

CALIFORNIA COASTAL COMMISSION

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

July 24, 1997



TO: Commissioners & Interested Persons

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

Tu/BC

SUBJECT: CITY OF HUNTINGTON BEACH LOCAL COASTAL PROGRAM AMENDMENT 2-97
(A) Land Use Plan and Implementation Plan amendment effecting the area between 21st Street and 22nd Street, and Pacific Coast Highway and the alley south of Walnut Avenue; and (B) Implementation Plan Amendment effecting the Holly Seacliff Specific Plan area in the City of Huntington Beach, Orange County (for Commission action at the meeting of August 12-15, 1997, in Los Angeles).

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 (A) changing the land use designation and zoning from Visitor Serving Commercial to High Density Residential, at an approximately 0.88 acre site located at the two block area along Pacific Coast Highway between 21st and 22nd Streets; and (B) changing to the Implementation Plan by modifying the Holly Seacliff Specific Plan to incorporate minor changes including modifications to development standards regarding architectural features, open space, and setbacks; allowing RL-3 (Residential-Low Density) development in RM (Residential-Medium High Density) districts; and allow for Z lot development.

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 recommends approval as submitted of the Land Use Plan amendment because it is in 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. APPROVAL OF THE AMENDMENT TO THE LAND USE PLAN AS SUBMITTED

MOTION I

"I move that the Commission certify the Land Use Plan Amendment 2-97 as submitted by the City of Huntington Beach."

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 AS SUBMITTED:

The Commission hereby certifies amendment 2-97 to the City of Huntington Beach Land Use Plan as submitted and finds for the reasons discussed 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 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)(i) 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.

II. APPROVAL OF THE IMPLEMENTATION PLAN AMENDMENT AS SUBMITTED

Motion II

"I move that the Commission reject Implementation Plan amendment 2-97 to the City of Huntington Beach Local Coastal Program."

STAFF RECOMMENDATION:

Staff recommends a NO 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 2-97 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.

III. FINDINGS FOR APPROVAL OF THE LAND USE PLAN AMENDMENT PART A AS SUBMITTED

A. Description of Land Use Plan Amendment Part A

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 Visitor Serving Commercial to High Density Residential at an approximately 0.88 acre site located between Pacific Coast Highway on the south, 21st Street on the east, 22nd Street on the west, and the alley south of Walnut Avenue on the north. The adjacent block between 22nd Street and Goldenwest Street will retain the Visitor Serving Commercial designation. The subject site has frontage on Pacific Coast Highway and is located across the street from the City Beach and Bluff Top Park.

B. Land Use

The Coastal Act places a higher priority on visitor serving uses than on residential uses. Section 30213 of the Coastal Act states:

Lower cost visitor and recreational facilities shall be protected, encouraged, and where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30222 of the Coastal Act states:

The use of private lands suitable for visitor-service commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

Section 30250(c) states:

Visitor-serving facilities that cannot be feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

1. Residential Use

The coastal zone in this area extends inland one block from Pacific Coast Highway to Walnut Avenue. The land use designation for all the lots between Walnut Avenue and the alley south of Walnut Avenue from Goldenwest Street to Fifth Street is High Density Residential. The existing land use designation for lots fronting on Pacific Coast Highway (between the alley and Pacific Coast Highway) downcoast of the subject site to 18th Street and from 16th Street to 9th Street is High Density Residential (see exhibit E).

Currently the land use designation for lots along Pacific Coast Highway from Goldenwest Street to 21st Street, from 18th Street to 16th Street, and from 9th Street to Huntington Avenue are designated Visitor Serving Commercial. In all, 12 blocks plus a 28 acre undeveloped area along Pacific Coast Highway are currently designated Visitor Serving Commercial (see exhibit E). In addition, the resource production area (oil production) located immediately upcoast of Goldenwest from the subject site has a Visitor Serving Commercial Overlay zone

which applies once oil production ceases. The VSC Overlay applies to the corners of Pacific Coast Highway and Goldenwest Street and at Pacific Coast Highway and Seapoint Street (see exhibit D). The proposed amendment would reduce the amount of visitor serving commercial designation along Pacific Coast Highway by two half blocks (inland to the alley).

The small size of the lots and the dispersed ownership of the 10 lot area, make commercial development of the site difficult. There are eleven different owners of the ten lots. The small size of the lots make commercial development awkward. Generally commercial development provides parking at the street side of the lot, as patrons are more likely to use commercial development when the location of parking is obvious. On individual lots, parking most likely would be provided at the Pacific Coast Highway side of the lot. The small size of the lots, plus access considerations make provision of both a commercial structure and adequate parking difficult. Subterranean parking is the most feasible method to provide parking for commercial development of the site. However, subterranean parking is only feasible if the lots are consolidated which cannot be required. In addition, vehicular access to the subject site would be difficult. The creation of new driveways along Pacific Coast Highway would necessitate curb cuts which would eliminate on-street public parking. Traffic entering and exiting the site generated by a commercial use, especially if the 10 lots are not consolidated, would adversely impact the level of service on Pacific Coast Highway. The City has estimated that if the site were developed with the maximum amount of commercial development (38,250 square feet), 1,338 vehicle trips/day would be generated, whereas the maximum amount of residential development (26 multi-family units) would generate 224 trips/day. If developed as residential access would be taken from the alley.

Further, the site has been designated Visitor Serving Commercial since the Land Use Plan was first certified in 1984. The site has been zoned commercial by the City for more than twenty years, yet the site has remained vacant during that time. The City has indicated, in the Request for Council Action dated 3/17/97, that the site is believed more likely to be developed under the residential designation.

The small lot sizes are consistent with the other residentially designated small lots in the area. Immediately inland (northeast) and also downcoast (southeast) of the site, the land use designation is High Density Residential. The proposed land use designation for the subject site would be consistent with the surrounding area. If the lots were consolidated, and the maximum 26 unit residential development was developed, adequate parking could be provided by using subterranean garages. Several sites in the immediate vicinity have been developed as high density residential and have been able to accommodate the required parking using subterranean garages. However, if the lots remain under separate ownership, the sites could still be developed with one single family residence per lot. Under this scenario adequate parking can also be provided. Any future residential development of the site would be required to meet the LCP parking requirement. The Downtown Specific Plan requires 2 enclosed parking spaces for each dwelling unit with up to 3 bedrooms and 1 space for each additional bedroom.

2. Density

The proposed change in land use designation would allow a maximum of 30

residential units per acre at the site. The maximum number of units that could be allowed, if all the lots were consolidated, under the proposed designation would be 26 (30 units/acre x 0.88 acres = 26 units). However the subject site consists of ten (10) lots which are owned separately. Each lot is twenty-five (25) feet wide and approximately 156 feet long (3900 square feet or 0.9 acre). Based on the size of the individual lots a maximum of 2 units could be allowed be lot. However, the proposed zoning for the site, Downtown Specific Plan District 2 (Residential), limits density according to lot size. DTSP District 2 allows one dwelling unit per lot for lots with less than 50 feet of street frontage. Each of the subject lots have frontage of 25 feet, so if the lots are not consolidated, each lot would be allowed one dwelling unit.

The City has indicated that the High Density Residential rather than the Medium Density Residential designation was chosen in order to expand the present zoning adjacent to the site, rather than create an island with a unique land use. The proposed designation is the same as the designation on properties to the southeast and northwest of the site. In addition, a number of properties adjacent to Pacific Coast Highway between 21st Street and 9th Street also have the same designation. Moreover, many of these sites have been successfully developed with high density residential development. Therefore, the Commission finds that the subject site can adequately support the proposed density.

For the reasons identified above, the site is more suitable for residential development than commercial development. As demonstrated by similar sites in the area, the site can accommodate the High Density Residential land use designation. The designation allows residential development at a lower density if the lots are not consolidated (one unit per lot). Pacific Coast Highway in Huntington Beach will still provide a substantial amount of land designated Visitor Serving Commercial even if the land use designation at the subject site were changed to residential. If amended as proposed, the City's certified Land Use Plan would still meet the Coastal Act requirement that visitor serving commercial uses be maximized. Therefore, the Commission finds the proposed Land Use Plan amendment is consistent with and adequate to carry out the Chapter 3 policies of the Coastal Act.

IV. FINDINGS FOR APPROVAL OF THE IMPLEMENTATION PLAN AMENDMENT PART A AS SUBMITTED

The findings for approval of the Land Use Plan amendment are hereby incorporated by reference.

A. Description of Implementation Plan Amendment Part A

The City of Huntington Beach has requested to amend the Implementation Plan (IP) portion of the City's certified Local Coastal Program (LCP) by changing the zoning from Downtown Specific Plan District One (Visitor Serving Commercial) to Downtown Specific Plan District Two (Residential) at an approximately 0.88 acre site located between Pacific Coast Highway on the south, 21st Street on the east, 22nd Street on the west, and the alley south of Walnut Avenue on the north. The adjacent block between 22nd Street and Goldenwest Street will retain the Downtown Specific Plan District One (Visitor Serving Commercial) zoning. The subject site has frontage on Pacific Coast

Highway and is located across the street from the City Beach and Bluff Top Park.

B. Land Use

The following Coastal Act Sections have been specifically incorporated into the City's certified Land Use Plan.

Section 30213 of the Coastal Act states:

Lower cost visitor and recreational facilities shall be protected, encouraged, and where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30222 of the Coastal Act states:

The use of private lands suitable for visitor-service commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

Section 30250(c) states:

Visitor-serving facilities that cannot be feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

Regarding Visitor Serving facilities, the City's certified Land Use Plan policies 5 and 5a on page 138 state:

Additional support facilities are necessary in order to accommodate the large numbers of visitors attracted to recreation areas in the coastal zone. The coastal land use plan is designed to provide for sufficient areas strategically located to serve the needs of existing and future levels of visitors. The intent of the following policies is to specifically encourage adequate visitor accommodations.

5. Protect, encourage, and where feasible provide visitor serving facilities in the coastal zone which are varied in type and price.
 - 5a. Encourage the provision of additional restaurants and hotel/motel accommodations in keeping with the alternative chosen by the City Council.

The certified LUP also states, on page 31:

Existing visitor-serving uses in the coastal zone provide a wide range of services. However, the large numbers of visitors attracted to recreation areas in the coastal zone justify the provision of additional support facilities, particularly overnight accommodations and restaurants. The plan designates sufficient areas strategically located to serve the needs of existing and future levels of visitors. The City's coastal policies further aim to achieve the following objectives:

- Provision of lower cost visitor-serving facilities.
- Increased numbers of hotel/motel rooms and restaurants in the coastal zone.
- Provision of additional areas for overnight recreational vehicle camping.

The certified Land Use Plan places a higher priority on visitor serving uses than on residential uses. However, as described in detail in the findings for approval of the LUP amendment, substantial visitor serving zones will remain even if the LCP is amended as proposed. As described previously, the site is more suitable for residential development than commercial development. As demonstrated by similar sites in the area, the subject site can accommodate the Downtown Specific Plan District Two (Residential) zone. The zone limits residential development based on the size of the lot. If the subject lots are not consolidated, each of the subject lots would be allowed one single family dwelling. Pacific Coast Highway in Huntington Beach will still provide a substantial amount of land zoned Visitor Serving Commercial even if the zone at the subject site was changed to residential. If amended as proposed, the City's certified Implementation Plan would still meet the Land Use Plan requirement that visitor serving commercial uses be maximized. Therefore, the Commission finds the proposed Implementation Plan amendment is consistent with and adequate to carry out the provisions of the certified Land Use Plan.

V. FINDINGS FOR APPROVAL OF THE IMPLEMENTATION PLAN AMENDMENT PART B AS SUBMITTED

A. Description of Implementation Plan Amendment Part B

The proposed amendment would modify the Holly Seacliff Specific Plan portion of the certified Implementation Plan. The Holly Seacliff Specific Plan contains 569 acres, of which 40 acres (7%) are located within the coastal zone. The proposed amendment will allow RL-3 (Residential-Low Density) development in areas designated for RM (Residential-Medium High Density) development and will allow Z lot development in the districts. This amendment will allow for small lot, detached single family units in areas where presently only attached housing is permitted. The amendment also includes modification of the development standards for residential development in RL-1, RL-2, and RL-3 districts regarding architectural features, open space, and setbacks (see Exhibit H).

The development standards for RL-3 areas specify small lot, detached or attached single family units. The RM and RMH areas of the Holly Seacliff Specific Plan (HSSP) allow for attached single family units, condominiums, townhomes, and multi-family projects. The proposed amendment would not lower the allowable density in the RM and RMH areas of the HSSP, but would expand the allowable uses to include those allowed by the RL-3 area.

The HSSP currently allows zero lot line developments which allow a zero side yard setback or a zero rear yard setback when specific requirements are met. Z-lot development differs from zero lot line units in their orientation to side property lines. The proposed amendment will establish the following definition of Z-lot: "A lot in which the house is laid out in a diagonal

between its front and rear yards and the creation of use easements with other residential properties on its sides results in wider usable side yards."

The proposed amendment will modify some of the development standards for residential development in areas designated for RL-1, RL-2, and RL-3 development. The HSSP currently does not have development standards for balconies, bay windows and other architectural features in the rear and front yards, nor does it address patio covers in the side or rear yards. The proposed amendment will specify required setbacks for these items (see Exhibit H).

The proposed amendment would change the side yard setback for eaves, making them consistent with the Uniform Building Code. Also proposed are three other changes in the RL-3 district: 1) that site coverage be reduced from 60 to 55 percent, 2) that a certain amount of open space be provided in RL-3 projects that are developed in RM and RMH land use areas, and 3) that the calculation for side yard setbacks be modified.

B. Consistency with the Certified Land Use Plan

The development standards proposed to be added are consistent with the requirements stipulated in the LCP zoning for Low Density, Medium Density and Medium-High Density Residential development elsewhere in the City's coastal zone. The specific plan areas proposed for residential development are not located between the sea and the first public road. The subject area is not located in an area that provides public access or public views. The proposed amendment will not create any adverse impacts on coastal access or recreation or public views. Therefore, the Commission finds the proposed amendment to be in conformance with the policies of the certified Land Use Plan.

RESOLUTION NO. 97-18

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF HUNTINGTON BEACH
ADOPTING LOCAL COASTAL PROGRAM AMENDMENT NO. 96-1
(GENERAL PLAN AMENDMENT NO. 96-1; ZONING MAP
AMENDMENT NO. 96-1; NEGATIVE DECLARATION NO. 96-2)
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. 96-1, 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. 96-1, 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 a 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 96 -1, consisting of General Plan Amendment No. 96-1, Zoning Map Amendment No. 96-1 and Negative Declaration No. 96-2, collectively attached hereto as Exhibits A, B, and C, is hereby approved.

SECTION 2. That the California Coastal Commission is hereby requested to consider, approve and certify Huntington Beach Local Coastal Program Amendment No. 96-1.

Huntington Beach
LCP Am. 2-97 A
Resolution
Exhibit A,

SECTION 3. That pursuant to Section 13551(b) of the Coastal Commission Regulation, Huntington Beach Local Coastal Program Amendment No. 96-1 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 17th day of March, 1997.

Reph H Bauer

Mayor

ATTEST:

Connie Buschway

City Clerk

APPROVED AS TO FORM:

John J. Hunter

City Attorney

Gold
3-14-97

Per 2/14/97

REVIEWED AND APPROVED:

Michael J. Oberway

City Administrator

INITIATED AND APPROVED:

Melanie A. Zeller

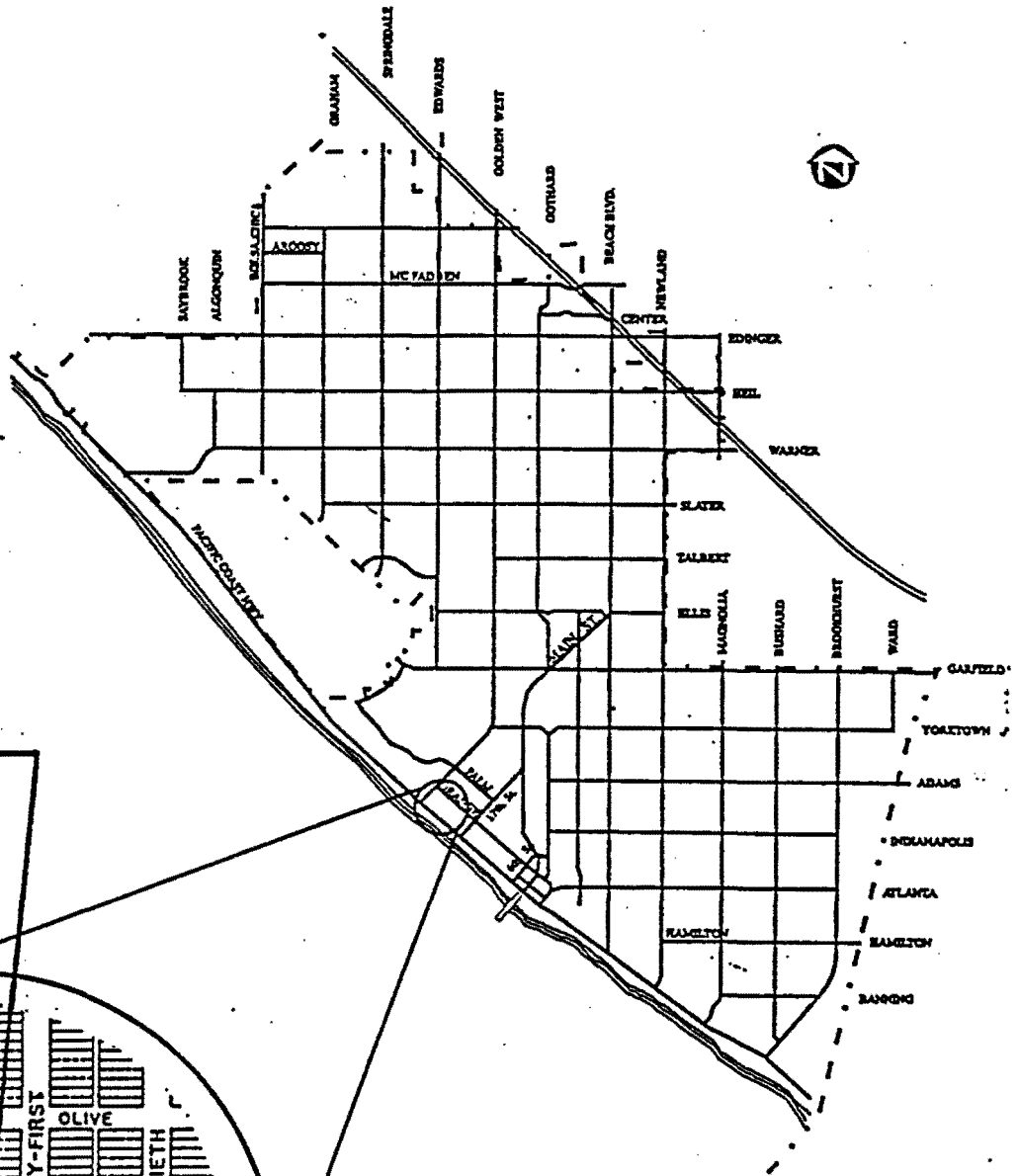
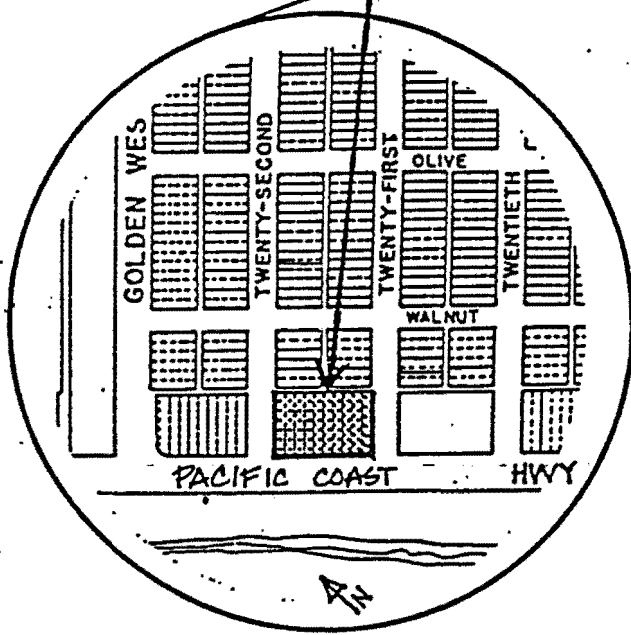
Director of Community Development

ATTACHMENTS:

- Exhibit A: Resolution No. 97-17 approving General Plan Amendment No. 96-1 and Negative Declaration No. 96-2
- Exhibit B: Coastal Land Use Plan
- Exhibit C: Ordinance No 3351 Zoning Map Amendment 96-1 (Includes Legal Description of Subject Property)

Dist Bch
LCP Am 2-97 A
Exhibit A2

PROJECT



VICINITY MAP

Huntington Beach LCP Am 2-97A

VICINITY MAP

GPA No. 96-1/LCP No. 96-1/
ZMA No. 96-1/NEG.DEC. No. 96-2

HUNTINGTON BEACH PLANNING DIVISION

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Exhibit

B

Oil Production (Cal Resources)
Gen. Plan. - Mixed Use Horiz. Integrated (Commercial and Residential)
Zone - M2-01-CZ (Industrial-Oil Production-Coastal Zone)

Single-Family Res.
Gen. Plan. - Res. Med. High - 25 du/ac.
Zone - Res. Med. High - Small Lot

Single-Family Res.
Gen. Plan. - Res. Med. High - 25 du/ac.
Zone - Res. Med. High - Small Lot

Single-Family Res.
Gen. Plan. - Res. Med. High - 25 du/ac.
Zone - Res. Med. High - Small Lot

Golden West Street

Vacant Single - Family Res.
Gen. Plan. - Res. High - 30 du/ac.
Zone - DTSP-2 (Res.)

Single - Family Residential
Gen. Plan. - Res. High - 30 du/ac.
Zone - DTSP-2 (Res.)

22nd Street

Vacant Single - Family Res.
Gen. Plan. - Res. High - 30 du/ac.
Zone - DTSP-2 (Res.)

Vacant Single - Family Res.
Gen. Plan. - Res. High - 30 du/ac.
Zone - DTSP-2 (Res.)

21st Street

Single - Family Residential
Gen. Plan. - Res. High - 30 du/ac.
Zone - DTSP-2 (Res.)

Single - Family Residential
Gen. Plan. - Res. High - 30 du/ac.
Zone - DTSP-2 (Res.)

Vacant Property
Gen. Plan. - Mixed Use-Vertical
Zone - DTSP-1 (Vis. Serv. Comm.)



Multi-Family Res.
Gen. Plan. - Res. High - 30 du/ac.
Zone - DTSP-2 (Res.)

Pacific Coast Highway

Bluff Top Park
Gen. Plan - Open Space-Shore
Zone - DTSP-11 (Open Space)

Pacific Ocean



No Scale

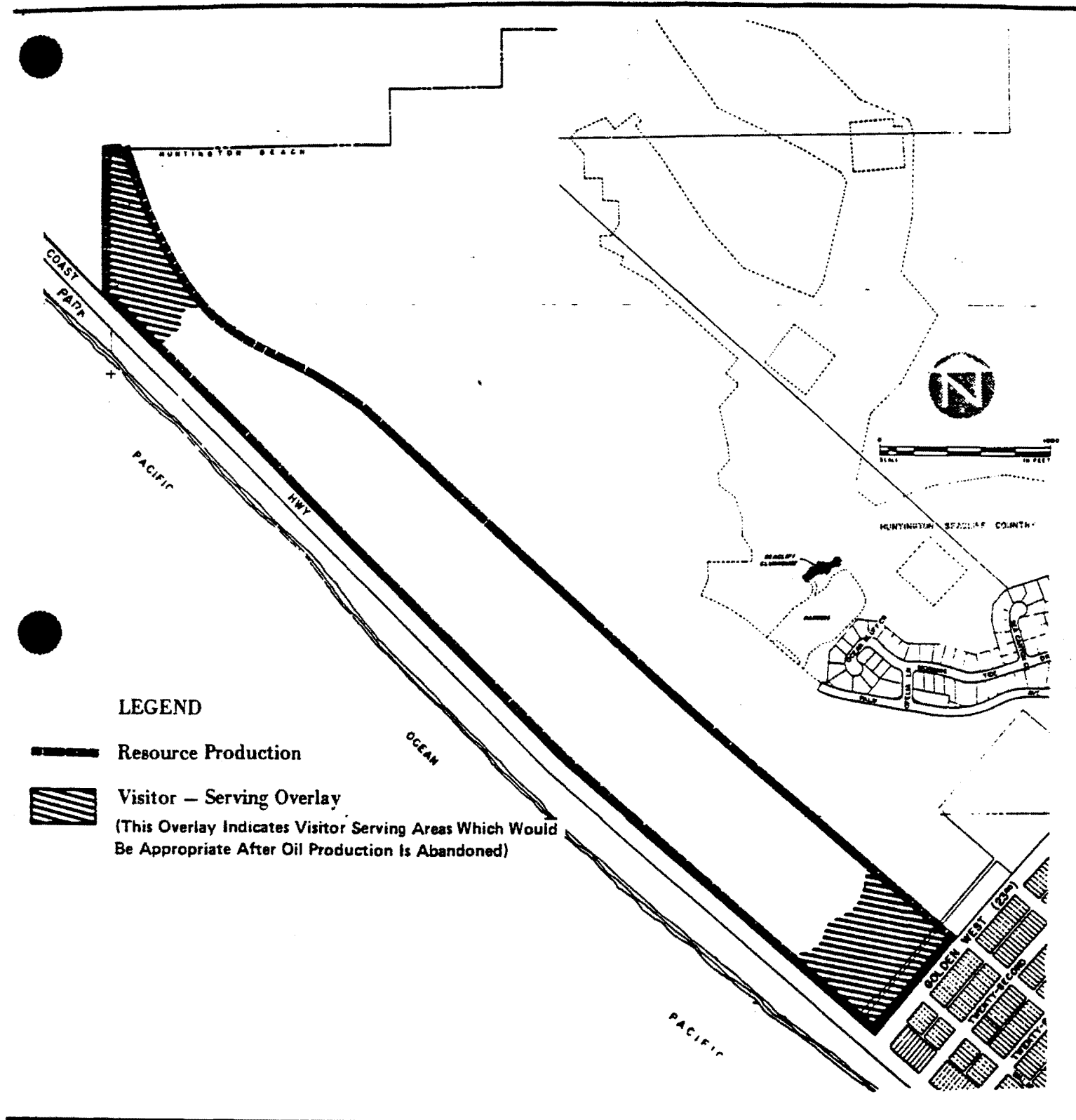
Subject Property
Existing Land Use Designation: LUP = Visitor Serving Commercial
Gen. Plan - Mixed Use, Vertical Integration
Zoning - Downtown Specific Plan Dist. 1 (Commercial)
Proposed Land Use Designation:
General Plan - Residential High - 30 units per acre
Zoning - Downtown Specific Plan Dist. 2 (Residential)



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GPA NO. 96-1/ZC NO. 96-1/
LCPA NO. 96-1/EA NO. 96-2

Huntington Beach LCP Am. 2-97 A Exhibit C



HUNTINGTON BEACH CALIFORNIA
PLANNING DIVISION

*Huntington Beach
LCP Am. 2-97A*

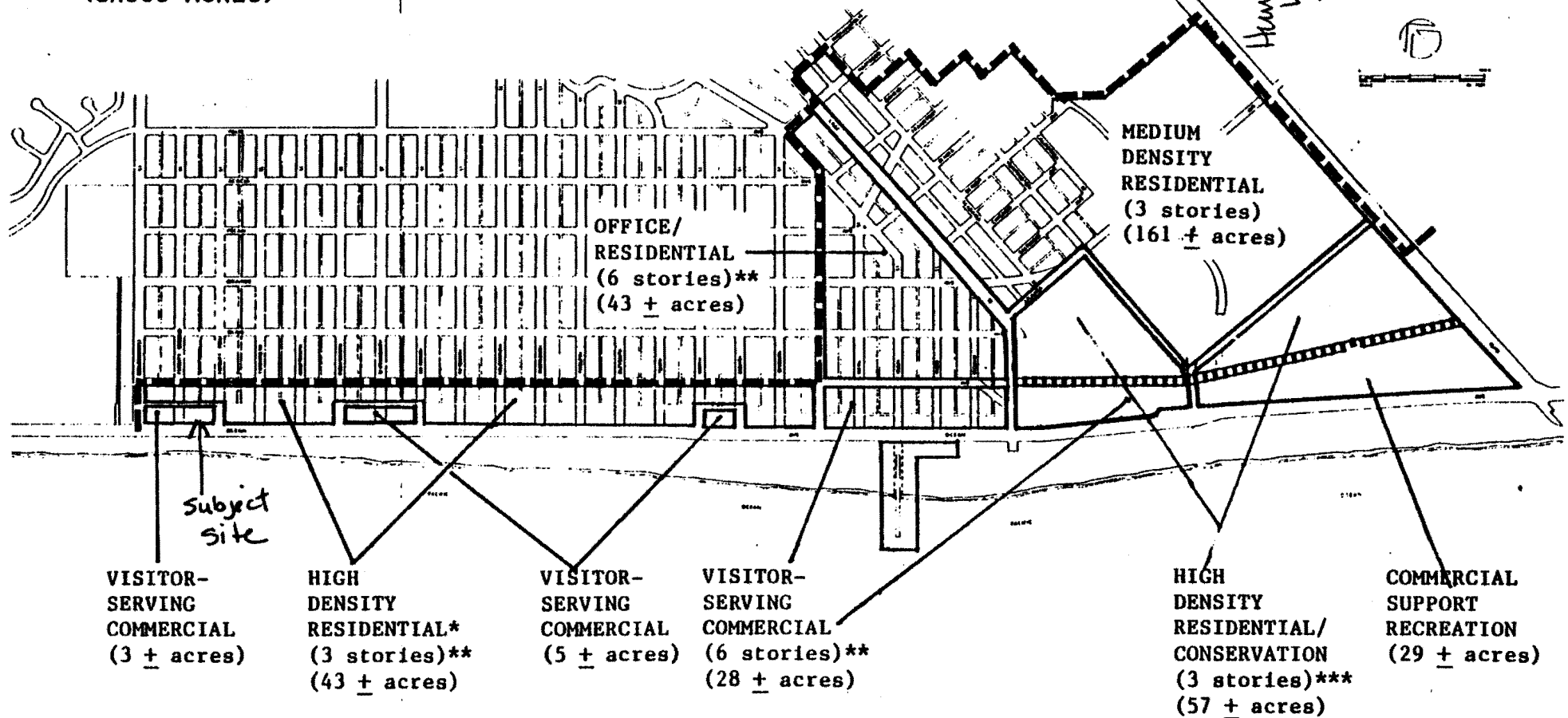
LAND USE PLAN OVERLAY
GOLDENWEST STREET TO
HUNTINGTON BEACH
MESA BLUFFS

Exhibit D

Figure 9.1

COASTAL LAND USE PLAN

GOLDENWEST STREET TO BEACH BOULEVARD (GROSS ACRES)



*High Density Option Only Available on Consolidated Parcels

**See Page 43 for Clarification of Height Limits

***May be Exceeded with Reduced Lot Coverage & Greater Setbacks

--- Conceptual Alignment--Precise Alignment will be Curvilinear
and shall Conform with Policy 9e.

Approved February 1983



HUNTINGTON BEACH CALIFORNIA
PLANNING DIVISION

Figure 9.8

RESOLUTION NO. 97-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH
ADOPTING LOCAL COASTAL PROGRAM AMENDMENT NO. 96-3 (CODE
AMENDMENT NO. 96-2) 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 public hearings to consider the adoption of the Huntington Beach Local
Coastal Program Amendment No. 96-3, which is a request to amend the Holly-Seacliff Specific
Plan; 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. 96-3, and
the City Council finds that the proposed amendment is consistent with the Huntington Beach
General Plan, 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:

1. That the Huntington Beach Local Coastal Program Amendment No. 96-3,
consisting of Code Amendment No. 96-2, a copy of which is attached hereto as Exhibit A and
incorporated by this reference as though fully set forth herein, is hereby approved.

Huntington Beach
LCP Am. 2-97 B
Resolution
Exhibit F
Huntington Beach 110 2

2. That the California Coastal Commission is hereby requested to consider, approve and certify Huntington Beach Local Coastal Program Amendment 96-3.

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 7th day of April, 1997.

Rogel H. Pauer
Mayor

ATTEST:

Connie Brochway
City Clerk

APPROVED AS TO FORM:

Scott Field
City Attorney *De 3/5/97*

REVIEWED AND APPROVED:

Matthew J. Oberwieser
City Administrator

INITIATED AND APPROVED:

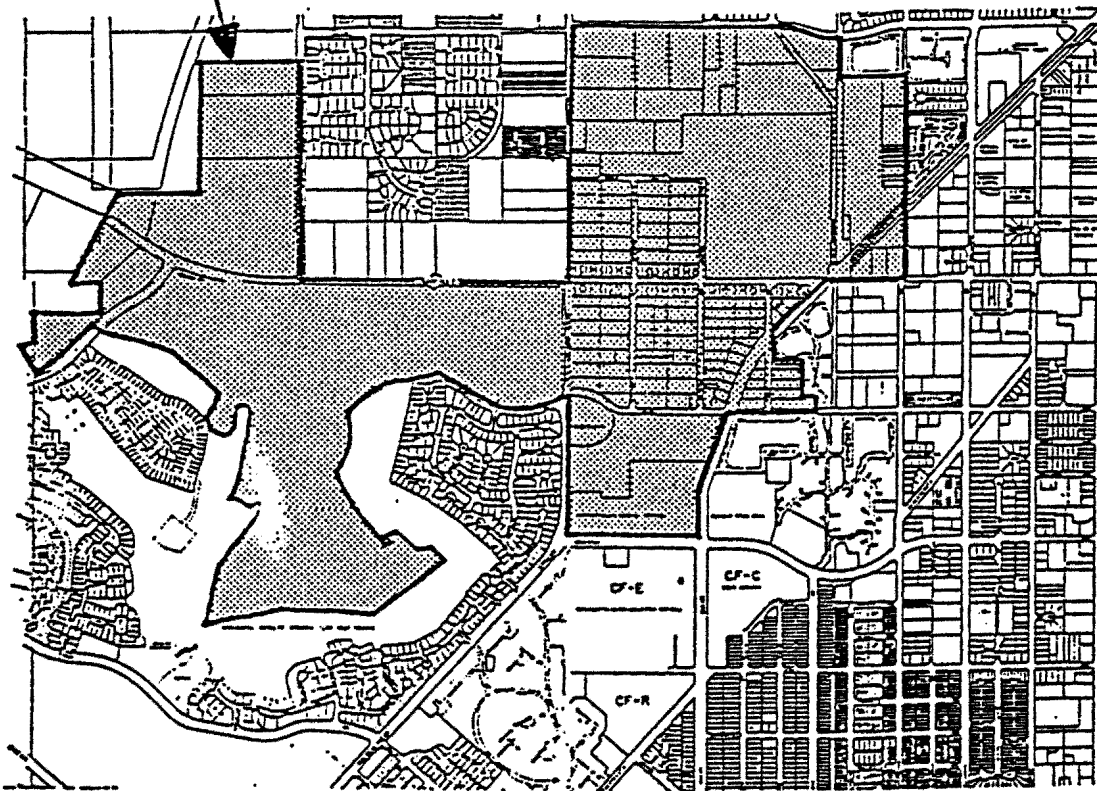
Melanie J. Freeman
Director of Community Development

ATTACHMENTS:

Exhibit A: Ordinance No. 3350 (Code Amendment No: 96-2)
Exhibit B: Holly-Seacliff Specific Plan Area Map

*Hnt Bch LCPam.
2-97 B
Exhibit F₂*

HOLLY SEACLIFF
SPECIFIC PLAN AREA



Huntington
Beach
LCP Am
2-97 B
VICINITY
MAP

Attachment No. 6

VICINITY MAP

Exhibit
G

Code Amendment No. 96-3

HUNTINGTON BEACH PLANNING DIVISION



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CODE AMENDMENT NO. 96-3
AMENDMENT TO THE HOLLY SEACLIFF SPECIFIC PLAN (HSSP)
CITY COUNCIL MARCH 17, 1997

HSSP CODE SECTION	CODE ISSUE	CURRENT HSSP	PROPOSED HSSP	CURRENT ZONING ORDINANCE
III.D.1	Low Density Residential (RL-1) min. lot size 7,000 sq. ft.		No Change	RL (closest equivalent) min. lot size 6,000 sq. ft.
.b	Permitted Uses	Detached single family units	No Change	Single family units
.g	<u>Min. Front Yard Setback</u> • Dwelling • Garage, Front Entry • Garage, Side Entry • Balconies, Bay Windows, Eaves and Fireplaces	15 ft. 20 ft. 10 ft. Not Addressed	No Change No Change No Change 12 ft., except 8 ft. on side entry garage	15 ft. 20 ft. 10 ft. 12 ft. - Balcony/Eaves 12.5 ft. - Bay Window/Fireplace
.h.1	<u>Min. Interior Side Yard Setback</u> • Dwelling/Garage • Patio Covers • Eaves • Fireplaces • Bay Windows, Balconies, Architectural features	5 ft. Not Addressed 18 inches 2.5 ft. 3 ft.	No Change 5 ft. 2.5 ft. No Change No Change	5 ft. 5 ft. 2.5 ft. 2.5 ft. 2.5 ft. - Bay Window 3 ft. - Balcony
.h.2	<u>Min. Exterior Side Yard Setback</u> • Dwelling/Garage • Eaves • Fireplaces • Bay Windows, Balconies, Architectural features • Unenclosed patio covers	10 ft. 18 inches 7.5 ft. 8 ft. Not Addressed	No Change 7 ft. No Change 7.5 ft. 5 ft.	10 ft. 7 ft. 7.5 ft. 7.5 ft. - Bay Window 7 ft. - Balcony 5 ft.
.i	<u>Min. Rear Yard Setback</u> • Dwelling • Bay Windows, Balconies, Architectural features • Unenclosed patio covers	20 ft. Not Addressed Not Addressed	No Change 15 ft. 5 ft.	10 ft. 7.5 ft. - Bay Window 7 ft. - Balcony 5 ft.

Ordinance No. 5

Huntington Beach
 LCP and 2-9713
 Exhibit H1

CODE AMENDMENT NO. 96-3
AMENDMENT TO THE HOLLY SEACLIFF SPECIFIC PLAN (HSSP)
CITY COUNCIL MARCH 17, 1997

HSSP CODE SECTION	CODE ISSUE	CURRENT HSSP	PROPOSED HSSP	CURRENT ZONING ORDINANCE
III.D.2	Low Density Residential (RL-2) min. lot size 5,000/6,000 sq. ft.		No Change	RL min. lot size 6,000 sq. ft.
.b	Permitted Uses	Detached single family units, incl. zero lot line and patio homes	Also allow for "Z" lot homes	Single family units, incl. zero lot line
.g	<u>Min. Front Yard Setback</u> • Dwelling • Garage, Front Entry • Garage, Side Entry • Balconies, Bay windows, Eaves and Fireplaces	15 ft. 20 ft. 10 ft. Not Addressed	No Change No Change No Change 12 ft., except 8 ft. on side entry garage	15 ft. 20 ft. 10 ft. 12 ft. - Balcony/Eaves 12.5 ft. - Bay Window/Fireplace
.h.1	<u>Min. Interior Side Yard Setback</u> • Dwelling/Garage • Patio Covers • Eaves • Fireplaces • Bay Windows, Balconies, Architectural features	5 ft. Not Addressed 18 inches 2.5 ft. 3 ft.	No Change 5 ft. 2.5 ft. No Change No Change	5 ft. 5 ft. 2.5 ft. 2.5 ft. 2.5 ft. - Bay Window 3 ft. - Balcony
.h.2	<u>Min. Exterior Side Yard Setback</u> • Dwelling/Garage • Eaves • Fireplaces • Bay Windows, Balconies, Architectural features • Unenclosed patio covers	10 ft. 18 inches 7.5 ft. 8 ft. Not Addressed	No Change 7 ft. No Change 7.5 ft. 5 ft.	10 ft. 7 ft. 7.5 ft. 7.5 ft. - Bay Window 7 ft. - Balcony 5 ft.
.i	<u>Min. Rear Yard Setback</u> • Dwelling • Bay Windows, Balconies, Architectural features • Unenclosed patio covers	20 ft. Not Addressed Not Addressed	No Change 15 ft. 5 ft.	10 ft. 7.5 ft. - Bay Window 7 ft. - Balcony 5 ft.
.m	Min. Building Separation (on same lot)	6 ft.	10 ft.	10 ft.

Not BCR HCPDma 297 B

Exhibit H2

1/3

Ant Beck LCP Am. 2-97 B

Exhibit H3

<div>145</div> <div> CODE AMENDMENT NO. 96-3 AMENDMENT TO THE HOLLY SEACLIFF SPECIFIC PLAN (HSSP) CITY COUNCIL MARCH 17, 1997 </div>				
HSSP CODE SECTION	CODE ISSUE	CURRENT HSSP	PROPOSED HSSP	
III.D.3	Low Density Residential (RL-3) min. lot size 3,300 sq. ft.		No Change	
.b	Permitted Uses	Detached or attached single family units, incl. zero lot line/patio homes	Also allow for "Z" lot homes	
.f	Max. Site Coverage	60 %	50 % (if open space provision not adopted) 55 % (if open space provision adopted) See item h.2.k. for open space.	
.g	<u>Min. Front Yard Setback</u> <ul style="list-style-type: none"> • Dwelling • Garage, Front Entry • Garage, Side Entry • Balconies, Eaves and Fireplaces • Baywindows 	15 ft. 18 ft. 10 ft. 6 ft. Not Addressed	No Change No Change No Change 12 ft., except 10 ft. on side entry garage 12 ft., except 10 ft. on side entry garage	
.h.1	<u>Min. Interior Side Yard Setback</u> <ul style="list-style-type: none"> • Dwelling, Patio Covers, Garage • Eaves • Fireplaces • Bay Windows, Balconies, Architectural Features 	3 ft. 18 inches 2.5 ft. 3 ft.	Aggregate of 20 % of lot frontage at any point, min. of 3 ft/max. of 5 ft. per side. 2.5 ft. No Change No Change	

That been LCP Am. 2.97B Exhibit H4

CODE AMENDMENT NO. 96-3 AMENDMENT TO THE HOLLY SEACLIFF SPECIFIC PLAN (HSSP) CITY COUNCIL MARCH 17, 1997				
HSSP CODE SECTION	CODE ISSUE	CURRENT HSSP	PROPOSED HSSP	
III.D.3 (cont.)	Low Density Residential (RL-3) (cont.)			
.h.2	<u>Exterior Side Yard Setback</u> • Dwelling, Patio Covers, Garage • Eaves • Bay Windows, Balconies, Architectural features • Fireplaces • Patio covers	6 ft. 18 inches 4 ft. 3.5 ft. Not Addressed	Aggregate of 20 % of lot frontage at any point, min. of 6 ft/max. of 8 ft. 3.5 ft. 3.5 ft. No Change 3 ft.	
.i	<u>Rear Yard Setback</u> • Dwelling • Bay Windows, Balconies, Architectural features • Unenclosed patio covers	15 ft. Not Addressed Not Addressed	No Change 12 ft. 5 ft.	
.k	Open Space	Shall be provided by the required min. setback areas	For projects with 20 units or more if RL-3 dev. is constructed on property designated for RM and RMH dev. then: 100 sq. ft. per lot for lots with 40 ft. or more of frontage and 150 sq. ft. per lot for lots with less than 40 ft. of frontage. Min. of 3,000 sq. ft., min. dimension 50 ft. For projects with less than 20 units, 600 sq. ft. per unit in common or private open space.	

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 1st PCH LCP Am. 2-97 B

Exhibit H5

147 CODE AMENDMENT NO. 96-3 AMENDMENT TO THE HOLLY SEACLIFF SPECIFIC PLAN (HSSP) CITY COUNCIL MARCH 17, 1997				
HSSP CODE SECTION	CODE ISSUE	CURRENT HSSP	PROPOSED HSSP	
III.D.4	Medium Density Residential (RM) 15 units/ac.		No Change	
.a	Purpose	Allows for attached single family, condos, townhomes and multi-family developments	Add detached single family **	
.b	Permitted Uses	Allows for attached single family, condos, townhomes and multi-family developments	Add detached single family in accordance with Development Standards of RL-3 District **	
III.D.5	Medium High Density Residential (RMH) 25 units/ac.		No Change	
.a	Purpose	Allows for attached single family, condos, townhomes and multi-family developments	Add detached single family **	
.b	Permitted Uses	Allows for attached single family, condos, townhomes and multi-family developments	Add detached single family in accordance with Development Standards of RL-3 District **	

** Proposed change requested by the applicant.