

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Huntington Beach, CA 90802-4302
(714) 590-5071



May 19, 1999

STAFF REPORT: REVISED FINDINGS

TO: COASTAL COMMISSIONERS & INTERESTED PERSONS

FROM: Deborah Lee; Deputy Director
Teresa Henry; District Manager, South Coast Area
Meg Vaughn, Coastal Program Analyst

SUBJECT: CITY OF HUNTINGTON BEACH
LOCAL COASTAL PROGRAM AMENDMENT 3-98

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 Visitor Serving Commercial to High Density Residential, at an approximately 0.81 acre site located at the area along Pacific Coast Highway between 22nd Street and Goldenwest Street, inland to the alley south of Walnut, in the City of Huntington Beach, Orange County.

SUMMARY OF COMMISSION ACTION

At the Commission hearing of March 9, 1999 the Commission reviewed the City of Huntington Beach Local Coastal Program Amendment 3-98. Public testimony and Commission discussion focused on the amount of visitor serving commercial uses in the Huntington Beach coastal zone. Also discussed was the feasibility of developing the subject site with commercial uses. The Commission found that a substantial amount of visitor serving commercial uses would remain available within the City's coastal zone even if the subject site were to be converted to residential use. In addition, the Commission found that due to the small lot size of the parcels involved, commercial development of the subject site is not feasible. Therefore, the Commission approved as submitted the City's request to amend the LCP to change the land use designation and zoning at the subject site from Visitor Serving Commercial to High Density Residential.

COMMISSION VOTE:

The Commissioners voting on the prevailing side were:

Commissioners Desser, Dettloff, Kehoe, McClain-Hill, Tuttle, Wan, and Areias.

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending that the Commission adopt the following revised findings in support of the Commission's action on March 9, 1999, approving the proposed Huntington Beach Local Coastal Program Amendment 3-98 as submitted. The motion to accomplish this is found on page 3.

STANDARD OF REVIEW:

For the proposed Land Use Plan amendment, the standard of review shall be conformance with and adequacy to carry out 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.

ADDITIONAL INFORMATION:

Copies of this 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.

SUMMARY OF PUBLIC PARTICIPATION:

Section 30503 of the Coastal Act requires public input in Local Coastal Program development. It states:

During the preparation, approval, certification, and amendment of any local coastal program, the public, as well as all affected governmental agencies, including special districts, shall be provided maximum opportunities to participate. Prior to submission of a local coastal program for approval, local governments shall hold a public hearing or hearings on that portion of the program which has not been subjected to public hearings within four years of such submission.

The City of Huntington Beach Planning Commission held a public hearing regarding Local Coastal Program Amendment 3-98 on October 27, 1998. In addition, the City of Huntington Beach City Council held a public hearing regarding Local Coastal Program Amendment 3-98 on November 16, 1998. Both public hearings were advertised in the City's local newspaper (Huntington Beach Independent) and notice was sent to property owners within a 1,000 foot radius and interested parties. All legal notices for the public hearings made reference to the future Local Coastal Program Amendment. Prior to the public hearings, a Planning Commission study session was

held on April 28, 1998 to discuss the subject property as well as other sites that may be potentially zone changed. A letter was sent to all property owners and the study session was open to the general public. All staff reports were made available for public review in the City's Department of Community Development and the Huntington Beach Public Library. The issue raised at the public hearings was whether a commercial use is compatible with surrounding residential use.

I. MOTION AND RESOLUTION

NOTE: Only those Commissioners on the prevailing side of the Commission's action are eligible to vote on the following motions. The prevailing Commissioners who voted to approve the LCP amendment as submitted were: Commissioners Desser, Dettloff, Kehoe, McClain-Hill, Tuttle, Wan, and Areias.

Approval of the Land Use Plan Amendment as Submitted.

Motion

"I move that the Commission adopt the following revised findings in support of the Commission's approval of the City of Huntington Beach LCP 3-98 as submitted."

Staff recommends a YES vote which will result in the adoption of the following Resolution and Findings. An affirmative vote by a majority of the prevailing Commissioners is needed to pass the motion.

Resolution

The Commission hereby adopts the findings set forth below approving, as submitted, the City of Huntington Beach LCP Amendment 3-98 on the grounds that the findings support the Commission's decision of March 9, 1999 and accurately reflect the reasons for it.

II. FINDINGS FOR APPROVAL OF THE LAND USE PLAN AMENDMENT AS SUBMITTED

The Commission finds and declares as follows:

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 Visitor Serving Commercial to High Density Residential at an

approximately 0.81 acre site bounded by Pacific Coast Highway on the South, 22nd Street on the east, Goldenwest Street on the west, and the alley south of Walnut Avenue on the north (see exhibit 5). The subject site fronts on Pacific Coast Highway and is located across the street from the City Beach and bluff top park which includes bicycle and pedestrian paths. The subject site consists of 10 lots, 9 of which are 25 feet by 165 feet and one that is approximately 7 feet by 165 feet.

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 under the proposed designation if all the lots were developed together would be 24 ($30 \text{ units/acre} \times 0.81 = 24$). If each of the lots was developed individually, under the proposed land use designation, nine of the lots would be allowed a maximum of 2 units (each lot is 25 feet by 165 feet = 4125 square feet = 0.094 acre; $0.09 \text{ acre} \times 30 \text{ units/acre} = 2 \text{ units}$). However, the proposed zoning for the site, Downtown Specific Plan (DTSP) 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. Because each of the nine lots is 25 feet wide, each lot would be allowed only one dwelling unit. The minimum parcel size of the DTSP District 2 (2500 square feet and 25 feet of street frontage) would preclude also development of the seven foot wide lot by itself.

B. Local Coastal Program Amendments 2-97 and 3-94

On August 12, 1997, the Commission approved Huntington Beach Local Coastal Program amendment 2-97 which allowed the re-designation and re-zoning of an area located adjacent to Pacific Coast Highway between 21st and 22nd Streets from Visitor Serving Commercial to High Density Residential (see exhibit 9). The site of LCP amendment 2-97 is immediately downcoast from the site of the City's current amendment request. The site of LCP amendment 2-97 was also comprised of 10 individual, small lots. Each of those lots was individually owned. In approving LCP amendment 2-97 the Commission found that the small lot size and dispersed ownership made developing the individual lots with a commercial use difficult due to the need to provide parking and the need to provide ingress/egress from Pacific Coast Highway. The Commission also found that adequate visitor serving sites would remain even with the re-designation proposed under LCP amendment 2-97.

On March 9, 1995, the Commission approved Huntington Beach LCP amendment 3-94 which allowed a land use and zone change from High Density Residential to Visitor Serving Commercial at a two block area along Pacific Coast Highway between 8th and 6th Streets, inland to the alley south of Walnut (see exhibit 9). The Commission's approval was based on the higher priority afforded visitor serving commercial uses over residential uses under the Coastal Act and the City's certified LUP.

C. Land Use

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 located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

1. Visitor Serving vs. Residential Use

The coastal zone in the project vicinity extends inland one block from Pacific Coast Highway to Walnut Avenue. 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 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 Pacific Coast Highway (between the alley and Pacific Coastal Highway) downcoast from the subject site to 18th Street and from 16th Street to 9th Street is High Density Residential (see Exhibit No. 5).

However, even with the conversion of the two half blocks at the subject site to residential, a substantial amount of Visitor Serving Commercial areas would remain along Pacific Coast Highway. In the immediate project vicinity the land use designation for lots along Pacific Coast Highway between 18th and 16th Streets and from 9th Street to Huntington Avenue is Visitor Serving Commercial (See Exhibit No. 5). The stretch between 9th Street and Huntington Avenue includes the commercial area which extends inland along Main Street. The coastal zone boundary also extends inland to incorporate the visitor serving uses along Main Street.

Across Pacific Coast Highway from the base of Main Street is the City's Municipal pier. The pier provides substantial visitor serving uses such as fishing, strolling and dining. Restaurants exist at the seaward end of the pier as well as at the base. Public pedestrian access exists all around the restaurant at the seaward end of the pier. A bicycle path extends for the length of the beach area within the City. In addition, numerous snack bars and beach equipment rentals are located along the beach.

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 and at Pacific Coast Highway and Seapoint Street (See Exhibit No. 11).

Peter's Landing is located within the City's coastal zone between Pacific Coast Highway and Huntington Harbor at Anderson Street. Peter's Landing provides uses such as restaurants, shops, and boat rentals and harbor cruises. The area along the inland side of Pacific Coast Highway north of Anderson Street supports motels, restaurants, and marina-oriented retail and service uses. To the southeast (or downcoast) of Peter's Landing along Pacific Coast Highway at Warner a convenience center is located. The convenience center includes visitor serving uses such as a gas station, sandwich shops, casual restaurants, and a convenience market.

The feasibility of developing the site with commercial use must also be considered. The small size of the lots makes commercial development of the site difficult. Generally commercial development provides parking at the street (Pacific Coast Highway) side of the lot, as patrons are more likely to use commercial development when the location of parking is obvious. 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. A reduction in on street parking and in the level of service of Pacific Coast Highway would adversely affect public access in the area. If developed with residential uses access could be taken from the alley.

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 number of residential units allowed under the proposed land use designation (24 units) were 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 were separately developed, the sites could still be developed with one single family residence per lot (the maximum density allowed under the proposed zoning). 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. If developed as single family residences, the required parking could be provided on-site with access being taken from the alley.

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 under the proposed designation if all the lots were developed together would be 24 ($30 \text{ units/acre} \times 0.81 \text{ acre} = 24 \text{ units}$). If each of the lots were developed individually, under the proposed land use designation, nine of the lots would be allowed a maximum of 2 units (each lot is 25 feet by 165 feet = 4125 square feet = 0.094 acre; $0.09 \text{ acre} \times 30 \text{ units/acre} = 2 \text{ units}$). However, the proposed zoning for the site, Downtown Specific Plan (DTSP) 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. Because each of the nine lots is 25 feet wide, each lot would be allowed only one dwelling unit. The minimum parcel size of the DTSP District 2 (2500 square feet and 25 feet of street frontage) would also preclude development of the seven foot wide lot by itself.

The City has indicated that the High Density Residential rather than 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 22nd and 9th Streets also have same designation. 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. Pacific Coastal Highway and other areas within the coastal zone 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.

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

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

A. Implementation Plan Amendment Description

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 1 (Visitor Serving Commercial) to Downtown Specific Plan 2 (Residential) at an approximately 0.81 acre site located at the one block area along Pacific Coast Highway between 22nd Street and Goldenwest Street inland to the alley south of Walnut.

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 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.

Huntington Beach LCP Am. 3-98
Revised Findings
Page 9 of 10

Section 30250(c) states:

Visitor-serving facilities that cannot 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 2 (Residential) zone. The zone limits residential development based on the size of the lot. If the subject lots are not consolidated, each of the lots would be allowed a maximum of one single family dwelling. Pacific Coast Highway and other areas within the coastal zone 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.

IV. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 21080.5 of the California Environmental Quality Act (CEQA) exempts local governments from the requirement of preparing an environmental impact report (EIR) in connection with its local coastal program (LCP). Instead, the CEQA responsibilities are assigned to the Coastal Commission. However, the Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under Section 21080.5 of CEQA, the Commission is relieved of the responsibility to prepare an EIR for each LCP. Nevertheless, the Commission is required in an LCP submittal to find that the LCP does conform with the provisions of CEQA. The City of Huntington Beach LCP amendment 3-98 consists of a Land Use Plan (LUP) amendment and an Implementation Plan (IP) amendment.

As outlined in this staff report, substantial visitor serving commercial areas will remain even if the subject site is redesignated for residential use. Therefore the Commission finds that the proposed amendment is in conformity with the visitor serving policies of Chapter 3 of the Coastal Act. For the same reasons the IP amendment is in conformity with and adequate to carry out the visitor serving policies of the certified LUP. Therefore, the Commission finds that approval of the LCP amendment will not result in significant adverse environmental impacts under the meaning of CEQA. Retaining the VSC land use designation and zoning at the site is not a feasible alternative because the small size of the lots and difficulty in providing parking and vehicular access make development of the site infeasible. Consequently, there are no feasible alternatives under the meaning of CEQA which would reduce the potential for significant adverse environmental impacts. Therefore, the Commission certifies LCP amendment request 3-98 as submitted.

RESOLUTION NO. 98-87

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH
ADOPTING LOCAL COASTAL PROGRAM AMENDMENT 98-1 (CONSISTING OF
ZONING TEXT AMENDMENT NO. 98-2 AND ZONING MAP AMENDMENT NO. 98-2)
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. 98-1 ("LCPA 98-1"), which is a request to amend the
Downtown Specific Plan; and

LCPA 98-1 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 LCPA 98-1, and the City Council finds that it 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:

1. That LCPA 98-1, consisting of Zoning Text Amendment No. 98-2, and Zoning
Map Amendment No. 98-2, a copy of which is attached hereto as Exhibit "A," and incorporated
by this reference as though fully set forth herein, is hereby approved.

2. That the California Coastal Commission is hereby requested to consider, approve
and certify LCPA 98-1.

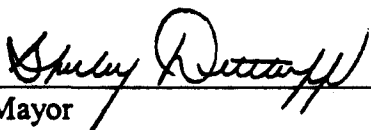
City Council Resolution
Submitting LCP Am Request

EXHIBIT No. 1

**Huntington Beach
LCP AM 3-98**

3. That pursuant to Section 13551(b) of the Coastal Commission Regulations, LCPA 98-1 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 16th day of November, 1998.




Mayor

ATTEST:



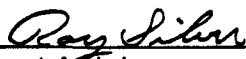
City Clerk

APPROVED AS TO FORM:



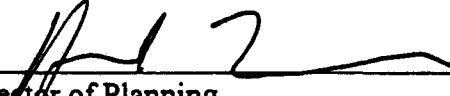
City Attorney
Set n. 27-38
10/27/98

REVIEWED AND APPROVED:



City Administrator

INITIATED AND APPROVED:



Director of Planning

Exhibit A: Ordinance No. 3407 (ZTA 98-2, ZMA 98-2)

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 16th day of November, 1998 by the following vote:

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

Connie Brockway

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

RESOLUTION NO. 98-87

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH
ADOPTING LOCAL COASTAL PROGRAM AMENDMENT 98-1 (CONSISTING OF
ZONING TEXT AMENDMENT NO. 98-2 AND ZONING MAP AMENDMENT NO. 98-2)
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. 98-1 ("LCPA 98-1"), which is a request to amend the
Downtown Specific Plan; and

LCPA 98-1 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 LCPA 98-1, and the City Council finds that it 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:

1. That LCPA 98-1, consisting of Zoning Text Amendment No. 98-2, and Zoning
Map Amendment No. 98-2, a copy of which is attached hereto as Exhibit "A," and incorporated
by this reference as though fully set forth herein, is hereby approved.
2. That the California Coastal Commission is hereby requested to consider, approve
and certify LCPA 98-1.

1c

3. That pursuant to Section 13551(b) of the Coastal Commission Regulations, LCPA 98-1 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 16th day of November, 1998.




Mayor

ATTEST:




City Clerk

APPROVED AS TO FORM:




City Attorney
Set at 27-28 *P-2 10/27/98*

REVIEWED AND APPROVED:



City Administrator

INITIATED AND APPROVED:



Director of Planning

Exhibit A: Ordinance No. 3407 (ZTA 98-2, ZMA 98-2)

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 16th day of November, 1998 by the following vote:

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

Connie Brockway

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

RESOLUTION NO. 98-86

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF HUNTINGTON BEACH
APPROVING GENERAL PLAN AMENDMENT NO. 98-2
AND NEGATIVE DECLARATION NO. 98-1

WHEREAS, General Plan Amendment No. 98-2 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 0.81 net acres of real property (hereinafter referred to as the "Subject Property") generally located north of Pacific Coast Highway, south of Walnut Avenue, east of Goldenwest Street, and west of 22nd Street in the City of Huntington Beach, from Commercial - Visitor Serving to High Density Residential - more than 25 units per gross 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. 98-2 and Negative Declaration No. 98-1 and recommended approval of said entitlements 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. 98-2 and Negative Declaration No. 98-1; and

The City Council finds that said General Plan Amendment No. 98-2 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. 98-1 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:

1. That the Subject Property is generally located north of Pacific Coast Highway, south of Walnut Avenue, east of Goldenwest Street, and west of 22nd Street in the City of Huntington Beach, and is more particularly described in the legal descriptions and sketches attached hereto as Exhibits "A" and "B," respectively, which exhibits are incorporated by this reference as though fully set forth herein.

EXHIBIT No. 2

2. That the General Plan designation of the Subject Property is hereby changed from Commercial - Visitor Serving to High Density Residential - more than 25 units per gross acre as depicted on the Exhibits attached hereto.

3. That the General Plan Land Use Map in the Land Use Element of the General Plan, a copy of which is attached hereto as Exhibit "C," and incorporated by this reference as though fully set forth herein, is hereby amended to implement General Plan amendment No. 98-2.

4. That the City Council of the City of Huntington Beach hereby approves and adopts General Plan Amendment No. 98-2 and Negative Declaration No. 98-1.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting held on the 16th day of November, 1998.

Shirley Dettarff
Mayor

ATTEST:

Connie Brochu
City Clerk

APPROVED AS TO FORM:

Gail Hultin
City Attorney
1227-78604
p. 2
10/21/98

REVIEWED AND APPROVED:

Ray Siler
City Administrator

INITIATED AND APPROVED:

Howard Zepher
Director of Planning

Exhibits:

- A: Legal Descriptions of the Subject Property
- B: Sketches of the Subject Property
- C: General Plan Land Use Map

**PARCELS ON PACIFIC COAST HIGHWAY
BETWEEN 22ND AND GOLDEN WEST STREETS**

BEING ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10 OF BLOCK 122 OF HUNTINGTON BEACH, SEVENTEENTH STREET SECTION, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 10, MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY.

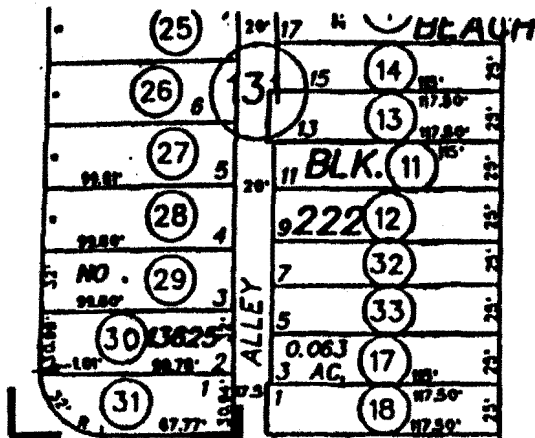
EXCEPTING THEREFROM, THOSE PORTIONS PREVIOUSLY DEDICATED FOR HIGHWAY PURPOSES.

EXHIBIT B TO GPA RESOLUTION

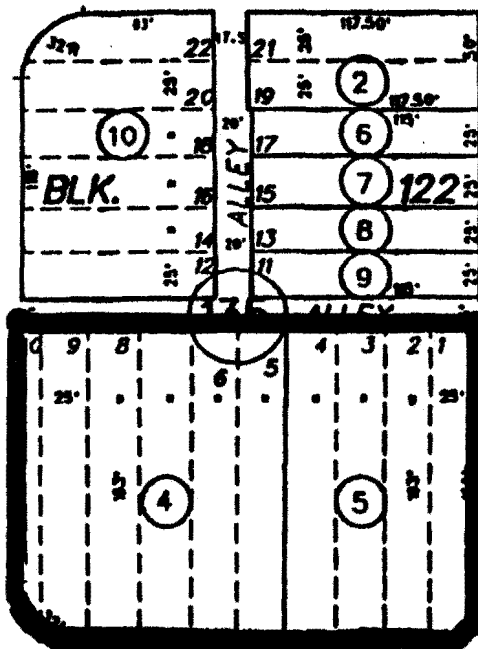
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(23RD ST.)

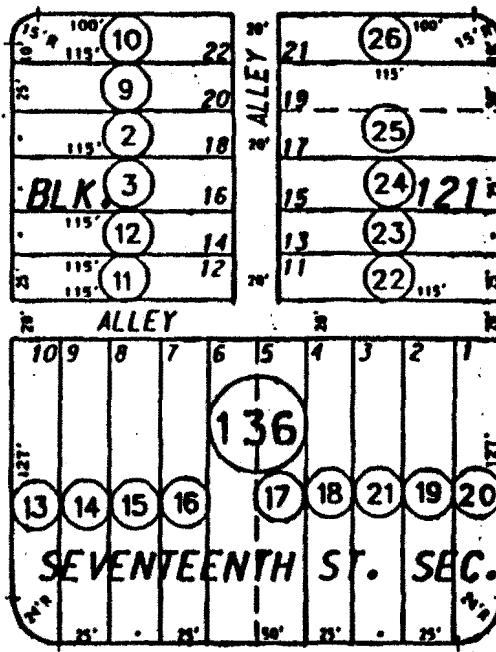
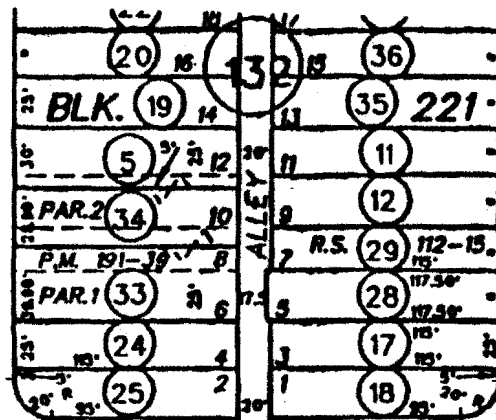
GOLDENWEST



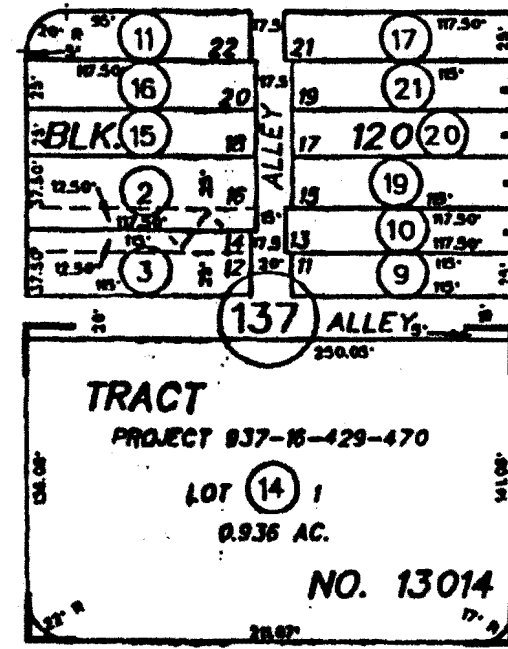
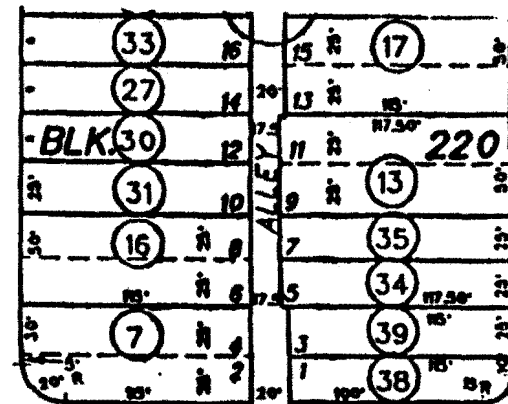
WALNUT



COAST



22ND



(OCEAN AVE.)

Resolution No. 98-86 Exhibit B

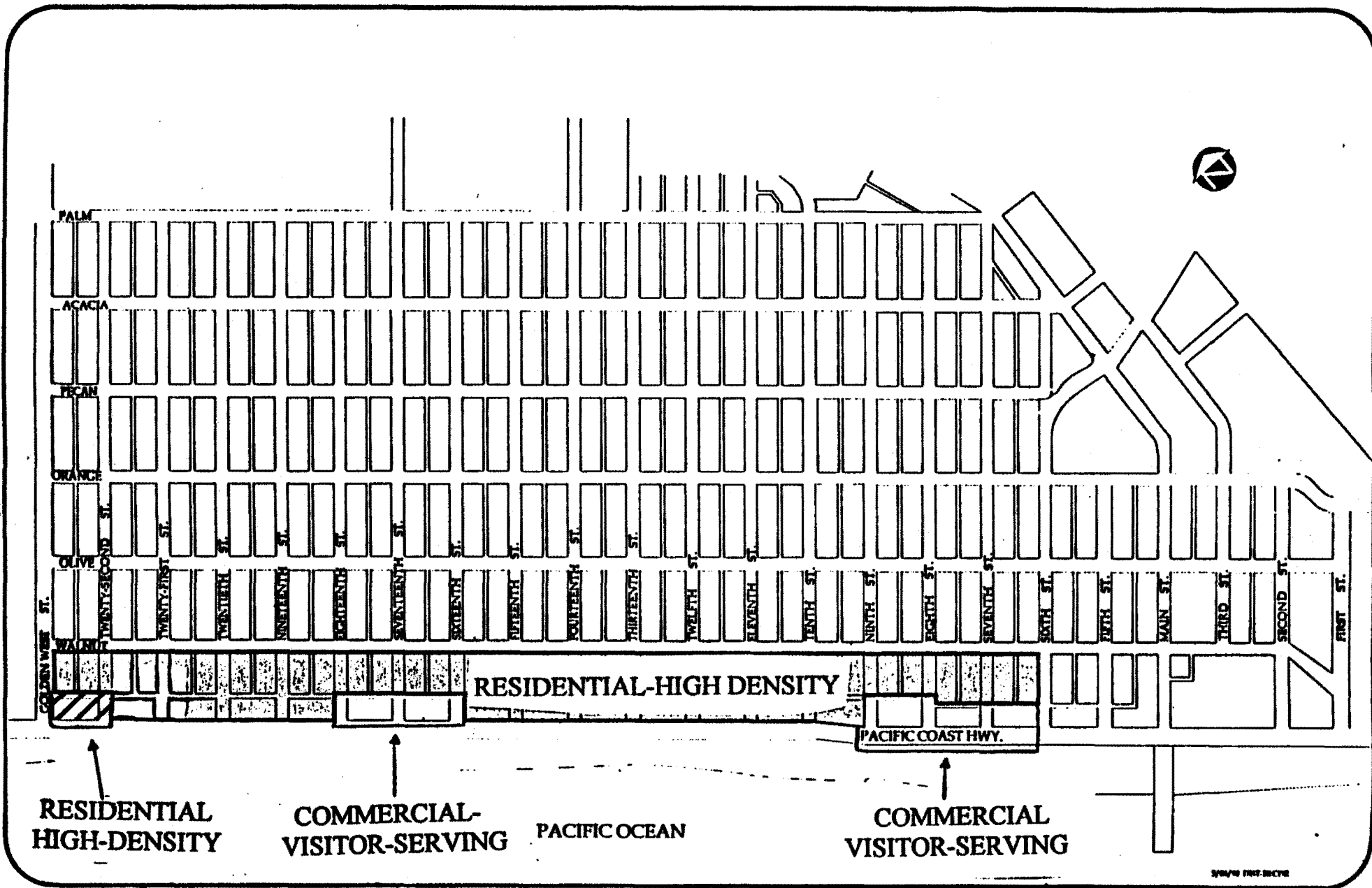
20TH

MARCH 1948

HUNTINGTON BEACH, SEVENTEENTH ST. SEC. M.M. 4-10
TRACT NO. 13014
TRACT NO. 12947
TRACT NO. 13625
PARCEL MAP

17

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES



Resolution No. 98-86 Exhibit C



HUNTINGTON BEACH CALIFORNIA
PLANNING DEPARTMENT

PROPOSED

GENERAL PLAN

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 16th day of November, 1998 by the following vote:

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



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

ORDINANCE NO. 3407

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH AMENDING THE DOWNTOWN SPECIFIC PLAN TO REDESIGNATE CERTAIN REAL PROPERTY FROM DOWNTOWN SPECIFIC PLAN DISTRICT 1 (VISITOR SERVING COMMERCIAL) TO DOWNTOWN SPECIFIC PLAN DISTRICT 2 (RESIDENTIAL) (ZONING TEXT AMENDMENT NO. 98-2, AND ZONING MAP AMENDMENT NO. 98-2)

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 Text Amendment No. 98-2 and Zoning Map Amendment No. 98-2, which redesignates certain real property generally located north of Pacific Coast Highway, south of Walnut Avenue, west of 22nd Street and east of Goldenwest Street (hereinafter referred to as the "Subject Property") in the City of Huntington Beach from Downtown Specific Plan District 1 (Visitor Serving Commercial) to Downtown Specific Plan District 2 (Residential); 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. That the Subject Property is generally located north of Pacific Coast Highway, south of Walnut Avenue, west of 22nd Street and east of Goldenwest Street, and is more particularly described in the legal descriptions and sketches attached hereto as Exhibits "A" and "B," respectively, which Exhibits are incorporated by this reference as though fully set forth herein.

EXHIBIT No. 2

Zone Change Ordinance

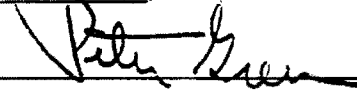
**Huntington
Beach LCP AM
3-98**

SECTION 2. That the zoning designation of the Subject Property is hereby changed from Downtown Specific Plan District 1 (Visitor Serving Commercial) to Downtown Specific Plan District 2 (Residential).

SECTION 3. That the Downtown Specific Plan, and the Downtown Specific Plan District 1 Map and District 2 Map, are hereby amended to reflect Zoning Text Amendment No. 98-2 and Zoning Map Amendment No. 98-2 as described herein. The Director of Planning is hereby directed to prepare and file amended maps. Copies of said District Maps, as amended, shall be available for inspection in the Office of the City Clerk.


SECTION 4. This ordinance shall take effect thirty days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 7th day of December, 1998.




Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney
10-27-98 P-2 10/27/98

REVIEWED AND APPROVED:



City Administrator

INITIATED AND APPROVED:



Director of Planning

ATTACHMENTS: Exhibit A: Legal Description
Exhibit B: Sketch
Exhibit C: Downtown Specific Plan

3a

3b

EXHIBIT A TO ORDINANCE

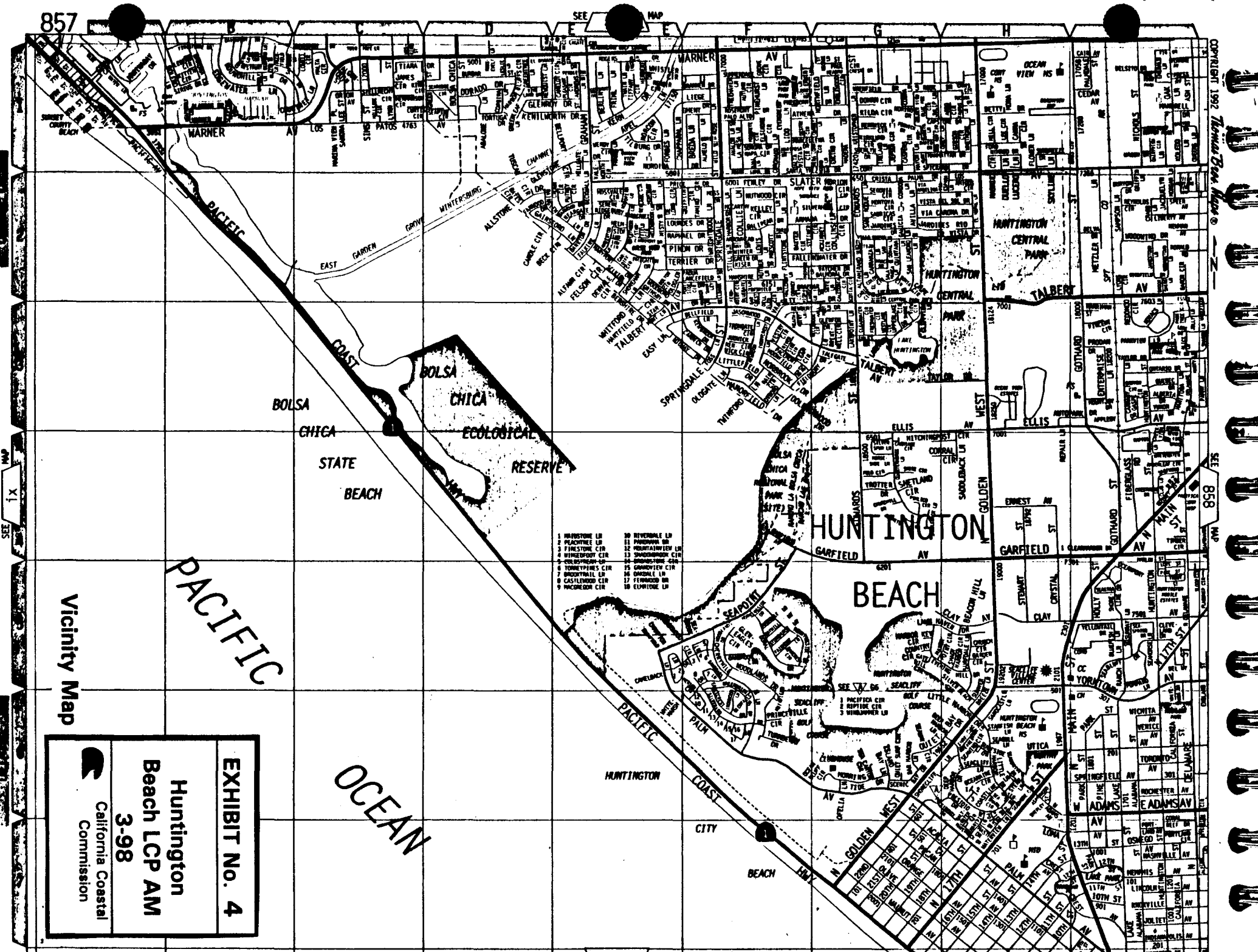
PARCELS ON PACIFIC COAST HIGHWAY
BETWEEN 22ND AND GOLDEN WEST STREETS

BEING ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10 OF BLOCK 122 OF HUNTINGTON BEACH, SEVENTEENTH STREET SECTION, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 10, MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY.

EXCEPTING THEREFROM, THOSE PORTIONS PREVIOUSLY DEDICATED FOR HIGHWAY PURPOSES.

EXHIBIT B TO ORDINANCE

3d



Vicinity Map

PACIFIC

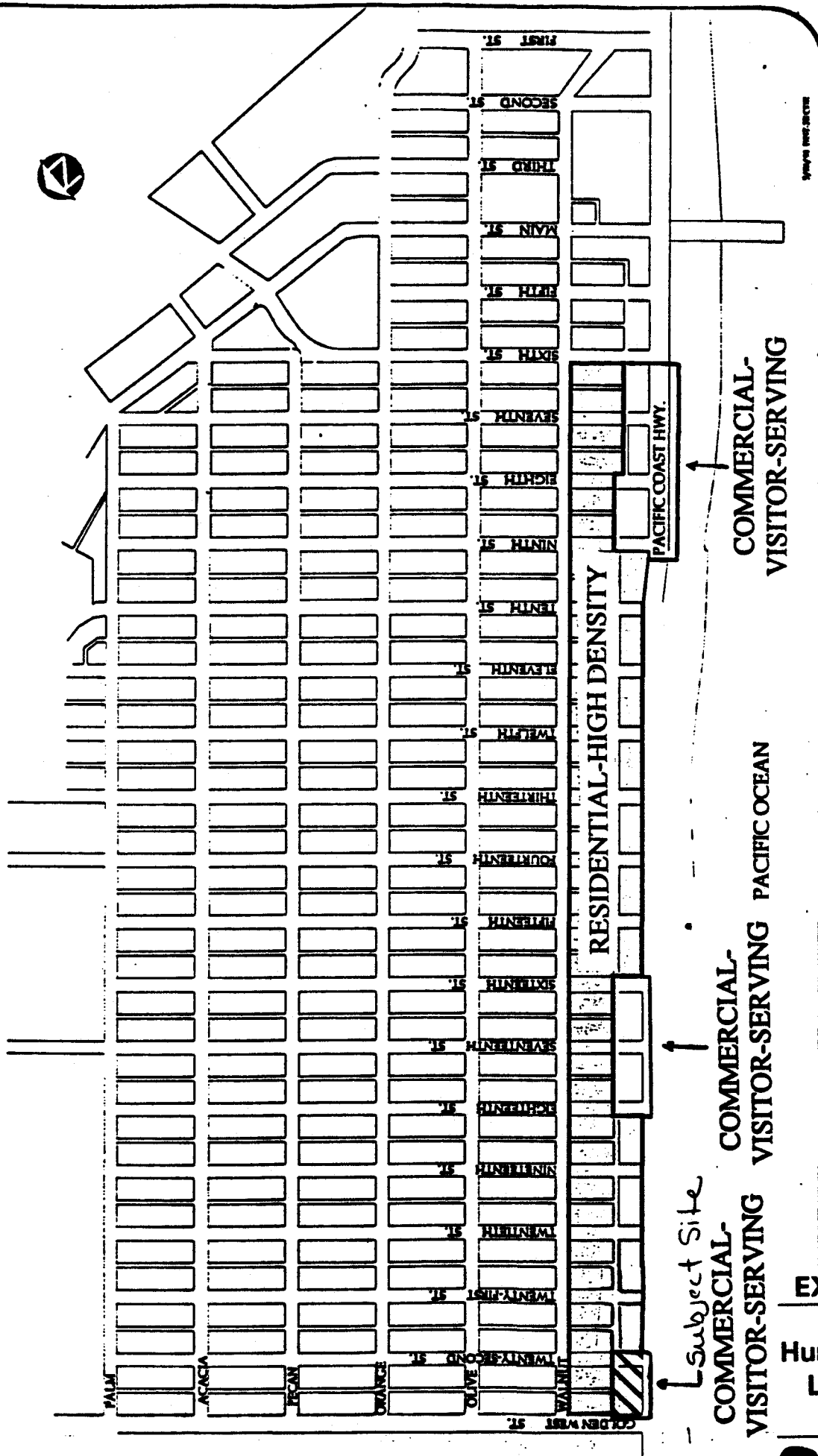
OCEAN

EXHIBIT No. 4

Huntington
Beach LCP AM

3-98


 California Coastal
Commission



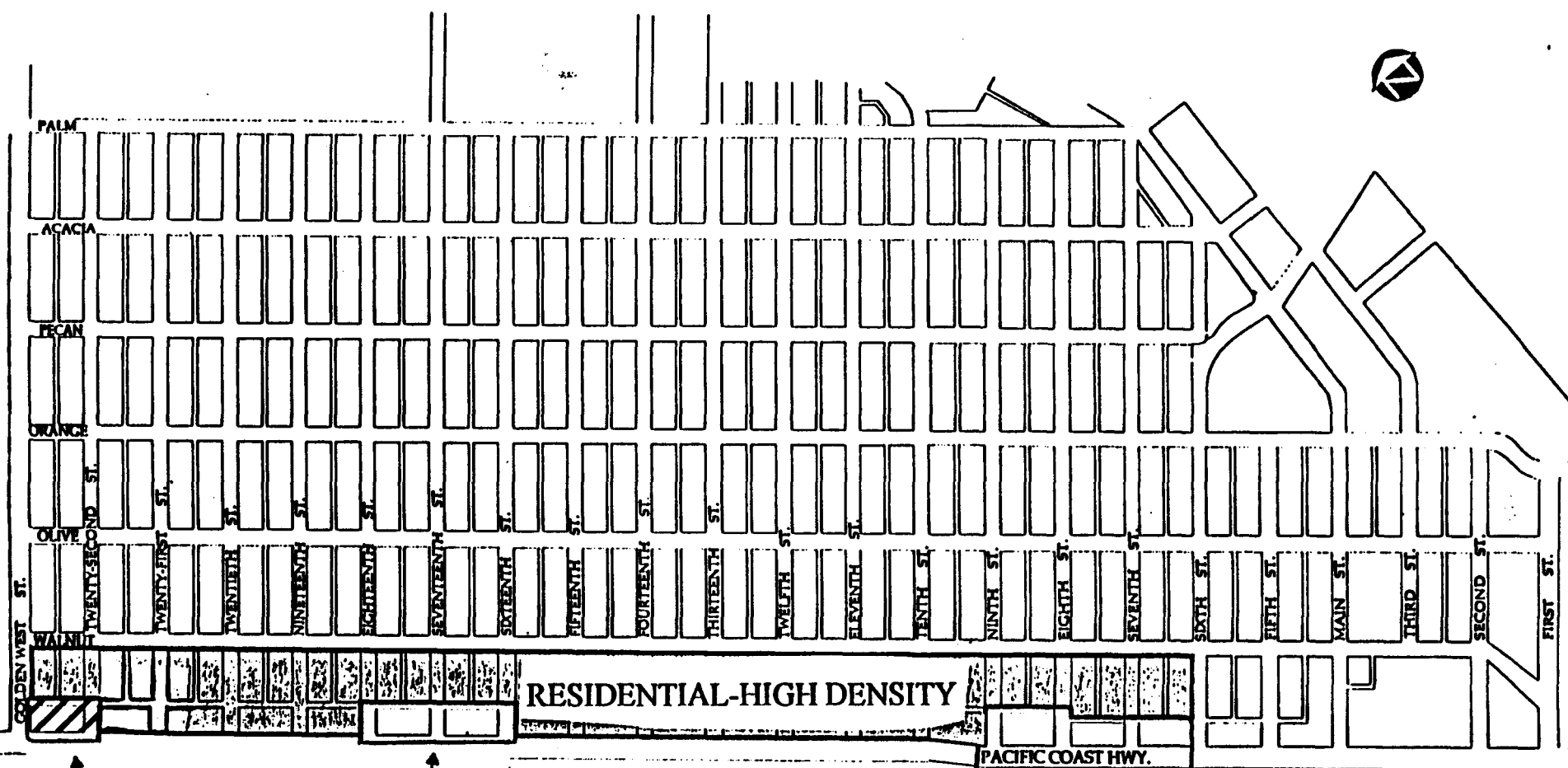
EXISTING
Land Use Designation

HUNTINGTON BEACH CALIFORNIA
PLANNING DEPARTMENT

EXHIBIT No. 5

Huntington Beach
LCP AM 3-98

California Coast
Commission



Subject Site
RESIDENTIAL
HIGH-DENSITY

COMMERCIAL-
VISITOR-SERVING

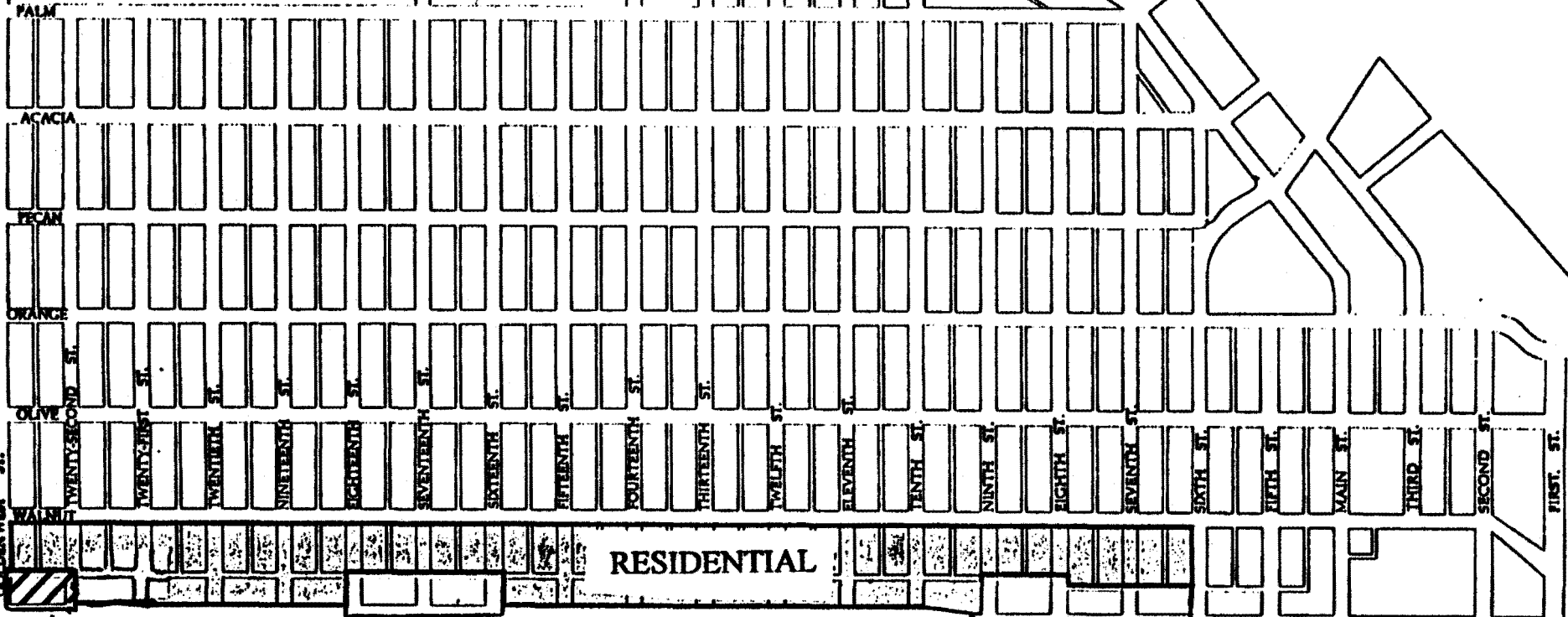
PACIFIC OCEAN

COMMERCIAL
VISITOR-SERVING

EXHIBIT NO.

HUNTINGTON BEACH CALIFORNIA
PLANNING DEPARTMENT

PROPOSED Land Use Designation



subject Site
DISTRICT 1
(VISITOR-SERVING
COMMERCIAL)

DISTRICT 1
(VISITOR-SERVING
COMMERCIAL)

PACIFIC OCEAN

DISTRICT 1
(VISITOR-SERVING
COMMERCIAL)

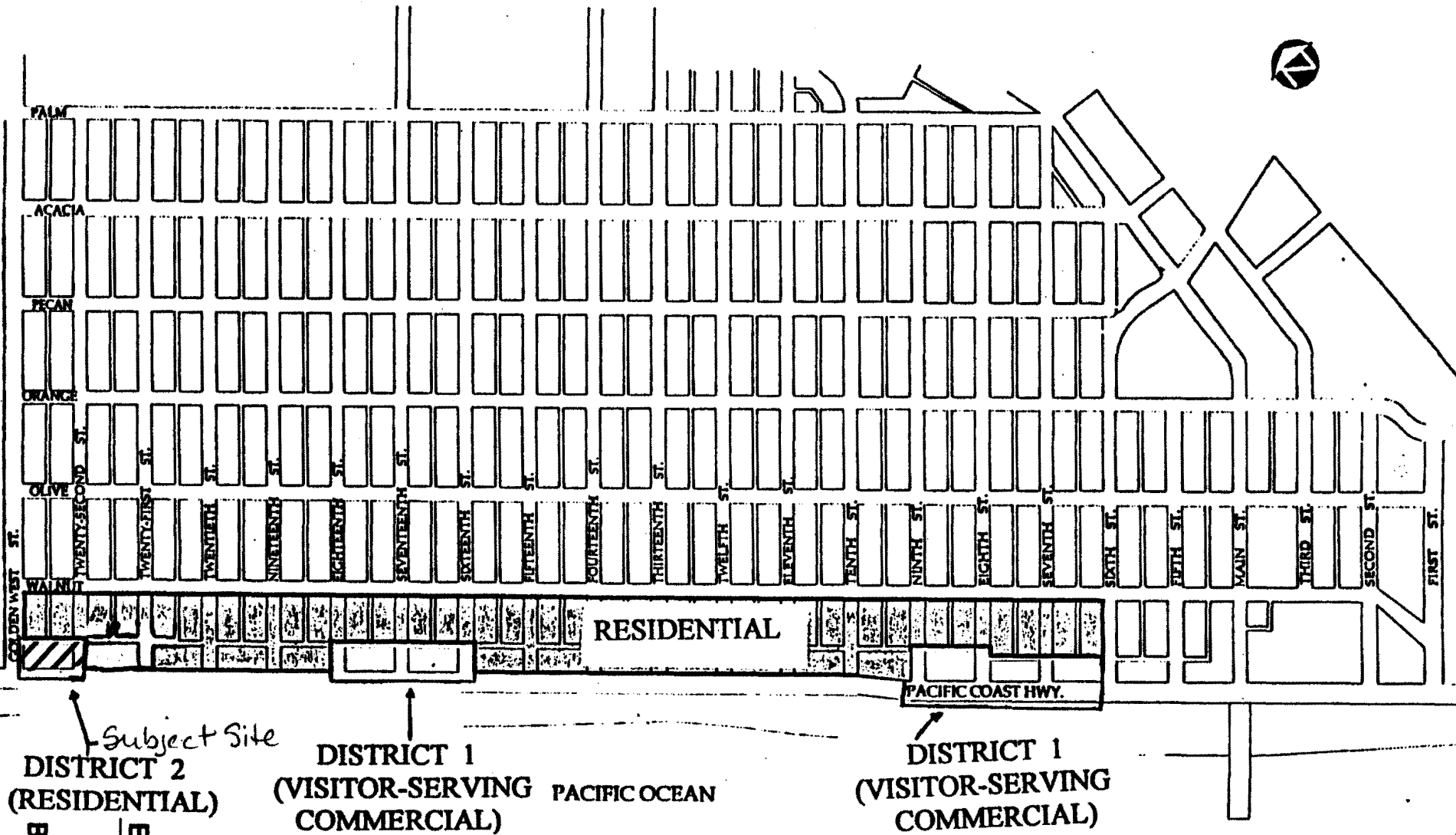
PACIFIC COAST HWY.

EXISTING ZONING

DOWNTOWN SPECIFIC PLAN

EXHIBIT NO.

HUNTINGTON BEACH CALIFORNIA
PLANNING DEPARTMENT



PROPOSED ZONING

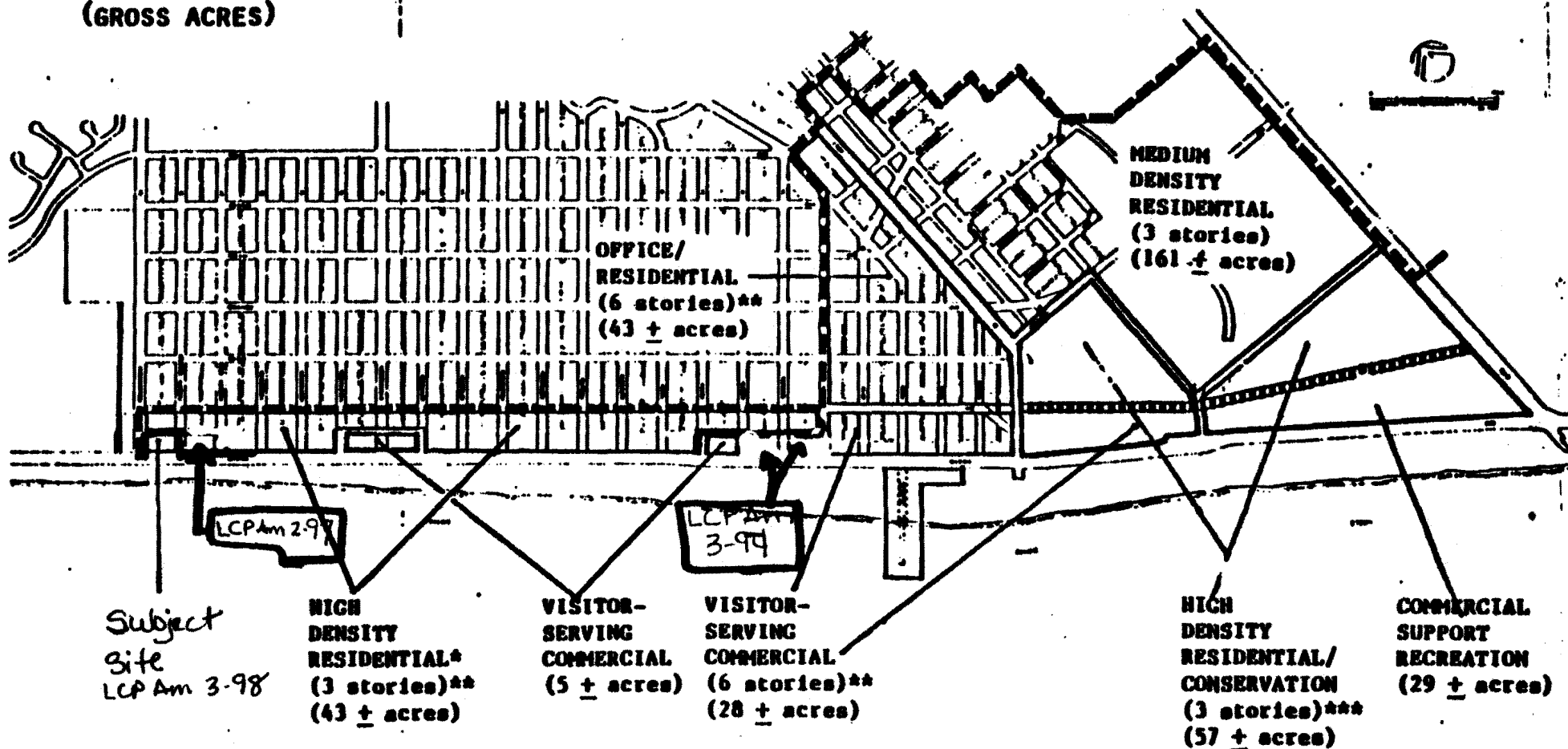
DOWNTOWN SPECIFIC PLAN

EXHIBIT No. 3

HUNTINGTON BEACH CALIFORNIA
PLANNING DEPARTMENT

Huntington
Beach LCP AN
3-98

**COSTAL 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.

EXHIBIT No. 9

**Huntington Beach
LCP AM 3-98**

California Coastal
Commission



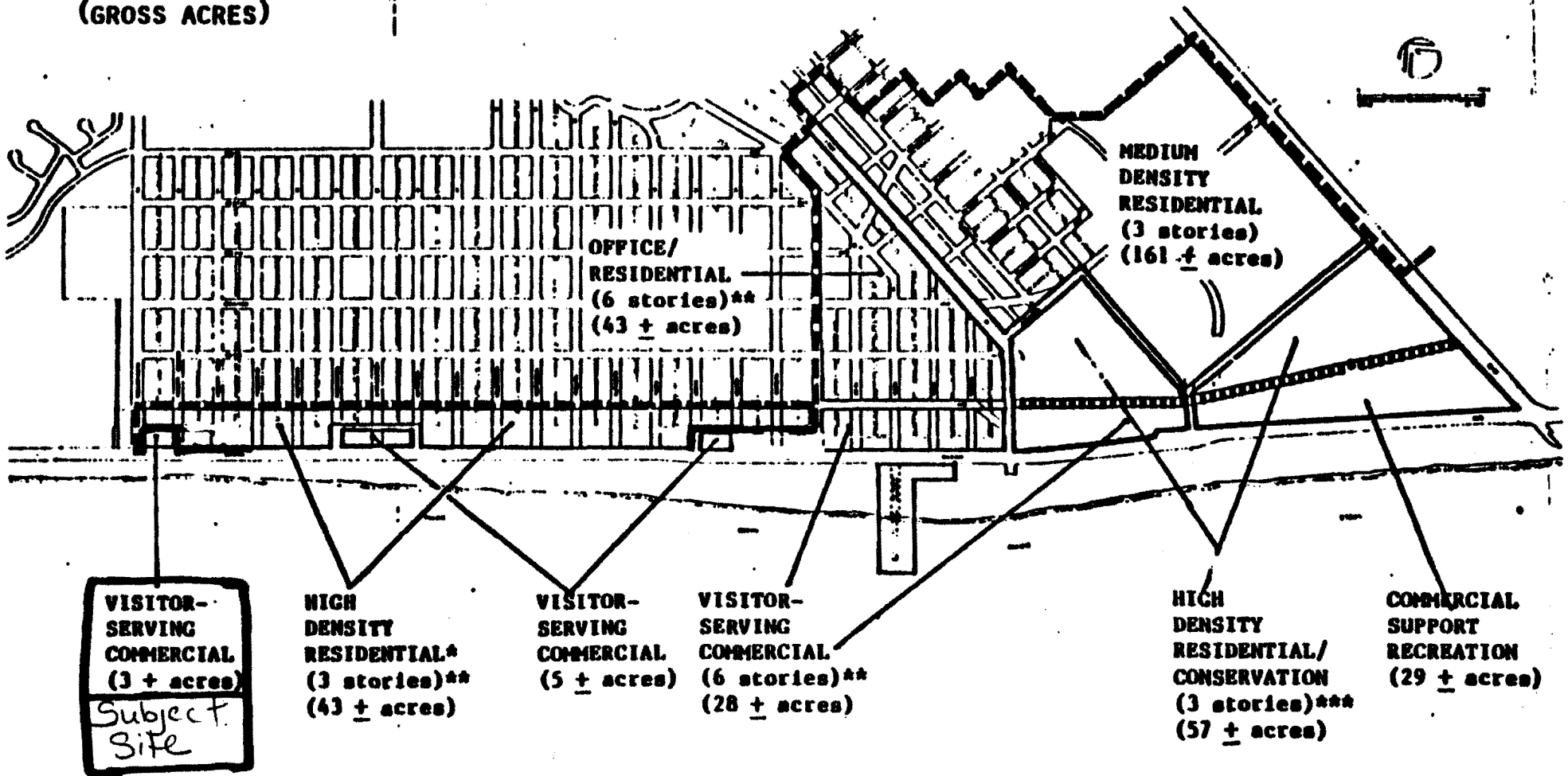
**HUNTINGTON BEACH CALIFORNIA
PLANNING DIVISION**

Map of Sites of LCP Am's 3-94 & 2-97

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.

App



HUNTINGTON BEACH CALIFORNIA
PLANNING DIVISION

Map of Subject Site and Surrounding Land Use Designations

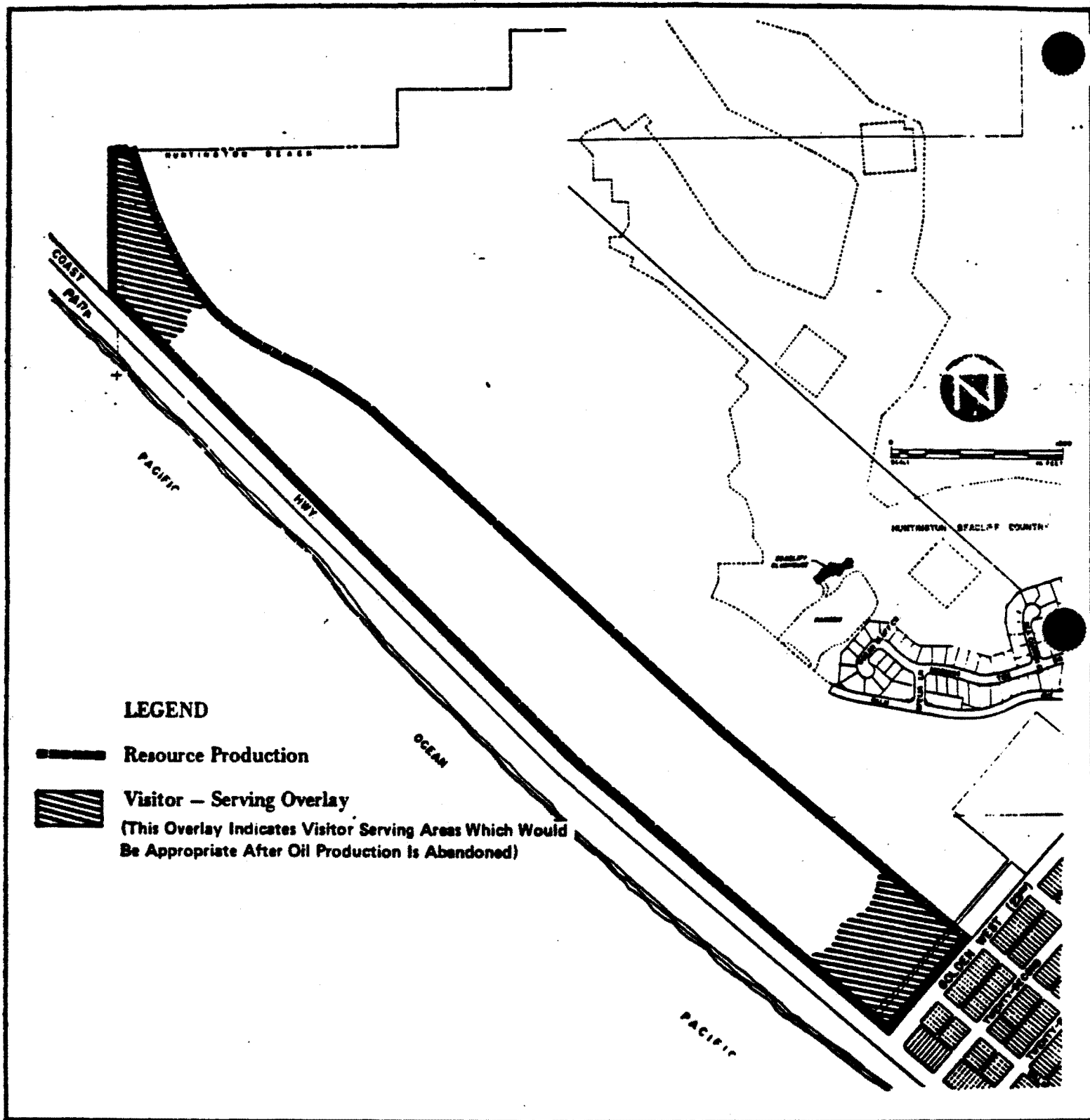
EXHIBIT No. 10

Huntington
Beach LCP AM

3-98



California Coastal
Commission



Certified Land Use Designation at 142 Acre Site West of Subject Site



HUNTINGTON BEACH CALIFORNIA
PLANNING DIVISION

LAND USE PLAN OVERLAY
GOLDENWEST STREET TO
HUNTINGTON MESA BLUFFS

EXHIBIT No. 1

Huntington
Beach LCP AM
3-98