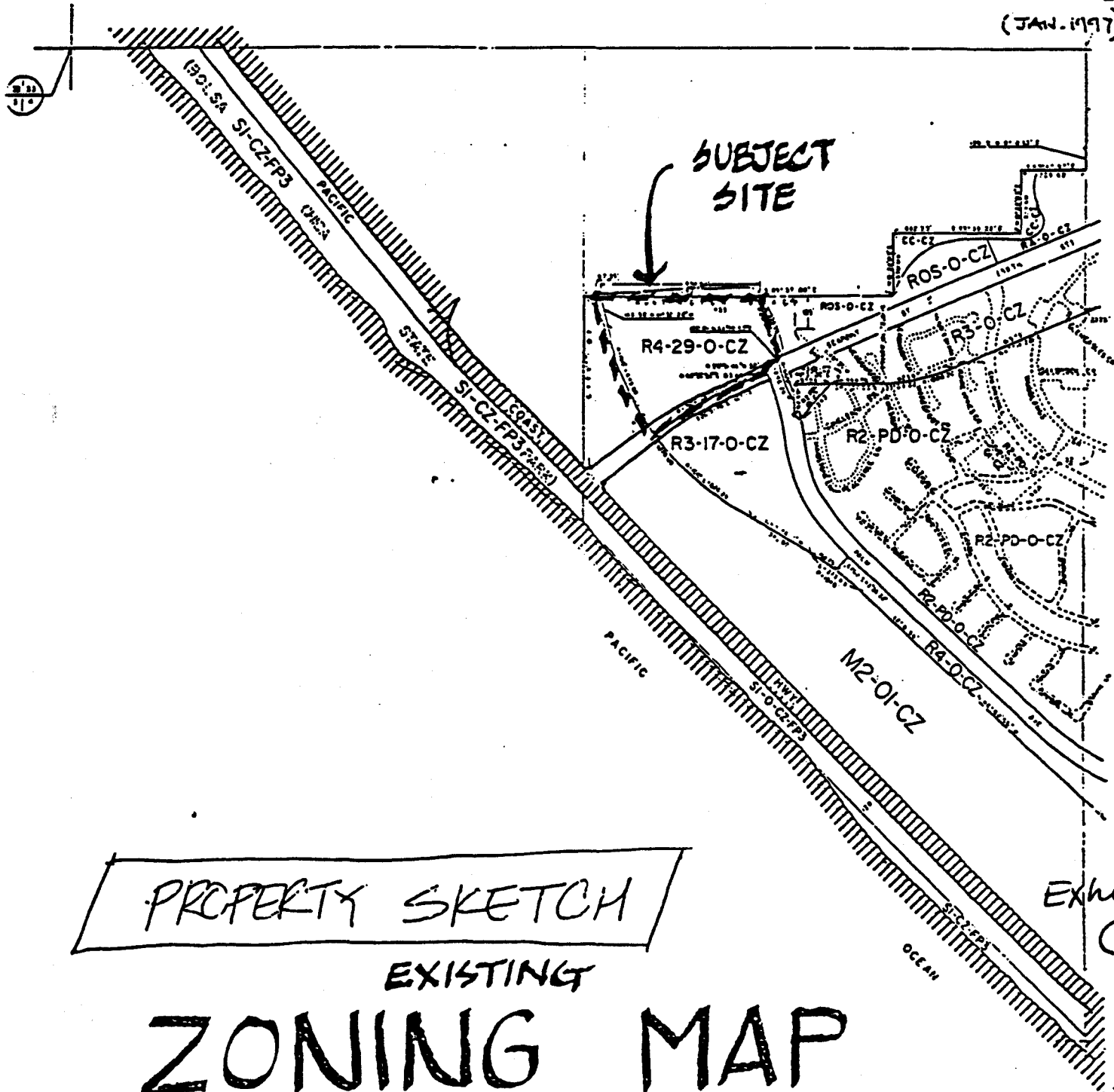
AMENDED	DATE	ORD NO.	AMENDED	DATE	ORD NO.
0-3-82	20-282	938			
2-22-84	543	1186			
0-19-79	70-10	4004			
7-2-73	72-39	1033			
9-4-81	80-6	2482			
1-10-82	81-14	2336			
2-22-83	82-70	2400			
0-10-83	82-11	2443			
7-2-84	84-7	2703			
1-17-85	FLOOD ZONE	2646			

NOTE:  
ALL DISTRICTS ARE IN FEET  
ALL DISTRICTS ARE IN FEET  
ALL DISTRICTS ARE IN FEET

LEGEND

- INDUSTRIAL DISTRICT
- COMMERCIAL DISTRICT
- RESIDENTIAL DISTRICT
- RECREATIONAL DISTRICT
- AGRICULTURAL DISTRICT
- UNDEVELOPED DISTRICT
- COASTAL ZONE DISTRICT
- PLANNED DEVELOPMENT
- COMMERCIAL DISTRICT
- COMMERCIAL DISTRICT
- COMMERCIAL DISTRICT
- PLANNED DEVELOPMENT
- OTHER FLOOD ZONE

(JAN. 1997)



PROPERTY SKETCH

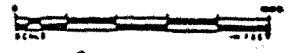
EXISTING

# ZONING MAP

(ZMA NO. 96-3: CHANGE SUBJECT SITE TO "RL-O-CZ")

Exhibit  
C7

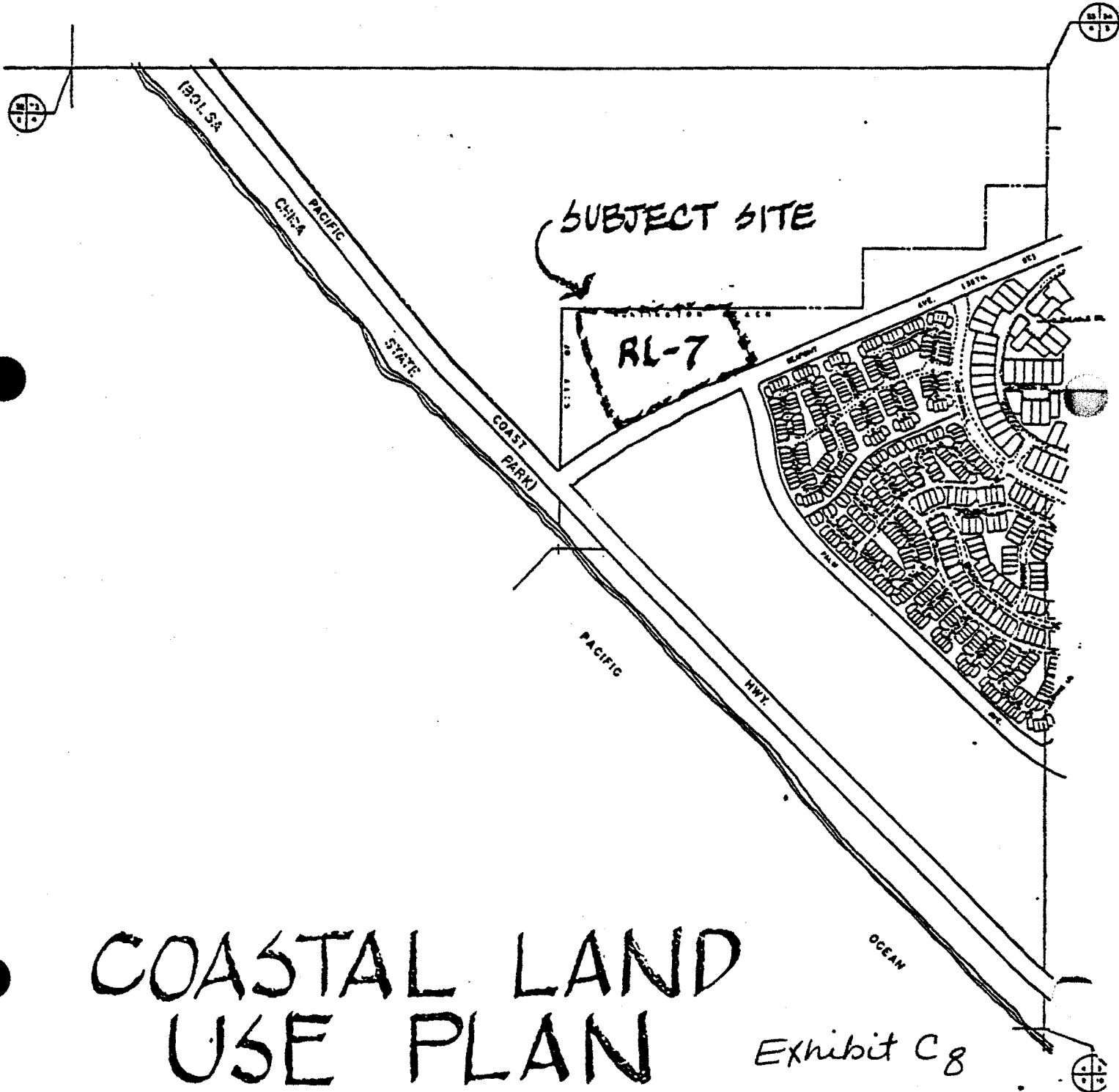
# EXHIBIT "C"



(JAN. 1999)

CITY OF (RESOLUTION NO. 97-11)

HUNTINGTON BEACH  
ORANGE COUNTY, CALIFORNIA



# COASTAL LAND USE PLAN

Exhibit C8

(RL-7 = LOW DENSITY RESIDENTIAL - 7 UNITS PER ACRE)

Res. No. 97-11

STATE OF CALIFORNIA            )  
COUNTY OF ORANGE            ) ss:  
CITY OF HUNTINGTON BEACH )

I, CONNIE BROCKWAY, the duly elected, qualified City Clerk of the City of Huntington Beach, and ex-officio Clerk of the City Council of said City, do hereby certify that the whole number of members of the City Council of the City of Huntington Beach is seven; that the foregoing resolution was passed and adopted by the affirmative vote of at least a majority of all the members of said City Council at a regular meeting thereof held on the 18th day of February, 1997 by the following vote:

AYES:       Julien, Harman, Dettloff, Bauer, Garofalo  
NOES:       Sullivan  
ABSENT:     Green

*Connie Brockway*

City Clerk and ex-officio Clerk of the  
City Council of the City of Huntington  
Beach, California

*Hnt Bch LCP Am 1-97*

*Exhibit C 9*

ORDINANCE NO. 3346

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH AMENDING THE HUNTINGTON BEACH ORDINANCE CODE BY AMENDING DISTRICT MAP 4 (SECTIONAL MAP 4-6-11) TO REZONE THE REAL PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF PALM AVENUE AND SEAPOINTE STREET FROM RH-29-0-CZ (HIGH DENSITY RESIDENTIAL-29 UNITS PER ACRE-OIL OVERLAY-COASTAL ZONE) TO RL-O-CZ (LOW DENSITY RESIDENTIAL-OIL OVERLAY-COASTAL ZONE)  
(ZONING MAP AMENDMENT NO. 96-3)

WHEREAS, pursuant to the California State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate, duly noticed public hearings to consider Zoning Map Amendment No. 96-3, which rezones the property generally located at the northwest corner of Palm Avenue and Seapointe Street, from RH-29-0-CZ (High Density Residential-29 units per acre-Oil Overlay-Coastal Zone) to RL-O-CZ (Low Density Residential-Oil Overlay-Coastal Zone); and

After due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council finds that the aforesaid amendment is proper and consistent with the General Plan,

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby ordain as follows:

SECTION 1. The zoning designation of the real property hereinafter described in Section 2 hereof, and shown on District Map 4 (Sectional District Map 4-6-11) is hereby changed from RH-29-0-CZ (High Density Residential-29 units per acre-Oil Overlay-Coastal Zone) to RL-O-CZ (Low Density Residential-Oil Overlay-Coastal Zone).

COASTAL COMMISSION

Hunt Beach LCP Am 1-97

EXHIBIT # D

PAGE 1 OF 8

SECTION 2. The real property subject to this ordinance is generally located northwest of the intersection of Palm Avenue and Seapointe Street, and is more particularly described in the legal description attached hereto as Exhibit A.

SECTION 3. District Map 4 (Sectional District Map 4-6-11) a copy of which is attached hereto as Exhibit B, is hereby amended to reflect Zoning Map Amendment No. 96-3 as described herein. The Director of Community Development is hereby directed to prepare and file an amended map. A copy of said District Map, as amended, shall be available for inspection in the Office of the City Clerk.

SECTION 4. This ordinance shall take effect thirty days after passage.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 21st day of Jan., 1997.

Ralph H Bauer  
Mayor

ATTEST:

Connie Brockway  
City Clerk

By: Maxine L. Henry, Deputy  
REVIEWED AND APPROVED:

Ray Silber  
City Administrator

APPROVED AS TO FORM:

Scott Fales  
City Attorney *per 12/28/96*

*6 PB  
for  
60th  
12/21/96*

INITIATED AND APPROVED:

John Jeffrey  
Director of Community Development

ATTACHMENTS

- EXHIBIT A: Legal Description
- EXHIBIT B: District Map 4

*Exhibit D2*



OR-1534458  
TITLE OFFICER - GOMEZ  
(ORDINANCE 3: )

DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF HUNTINGTON BEACH, AND IS DESCRIBED AS FOLLOWS:

PROPOSED TRACT NO. 14135, BEING A SUBDIVISION OF:

THAT PORTION OF FRACTIONAL SECTION 4, TOWNSHIP 6 SOUTH, RANGE 11 WEST, AS SHOWN ON THE MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF SEAPOINT STREET (SEAVIEW AVENUE AS SHOWN ON THE PARCEL MAP RECORDED IN BOOK 166, PAGES 10 AND 11 OF PARCEL MAPS, RECORDS OF SAID COUNTY), SAID POINT BEING THE SOUTHERLY TERMINUS OF THAT COURSE SHOWN AS "NORTH 20° 51' 46" WEST 336.59 FEET" FOR THE MOST EASTERLY LINE OF PARCEL 4 OF SAID PARCEL MAP; THENCE NORTH 20° 51' 46" WEST 336.59 FEET ALONG SAID EASTERLY LINE OF PARCEL 4 TO A POINT ON THE BOUNDARY LINE OF THE CITY OF HUNTINGTON BEACH, AS SHOWN ON SAID PARCEL MAP, THENCE NORTH 89° 38' 49" WEST 846.30 FEET ALONG SAID CITY BOUNDARY LINE TO A POINT ON A LINE 12.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID PARCEL 4; THENCE SOUTH 11° 32' 26" EAST 150.83 FEET ALONG SAID PARALLEL LINE TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1522.00 FEET; THENCE SOUTHERLY 536.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 11' 30" TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 800.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 34° 47' 33" WEST; THENCE EASTERLY 353.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 17' 02" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1100.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 09° 30' 31" EAST; THENCE EASTERLY 233.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 08' 37"; THENCE NORTH 68° 20' 52" EAST 124.38 FEET TO THE WESTERLY LINE OF PALM AVENUE AS SHOWN ON SAID PARCEL MAP, SAID POINT ALSO BEING ON THE NORTHWESTERLY LINE OF SAID SEAPOINT STREET; THENCE NORTH 20° 51' 46" WEST 50.00 FEET ALONG SAID WESTERLY LINE OF PALM AVENUE TO THE NORTHWESTERLY LINE OF SAID SEAPOINT STREET; THENCE NORTH 68° 20' 52" EAST 100.01 FEET ALONG THE NORTHWESTERLY LINE OF SEAPOINT STREET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID REAL PROPERTY LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET BENEATH THE SURFACE THEREOF (HEREINAFTER CALLED THE "SUB-500 PORTION"), ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND ALL OTHER FISSIONABLE MATERIALS WITHIN OR THAT MAY BE PRODUCED OR EXTRACTED OR TAKEN FROM THE SUB-500 PORTION OF SAID REAL PROPERTY, WHICH SAID OIL, GAS, ASPHALTUM, HYDROCARBONS AND MATERIALS SHALL BE HEREINAFTER COLLECTIVELY CALLED "SUB-500 MINERALS", WITHOUT HOWEVER, ANY INTEREST IN THE SURFACE OR IN ANY PORTION OF SAID REAL PROPERTY LYING WITHIN FIVE HUNDRED (500) FEET MEASURED VERTICALLY DOWNWARD FROM THE SURFACE OF SAID REAL PROPERTY, AS RESERVED BY HUNTINGTON BEACH COMPANY IN DEED RECORDED DECEMBER 8, 1987 AS INSTRUMENT NO. 87-679852 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY AND RECORDED SEPTEMBER 1, 1995 AS INSTRUMENT NO. 95-0384812 OF OFFICIAL RECORDS.

Exhibit D<sub>3</sub>

REGIONAL DISTRICT MAP • 4-6-11 & 5-6-11

CITY OF

WILMINGTON BEACH  
DUNBAR COUNTY, CALIFORNIA



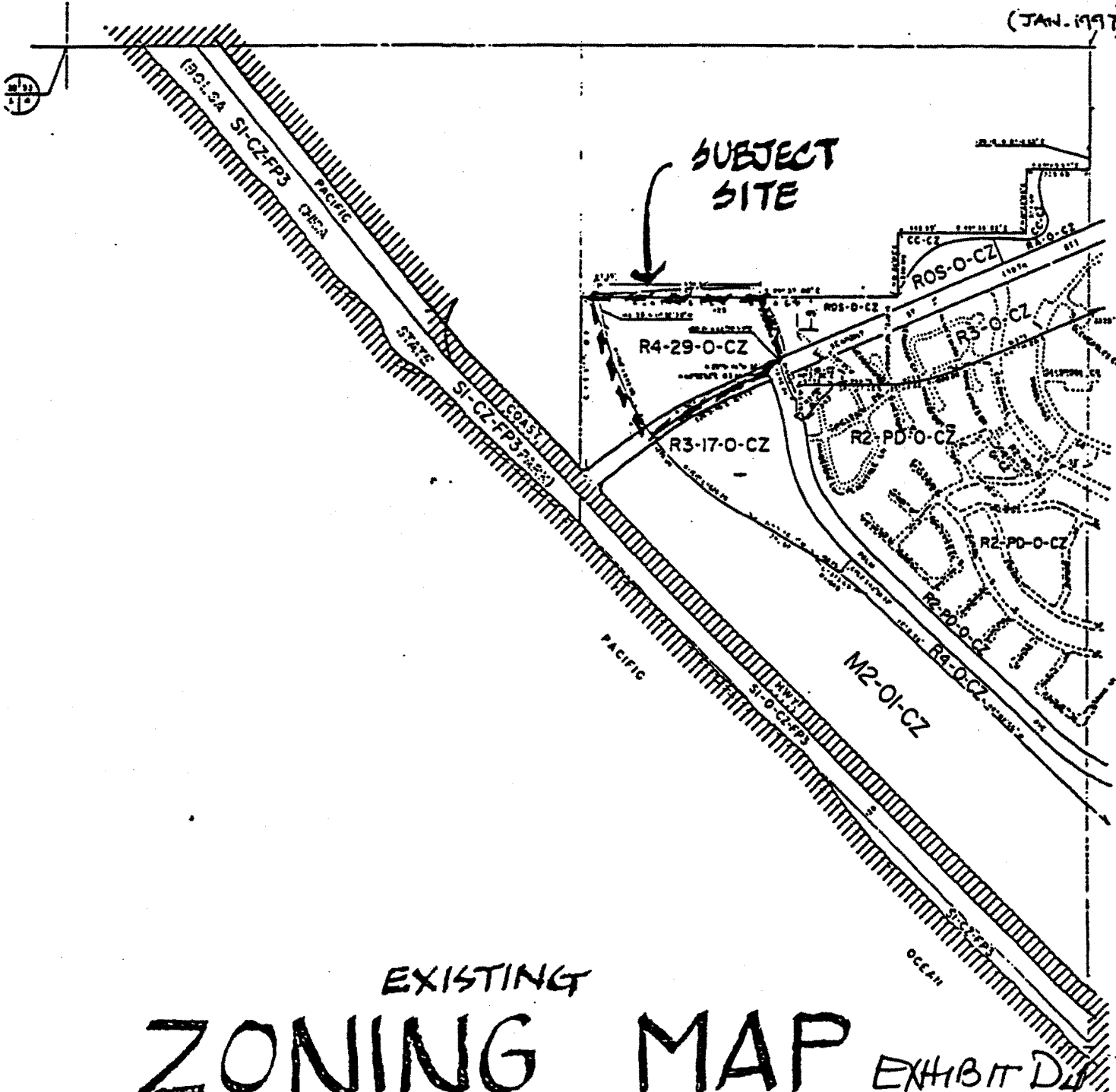
ADOPTED MARCH 7, 1960

CITY COUNCIL ORDINANCE NO. 754

AMENDED	ZONE	ORD. NO.	AMENDED	ZONE	ORD. NO.
12-3-62	28-200	838			
2-27-64	545	1166			
6-19-70	70-0	1604			
7-2-73	72-20	1855			
8-4-81	80-0	2492			
1-16-83	81-0	2536			
2-22-83	82-20	2600			
9-15-83	822-1	2643			
7-2-84	84-7	2708			
1-17-85	FLOOD ZONE	2804			

NOTE:  
ALL DISTRICTS ARE IN MAP  
...  
LEGEND:  
INDUSTRIAL DISTRICT  
...  
RESIDENTIAL DISTRICT  
...  
COMMERCIAL DISTRICT  
...  
FLOOD ZONE

(JAN. 1997)



EXISTING

ZONING MAP

EXHIBIT D

(ZMA NO. 96-3: CHANGE SUBJECT SITE TO "RL-O-CZ")

*Exhibit A*  
OR-1534458  
TITLE OFFICER - COMPTROLLER  
(ORD. # 3346)

DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF HUNTINGTON BEACH, AND IS DESCRIBED AS FOLLOWS:

PROPOSED TRACT NO. 14135, BEING A SUBDIVISION OF:

THAT PORTION OF FRACTIONAL SECTION 4, TOWNSHIP 6 SOUTH, RANGE 11 WEST, AS SHOWN ON THE MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF SEAPOINT STREET (SEAVIEW AVENUE AS SHOWN ON THE PARCEL MAP RECORDED IN BOOK 166, PAGES 10 AND 11 OF PARCEL MAPS, RECORDS OF SAID COUNTY), SAID POINT BEING THE SOUTHERLY TERMINUS OF THAT COURSE SHOWN AS "NORTH 20° 51' 46" WEST 336.59 FEET" FOR THE MOST EASTERLY LINE OF PARCEL 4 OF SAID PARCEL MAP; THENCE NORTH 20° 51' 46" WEST 336.59 FEET ALONG SAID EASTERLY LINE OF PARCEL 4 TO A POINT ON THE BOUNDARY LINE OF THE CITY OF HUNTINGTON BEACH, AS SHOWN ON SAID PARCEL MAP, THENCE NORTH 89° 38' 49" WEST 846.30 FEET ALONG SAID CITY BOUNDARY LINE TO A POINT ON A LINE 12.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF SAID PARCEL 4; THENCE SOUTH 11° 32' 26" EAST 150.83 FEET ALONG SAID PARALLEL LINE TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1522.00 FEET; THENCE SOUTHERLY 536.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 11' 30" TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 800.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 34° 47' 33" WEST; THENCE EASTERLY 353.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 17' 02" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1100.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 09° 30' 31" EAST; THENCE EASTERLY 233.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 08' 37"; THENCE NORTH 68° 20' 52" EAST 124.38 FEET TO THE WESTERLY LINE OF PALM AVENUE AS SHOWN ON SAID PARCEL MAP, SAID POINT ALSO BEING ON THE NORTHWESTERLY LINE OF SAID SEAPOINT STREET; THENCE NORTH 20° 51' 46" WEST 50.00 FEET ALONG SAID WESTERLY LINE OF PALM AVENUE TO THE NORTHWESTERLY LINE OF SAID SEAPOINT STREET; THENCE NORTH 68° 20' 52" EAST 100.01 FEET ALONG THE NORTHWESTERLY LINE OF SEAPOINT STREET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID REAL PROPERTY LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET BENEATH THE SURFACE THEREOF (HEREINAFTER CALLED THE "SUB-500 PORTION"), ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND ALL OTHER FISSIONABLE MATERIALS WITHIN OR THAT MAY BE PRODUCED OR EXTRACTED OR TAKEN FROM THE SUB-500 PORTION OF SAID REAL PROPERTY, WHICH SAID OIL, GAS, ASPHALTUM, HYDROCARBONS AND MATERIALS SHALL BE HEREINAFTER COLLECTIVELY CALLED "SUB-500 MINERALS", WITHOUT HOWEVER, ANY INTEREST IN THE SURFACE OR IN ANY PORTION OF SAID REAL PROPERTY LYING WITHIN FIVE HUNDRED (500) FEET MEASURED VERTICALLY DOWNWARD FROM THE SURFACE OF SAID REAL PROPERTY, AS RESERVED BY HUNTINGTON BEACH COMPANY IN DEED RECORDED DECEMBER 8, 1987 AS INSTRUMENT NO. 87-679852 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY AND RECORDED SEPTEMBER 1, 1995 AS INSTRUMENT NO. 95-0384812 OF OFFICIAL RECORDS.

*Exhibit D5*

REGIONAL DISTRICT MAP • 4-6-11 & 5-6-11

CITY OF  
MOUNTAIN VIEW BEACH  
SAN DIEGO COUNTY, CALIFORNIA



ADOPTED MARCH 7, 1980

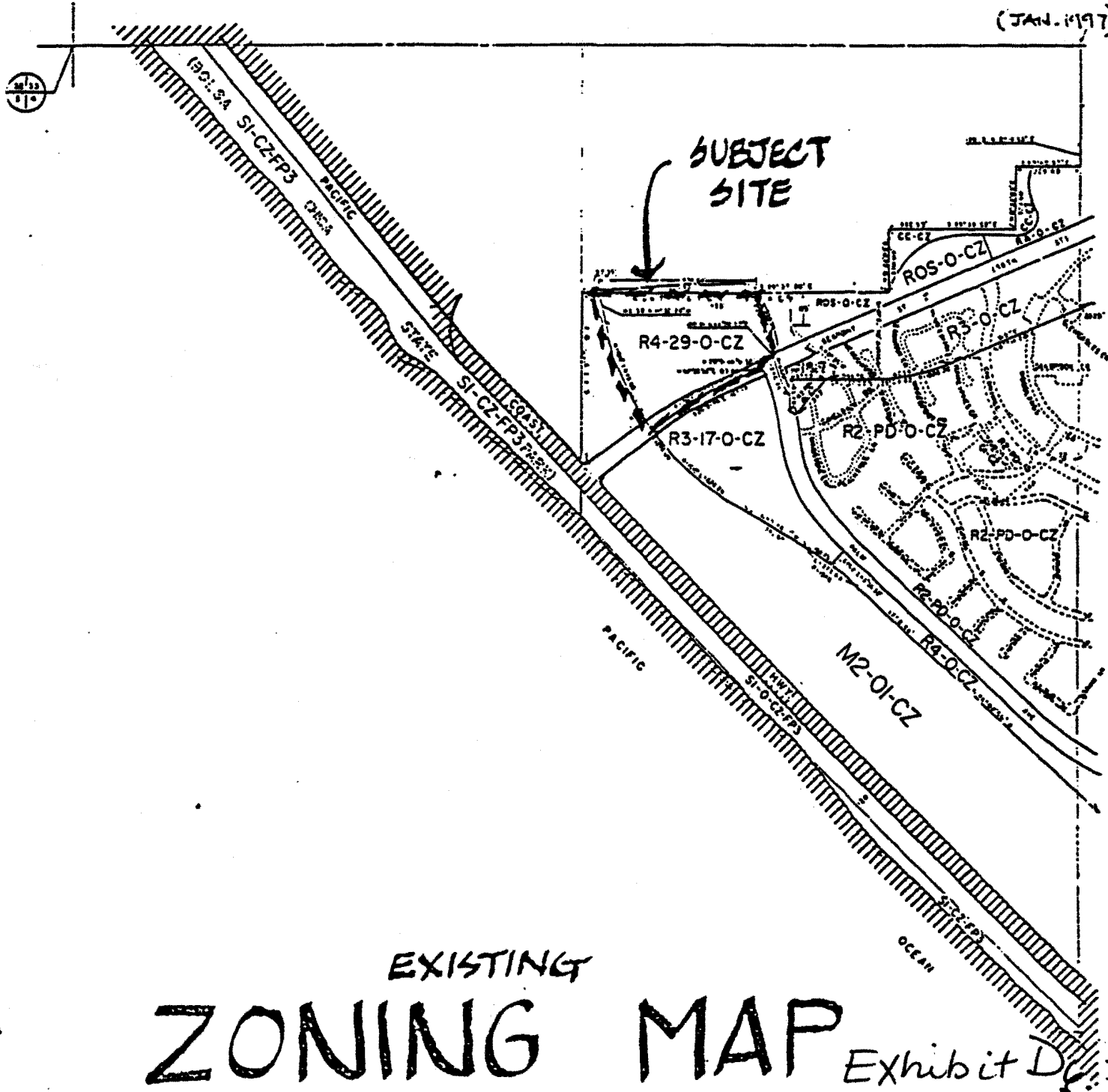
CITY COUNCIL ORDINANCE NO. 794

AMENDED	ZONE	ORD. NO.	AMENDED	ZONE	ORD. NO.
12-3-62	R1	938			
2-27-64	S4S	1186			
10-19-70	R2-O	1604			
7-2-72	R2-20	1923			
5-4-81	R2-6	2482			
1-18-82	R1-6	2526			
1-12-82	R2-20	2629			
5-1-82	RP23-1	2643			
7-2-84	R4-7	2765			
1-17-85	FLOOD ZONE	2826			

NOTE:  
ALL DISTRICTS ARE IN FEET  
EXCEPT WHERE SHOWN OTHERWISE  
DISTRICTS TO BE ADDED TO THE LIST  
OF THE CITY OF MOUNTAIN VIEW

LEGEND:  
INDUSTRIAL DISTRICT  
RESIDENTIAL GENERAL DISTRICT  
RESIDENTIAL SINGLE-FAMILY DISTRICT  
RESIDENTIAL MEDIUM-DENSITY DISTRICT  
RESIDENTIAL SINGLE-FAMILY DISTRICT  
RESIDENTIAL MEDIUM-DENSITY DISTRICT  
RECREATIONAL DISTRICT  
COASTAL DISTRICT  
COASTAL ZONE SURF  
COASTAL RECREATION DISTRICT  
PLANNED DEVELOPMENT  
STREETS IN PRODUCTION DISTRICT  
STREETS IN PRODUCTION DISTRICT  
STREETS IN PRODUCTION DISTRICT  
STREETS IN PRODUCTION DISTRICT  
STREETS IN PRODUCTION DISTRICT  
STREETS IN PRODUCTION DISTRICT  
STREETS IN PRODUCTION DISTRICT  
STREETS IN PRODUCTION DISTRICT

(JAN. 1997)



EXISTING  
**ZONING MAP** Exhibit D  
(ZMA NO. 96-3: CHANGE SUBJECT SITE TO "RL-O-CZ")

Ord. No. 3346

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss:  
CITY OF HUNTINGTON BEACH )

I, CONNIE BROCKWAY, the duly elected, qualified City Clerk of the City of Huntington Beach, and ex-officio Clerk of the City Council of said City, do hereby certify that the whole number of members of the City Council of the City of Huntington Beach is seven; that the foregoing ordinance was read to said City Council at a regular meeting thereof held on the 6th of January, 1997, and was again read to said City Council at a regular meeting thereof held on the 21st January, 1997, and was passed and adopted by the affirmative vote of at least a majority of all the members of said City Council.

AYES: Julien, Harman, Dettloff, Bauer, Sullivan, Garofalo

NOES: None

ABSENT: Green

ABSTAIN: None

I, Connie Brockway CITY CLERK of the City of Huntington Beach and ex-officio Clerk of the City Council, do hereby certify that a synopsis of this ordinance has been published in the Independent on \_\_\_\_\_, 19\_\_\_\_\_  
\_\_\_\_\_  
In accordance with the City Charter of said City  
\_\_\_\_\_  
Connie Brockway City Clerk  
\_\_\_\_\_  
Deputy City Clerk

Connie Brockway  
City Clerk and ex-officio Clerk  
of the City Council of the City  
of Huntington Beach, California

By: Margaret L. Henry  
Deputy City Clerk

Exhibit D7

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss:  
CITY OF HUNTINGTON BEACH )

I, CONNIE BROCKWAY, the duly elected, qualified City Clerk of the City of Huntington Beach, and ex-officio Clerk of the City Council of said City, do hereby certify that the whole number of members of the City Council of the City of Huntington Beach is seven; that the foregoing resolution was passed and adopted by the affirmative vote of at least a majority of all the members of said City Council at a regular meeting thereof held on the 18th day of February, 1997 by the following vote:

AYES: Julien, Harman, Dettloff, Bauer, Sullivan, Garofalo  
NOES: None  
ABSENT: Green

The foregoing instrument is a correct copy of the original on file in this office.

Attest March 18, 1997

CONNIE BROCKWAY

City Clerk and Ex-officio Clerk of the City Council of the City of Huntington Beach, California,

By H. Christie Deputy

Connie Brockway

City Clerk and ex-officio Clerk of the City Council of the City of Huntington Beach, California

Exhibit D8