

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

RECORD PACKET COPY

November 27, 2000

TO: Coastal Commissioners and Interested Persons

FROM: Deborah Lee, Deputy Director

M5a

SUBJECT: **Concurrence with the Executive Director's determination that the action of the City of Huntington Beach in accepting certification with suggested modifications of Local Coastal Program Amendment 1-00 (Palm and Goldenwest Specific Plan) is legally adequate.**

STAFF RECOMMENDATION

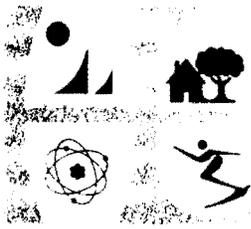
Staff recommends that the Commission concur with the Executive Director's determination that the City's action is legally adequate.

BACKGROUND

On August 9, 2000, the Coastal Commission certified Local Coastal Program Amendment 1-00 (Palm and Goldenwest Specific Plan) with suggested modifications. The Palm and Goldenwest Specific Plan allows for 315 residential units and a 3.5 acre park on a fifty-four acre portion of the site fronting Palm Avenue with the remaining ninety-six acres designated for a mix of visitor serving, commercial, office, and open space uses. This Local Coastal Program Amendment affected both the certified Land Use Plan and certified Implementation Program. The effect of this amendment was to incorporate the Palm and Goldenwest Specific Plan into the City's certified Local Coastal Program.

On October 2, 2000, the City of Huntington Beach accepted, and agreed to the Commission's suggested modifications by passing Resolutions No. 2000-91, 2000-92, 2000-93 incorporating the Commission's suggested modifications into the City's certified Local Coastal Program.

As provided for in Section 13544 of the California Code of Regulations, the Executive Director must determine that the City's action is legally adequate and report that determination to the Commission. In this case, the Executive Director has determined that the City's action is legally adequate. Unless the Commission objects to the Executive Director's determination, the certification of the Local Coastal Program Amendment 1-00 (Palm and Goldenwest Specific Plan) shall become effective upon the filing of the required notice of certification with the Secretary of Resources as provided in Public Resources Code Section 21080.5(d)(2)(V).



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

Phone 536-5271
Fax 374-1540
374-1648

November 22, 2000

Steven Rynas
Orange County Supervisor
South Coast Area Office
California Coastal Commission
200 Oceangate, Ste. 1000
Long Beach, Ca 90802-4302

Subject: Huntington Beach Local Coastal Program Amendment (LCPA) 00-1

Dear Steven:

In response to your review of the City's adoption of the suggested modifications approved by the California Coastal Commission on August 9, 2000, enclosed please find the following.

1. Revised Exhibit 1.2-4. The word "Proposed" has been deleted.
2. Revised Exhibit 1.2-5. The word "Proposed" has been deleted.
3. Revised Exhibit 2.1-1. The phrase "(500 units maximum)" has been deleted.
4. Revised Page 103 of the Coastal Element. The comma has been replaced with a period.

In reference to item #3 above, please note that leaving the phrase "(500 units maximum)" was an oversight. In accordance with the Coastal Commission's action, the City did remove the other references to the previous 500 maximum from the figure and document.

Please note that the above listed changes have been made to the original documents here at the City of Huntington Beach. Should you have any questions regarding the enclosed, please call me at 714-536-5550.

Sincerely,

Mary Beth Broeren
Senior Planner

Encl.

In an urban center, office and residences are compatible uses which complement each other. In the Downtown, intensified residential uses would provide housing close to employment and add support to planned general and visitor commercial. The office would provide work opportunities and services to the residential community.

Commercial/Support Recreation - This designation conditionally allows commercial facilities as a major use and recreational facilities as a support use. It is especially appropriate for large areas which can be planned as one coordinate development. The City's intent is to encourage uses that are open to the public and that capitalize on the mild climate and beach location. Facilities such as restaurant and hotels will be encouraged as part of a coordinated development.

Mixed Use-Horizontal Integration of Housing with a specific plan overlay [MH-F2/30 (Avg. 15)-SP] - This designation allows visitor-serving commercial, residential and open space uses, approved pursuant to a specific plan (sp), to be integrated horizontally. The maximum allowable Floor Area Ratio (F) is 0.5. The maximum density for any project is 30 units per acre; the maximum average density within the area is 15 units per acre.

9.2.4 Industrial

Industrial uses in the Huntington Beach coastal zone are limited almost exclusively to those facilities associated with the extraction, storage, and transmission of oil and natural gas. Although the actual area designated for the industrial activities represents only about 4.5 percent of the coastal zone, these uses nonetheless have a significant influence on the economic vitality of the area and the City as a whole. The categories of industrial land uses planned for the coastal zone are described below.

General - Industry which is not coastal dependent is generally not encouraged in the coastal zone. However, this category is included in the land use plan in recognition that some light industry is already located in the City's coastal zone away from the shoreline and near energy and other compatible uses. Principal uses permitted under this designation include light manufacturing, assembly, packaging, electronics, wholesale distribution, machine shops, warehousing, storage, administrative offices, and service uses.

Resource Production - The resource production designation is intended to accommodate coastal-dependent oil activities. Principal permitted uses include oil wells, injection equipment, separation and treatment facilities, storage tanks, transmission lines, equipment storage and maintenance yards, and administrative offices. This designation is not applied to areas where small-scale oil production activity takes place in conjunction with other primary land uses. Rather, the resource production designation is used for areas where the extraction, separation, storage and transmission of crude oil constitutes the primary land use and is anticipated to be the major use for the next 15-30 years.

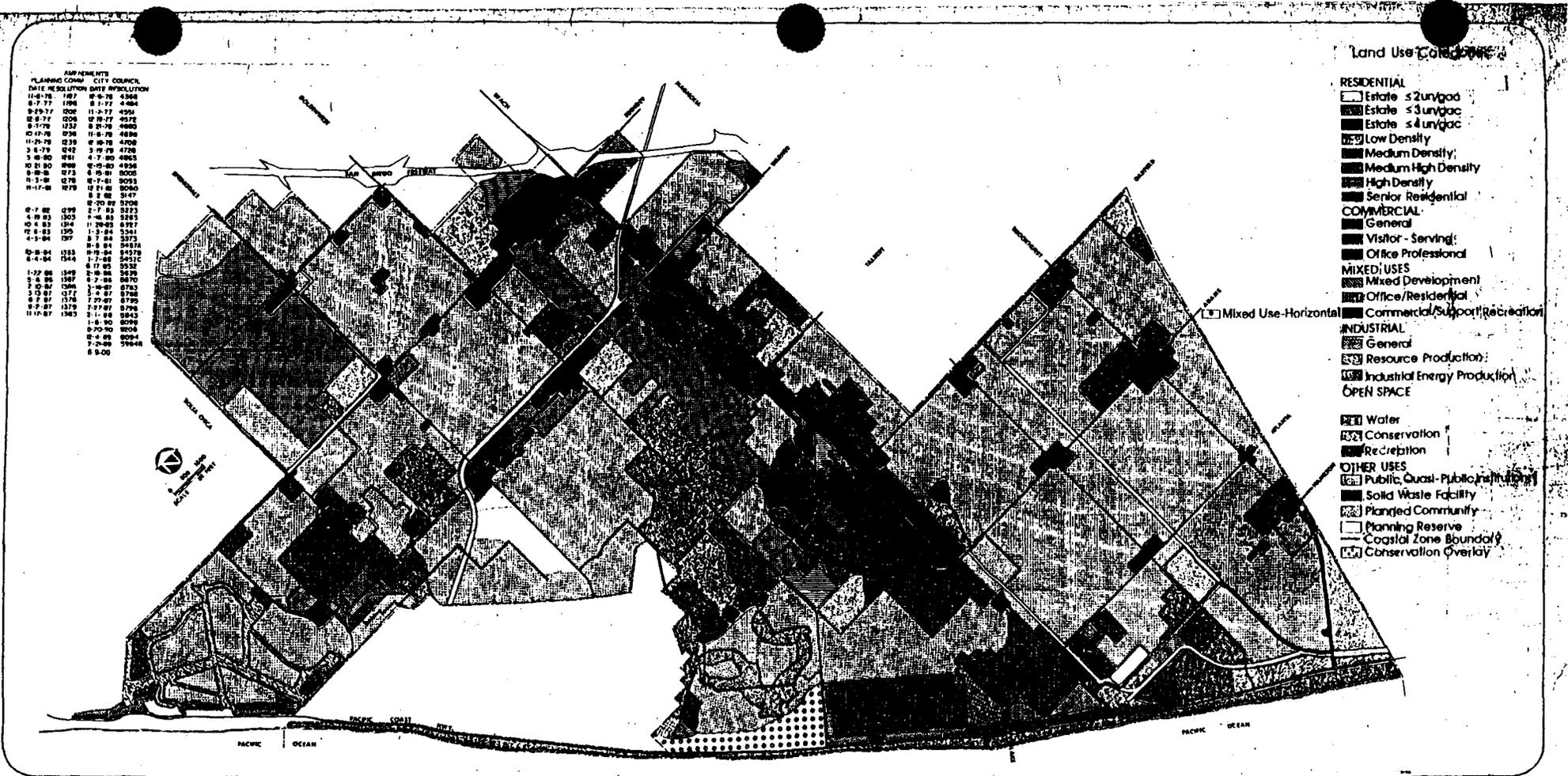


Figure 9.7

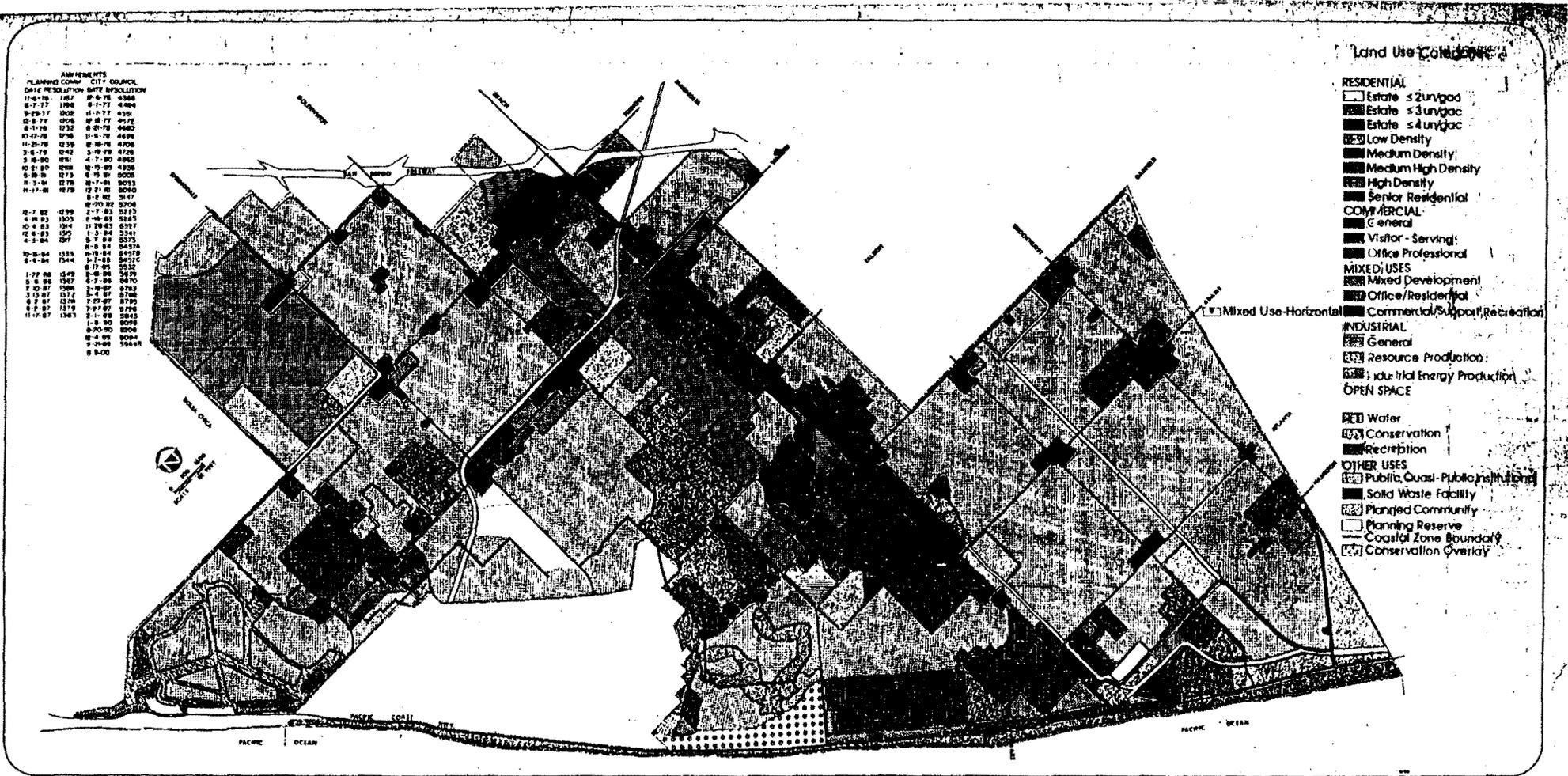
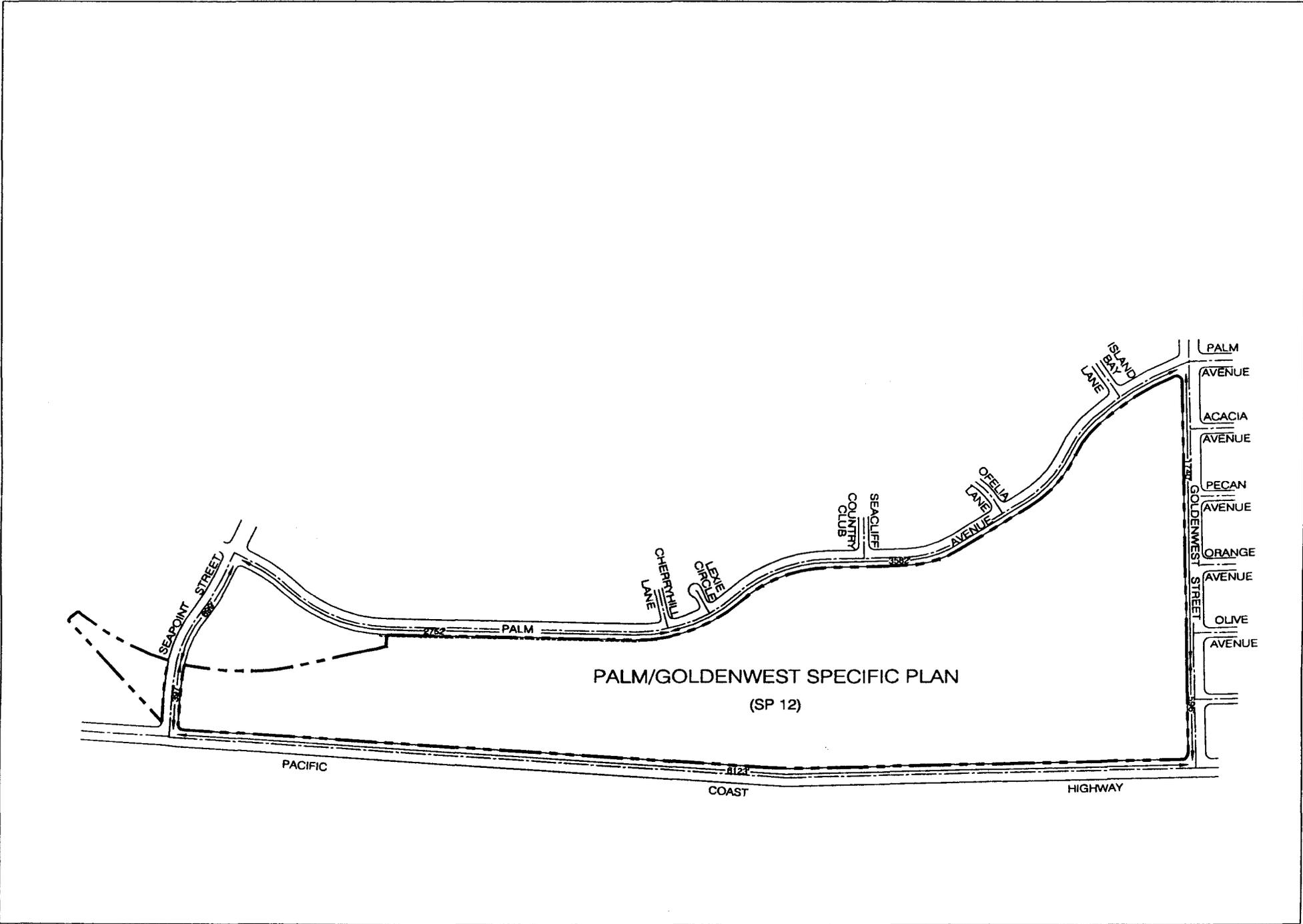
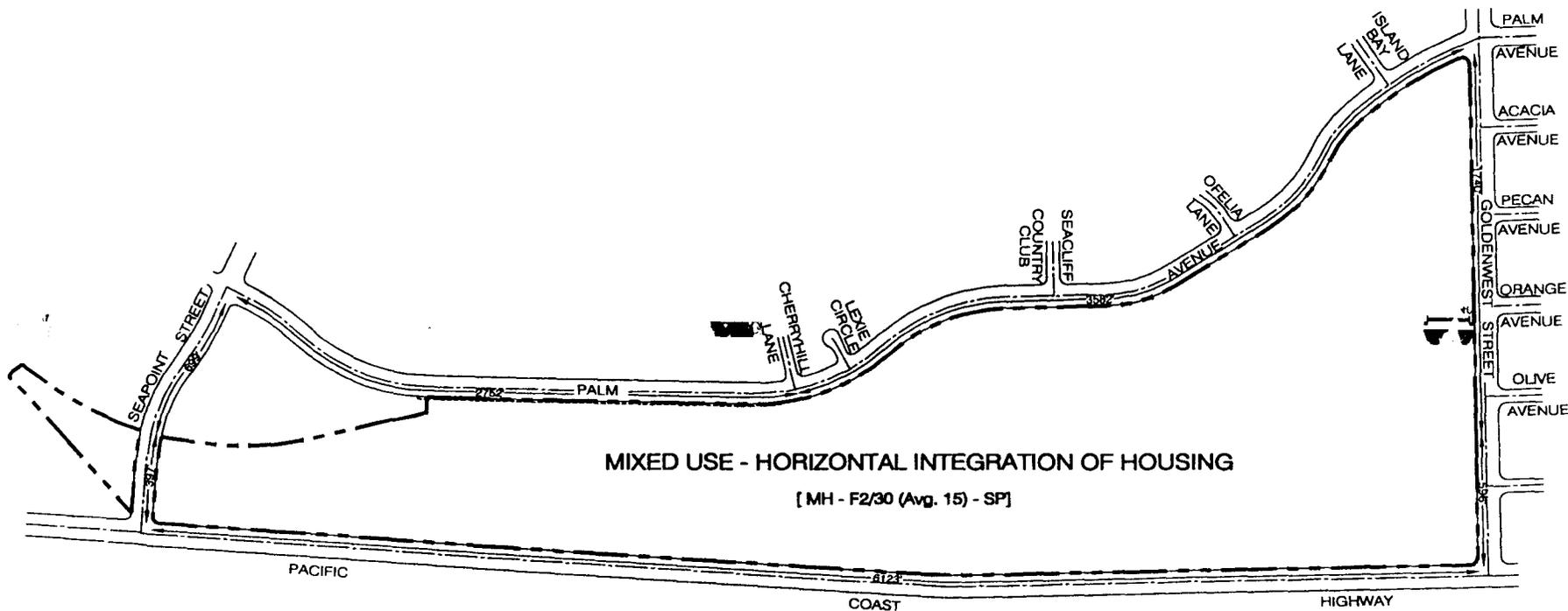


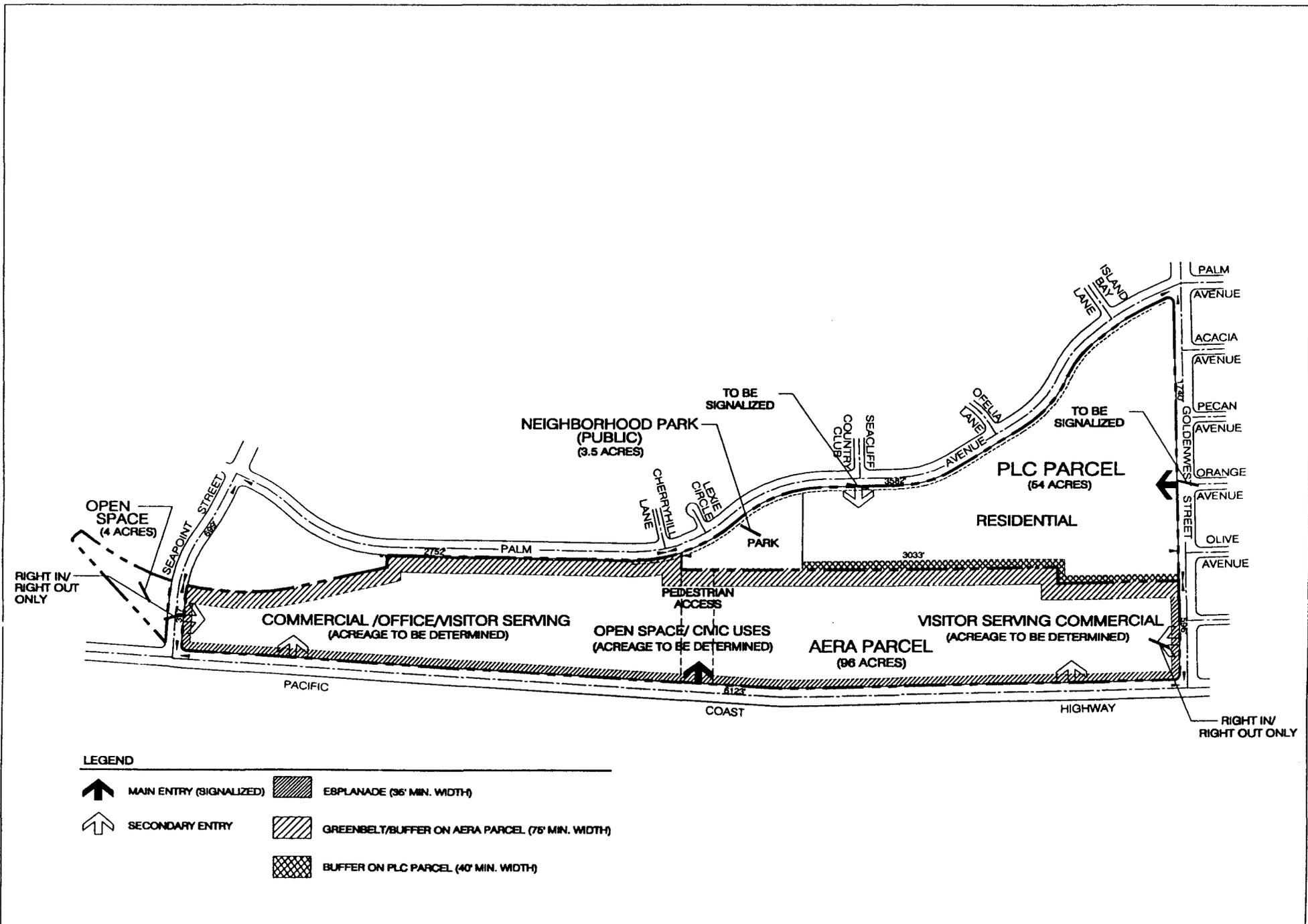
Figure 9.11



PALM/GOLDENWEST SPECIFIC PLAN
(SP 12)



MIXED USE - HORIZONTAL INTEGRATION OF HOUSING
 [MH - F2/30 (Avg. 15) - SP]



LEGEND

-  MAIN ENTRY (SIGNALIZED)
-  SECONDARY ENTRY
-  ESPLANADE (36' MIN. WIDTH)
-  GREENBELT/BUFFER ON AERA PARCEL (75' MIN. WIDTH)
-  BUFFER ON PLC PARCEL (40' MIN. WIDTH)

OCT 18 2000

CALIFORNIA
COASTAL COMMISSION

RESOLUTION NO. 2000-91

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH, CALIFORNIA, WHICH ACKNOWLEDGES RECEIPT OF THE COASTAL COMMISSION ACTION AND ACCEPTS AND AGREES TO LOCAL COASTAL PROGRAM AMENDMENT NO. 1-00 AS MODIFIED

WHEREAS, the California Coastal Commission reviewed and approved Huntington Beach Local Coastal Program Amendment No. 1-00 as modified at the August 9, 2000 Coastal Commission hearing; and

Section 13537 of the Coastal Commission Regulations requires the local government to accept and agree to the modification by resolution within six (6) months, or the certification will expire; and

Upon the City Council action staff will forward Resolution No. 2000-91 for final Coastal Commission certification;

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

1. That the City Council accepts and agrees to the Coastal Commission's approval of Local Coastal Program Amendment 1-00 by modifying Specific Plan 12 (Palm/Goldenwest Specific Plan) and the Coastal Element of the certified Local Coastal Program as suggested by the Coastal Commission in the letter dated August 11, 2000, attached hereto as Exhibit "A" and incorporated by this reference as though fully set forth herein. Said suggested modification shall become effective 30 days after adoption of Resolution No. 2000-92 and Resolution No. 2000-93, or upon final Coastal Commission certification, whichever occurs latest.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 2nd day of October 2000.

Tom Harman

Mayor Pro Tem

ATTEST:

Connie Brockway
City Clerk 10-17-00

APPROVED AS TO FORM:

Patricia 9/20/2000
for City Attorney *Patricia*

REVIEWED AND APPROVED:

Ray Sheln
City Administrator

INITIATED AND APPROVED:

[Signature]
Director of Planning

EXHIBIT A



CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

August 11, 2000



Mary Beth Broeren, AICP
Senior Planner
Department of Community Development
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

SUBJECT: Huntington Beach LCP Amendment 1-00 (Palm and Goldenwest Specific Plan)

Dear Ms. Broeren:

The Commission approved the City's Local Coastal Program Amendment 1-00 (Palm and Goldenwest Specific Plan) with suggested modifications at a public hearing held in Huntington Beach on August 9, 2000. Attached is a complete set of the Commission's suggested modifications which incorporate the additional revisions made through the addendum.

Pursuant to Section 13544 of the California Code of Regulations, the City's LCP amendment 1-00 (Palm and Goldenwest Specific Plan) will not become effective until the suggested modifications are adopted by the City of Huntington Beach and the Commission's Executive Director reviews and certifies to the Commission that the City has complied with the Commission's action. Section 13537 of the California Code of Regulations states that the Commission's action to certify the LCP amendment with suggested modifications shall expire six months from the date of the Commission's action. Therefore, the City has until February 5, 2001 to accept and adopt the certified LCP amendment with the suggested modifications. The LCP amendment cannot become effectively certified until the Executive Director concludes that the City has adopted the amendment modifications as shown on Exhibit A. Exhibit 8 of the staff report has been attached to Exhibit A. Should you have any questions please give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Rynas".

Stephen Rynas, AICP
Orange County Supervisor

H:\LCP\Huntington\Palm and Gldenwest\miscellaneous\certltr.doc

RECEIVED

AUG 14 2000

Department of Planning

Land Use Plan Modifications

EXHIBIT A**I. LAND USE PLAN SUGGESTED MODIFICATIONS**

Graphic Suggested Modification: Figure 9.1 of the Huntington Beach LCP which shows the Land Use Plan Overlay from Goldenwest Street to the Huntington Beach Mesa Bluffs shall be deleted. Since this policy refers to a graphic revision, once the graphic revisions are made, this policy does not need to be included in the amended Land Use Plan.

Graphic Suggested Modification: Figures 9.7 and 9.11 of the Huntington Beach LCP which depict the Land Use Plan shall be modified to conform to Figure 2 on Page 33 of this staff report which shows the Land Use Plan designations for the specific plan area. Since this policy refers to a graphic revision, once the graphic revisions are made, this policy does not need to be included in the amended Land Use Plan.

Graphic Suggested Modification: A new Exhibit 1.2-3 shall be created for the Specific Plan based on Figure 2 (on Page 33) of this staff report which shows the Land Use Plan designation for the specific plan area. Since this policy refers to a graphic revision, once the graphic revisions are made, this policy does not need to be included in the amended Land Use Plan.

Global Text Modification: Exhibit 2.1-1 of the Palm and Goldenwest Specific Plan (as submitted) identifies that the PLC parcel can contain a maximum of 500 residential units. All references to a maximum of 500 units in the text of the Specific Plan shall be revised to state that the maximum number of residential units is 315. Since this policy refers to a global text change revision, once the textual revisions have been made, this policy does not need to be included in the amended Land Use Plan.

9.2.3 MIXED USES

The Land Use Element of the City's General Plan includes a broad mixed development category intended to encourage maximum flexibility. The Coastal Element has refined the category to provide more direction for the types and level of development desired. ~~Two~~ **Three** new mixed use categories have been developed for the coastal zone.

Office/Residential – The intent of this designation is to allow a mix of medium to high density apartments and condominiums with professional

Land Use Plan Modifications

office space. This can be accomplished by integrating residential and office uses within the same general area or by vertically mixing these uses within the same building. Limited ancillary retail commercial and service uses are also conditionally allowed; however, the emphases is on the office/residential mix.

In an urban center, office and residences are compatible uses which complement each other. In the Downtown, intensified residential uses would provide housing close to employment and add support to planned general and visitor commercial. The offices would provide work opportunities and services to the residential community.

Commercial/Support Recreation – This designation conditionally allows commercial facilities as a major use and recreational facilities as a support use. It is especially appropriate for large areas which can be planned as one coordinate development. The City's intent is to encourage uses what are open to the public and that capitalize on the mild climate and beach location. Facilities such as restaurant and hotels will be encouraged as part of a coordinated development.

Mixed Use-Horizontal Integration of Housing with a specific plan overlay [MH-F2/30 (Avg. 15)-sp] - This designation allows visitor-serving commercial, residential and open space uses, approved pursuant to a specific plan (sp), to be integrated horizontally. The maximum allowable Floor Area Ratio (F) is 0.5. The maximum density for any project is 30 units per acre; the maximum average density within the area is 15 units per acre.

9.3 OVERLAYS

~~The Coastal Act allows localities to prepare special overlays for resource production areas to indicate desired uses after resource production activities have ceased. The Huntington Beach coastal plan designates the oil extraction area along Pacific Coast Highway as resource production. The overlay shown in Figure 9.1 indicates that visitor serving nodes are desired for the area. Because of adjacent land uses immediately outside the resource production area and the circulation patterns, these two nodes are designated on Pacific Coast Highway at Goldenwest Street and at the proposed extension of Thirty eighth Street. An overlay of land uses between these two visitor serving nodes has not been determined at this time since recycling of oil production activities is not expected to occur for at least 20 years.~~

Land Use Plan Modifications

~~Another~~ An overlay has been prepared indicating those areas that are not utilized for mobile home parks....

9.4.3 BLUFFS TO GOLDENWEST STREET

This area of the coastal zone extends from the City-County boundary near the Huntington Beach Mesa bluffs to Goldenwest Street (See Figure 4.1).

Existing Uses

Most of this subarea is vacant or used for oil production. Along Pacific Coast Highway is a 600-foot wide strip of land (~~120~~ 96 acres) which is intensively used for oil-related facilities. Farther inland from this strip, the land is largely undeveloped, ~~although there are a few oil islands and scattered wells and pipelines. Chevron U.S.A. has offices and storage areas between Goldenwest Street and Palm Avenue.~~ On the other side of Palm Avenue is a small area of single family homes which is adjacent to a portion of a golf course. Both the residences and golf course are part of earlier developments.

The oil production strip along Pacific Coast Highway accommodates surface facilities which extract oil from thousands of underground acres and from oil pools as far as two miles offshore. This site allows for the extraction of an increasingly valuable energy resource while efficiently using surface land, another valuable coastal resource. The oil field here is expected to be productive for at least another 15 to 20 years.

Land Use Designations

The oil extraction area along Pacific Coast Highway and the vacant property between this area and Palm Avenue has been designated ~~resource production~~ **Mixed Use-Horizontal Integration of Housing with a specific plan overlay [MH-F2/30 (Avg. 15)-sp]** in the General Plan in recognition of the need to ~~accommodate these important energy facilities~~ allow for a mixture of uses which make best use of the coastal fronting property and are compatible with the existing residential development on the north side of Palm Avenue, and to plan the overall area as a whole. **Permitted land uses within this area have been further delineated within the Palm and Goldenwest Specific Plan.** This designation is ~~retained and an overlay established which indicates desired uses for this area after resource production activities have ceased.~~ (See Figure 9.1.) allows the existing oil production activities to continue.

Land Use Plan Modifications

The existing single family residential area to the northeast is retained as low density because of its relatively permanent nature.

The General Plan currently designates the remainder of this area planned community. This has been replaced by a number of more specific designations.

FIGURE 9.5

**LAND USE ACREAGE SUMMARY
HUNTINGTON BEACH MESA BLUFFS TO GOLDENWEST STREET**

RESIDENTIAL	Acres
Estate Density	2
Low Density	107
Medium Density	71 23
High Density	22
INDUSTRIAL	
Resource Production	119
<u>Mixed Use-Horizontal Integration of Housing</u>	
	<u>150</u>
OPEN SPACE	
Conservation	4
Recreation	96
TOTAL	421 <u>404</u>

(Note: The figures on this page total **421 404** acres, not ~~403 421~~ as previously shown. The ~~revised~~ acreage figures were planimetered off a small scale print of Figure 9.11, the LCP Land Use Plan **and updated to reflect information from engineered plans for the oil production area and north to Palm Avenue.**)

- ~~5. The area between Palm Avenue and Goldenwest Street, now used for offices and some oil facilities, has also been redesignated medium density residential. The separation of this site from the Pacific coast Highway by the resource production area reduces its ability to support commercial and recreational uses. Additional factors affecting development of this area include the bisecting effect of the proposed Orange Avenue street extension from Goldenwest Street to Palm Avenue and the location of the Chevron administrative offices on approximately 12 acres along Goldenwest Street. The new designation of this 48-acre area would allow a maximum of 720~~

Land Use Plan Modifications

~~units, a portion of which are to be affordable to low and moderate income individuals and families. The medium density designation is compatible with the medium and high density area to the east across Goldenwest Street.~~

II. IMPLEMENTATION PROGRAM SUGGESTED MODIFICATIONS

Global Text Modification: Exhibit 2.1-1 of the Palm and Goldenwest Specific Plan identifies that the PLC parcel can contain a maximum of 500 residential units. All references to a maximum of 500 units in the text of the Specific Plan shall be revised to state that the maximum number of residential units is 315. Since this policy refers to a global text change revision, once the textual revisions have been made, this suggested modification does not need to be included in the Palm and Goldenwest Specific Plan.

Graphic Suggested Modification: Exhibit 2.1-1 of the Palm and Goldenwest Specific Plan shall be modified to conform to Figure 3 of this staff report on Page 34 to delete the wording "Land Use Plan". Since this suggested modification refers to a graphic revision, once the graphic revisions are made, this suggested modification does not need to be included in the Specific Plan.

Graphic Suggested Modification: A new exhibit 1.2-4 shall be created for the Specific Plan based on Figure 4 (on Page 35) of this staff report which shows the zoning designation for the specific plan area. Since this policy refers to a graphic revision, once the graphic revisions are made, this policy does not need to be included in the amended Land Use Plan.

Graphic Suggested Modification: Exhibit 1.2-4 of the Palm and Goldenwest Specific Plan shall be modified to conform to Figure 1 of this staff report on Page 8 and shall be renumber Exhibit 1.2-5. Since this suggested modification refers to a graphic revision, once the graphic revisions are made, this suggested modification does not need to be included in the Specific Plan.

Graphic Suggested Modification: Exhibit 2.2-1 of the Palm and Goldenwest Specific Plan shall be modified to conform to Figure 5 (on Page 36) of this staff report which deletes the words "Land Use Plan". Since this suggested modification refers to a graphic revision, once the graphic revisions are made, this suggested modification does not need to be included in the Specific Plan.

Graphic Suggested Modification: Exhibit 4.3-1 of the Palm and Goldenwest Specific Plan was missing in the document as submitted. Exhibit 8 of this staff report shall be included as Exhibit 4.3-1. Since this suggested modification refers

Implementation Program Modifications

to a graphic revision, once the graphic revisions are made, this suggested modification does not need to be included in the Specific Plan.

Implementation Program Modifications

Figure 1 Category: Mixed Use-Horizontal Integration of Housing (MH)¹	
<u>Characteristic</u>	<u>Standards and Principles</u>
<u>Permitted Uses</u>	<ul style="list-style-type: none"> • <u>Residential Medium High ("RMH")</u> • <u>Single and multi-family residential</u> • <u>Visitor serving commercial (as permitted by Commercial Visitor ["CV"] land use category)</u> • <u>Office use and other non-visitor serving commercial development limited to 15% of the total square footage allocation for the AERA parcel.</u> • <u>Parks, golf courses, and other recreational amenities</u> • <u>Open spaces</u> • <u>Continued Oil Production</u>
<u>Prohibited Uses</u>	<ul style="list-style-type: none"> • <u>Industrial Development</u> • <u>Office Uses at street level</u> • <u>Timeshares</u> • <u>Billboards</u> • <u>Signs which do not display information related to an activity, service, or commodity available on the premise</u>
<u>Density/Intensity</u>	<ul style="list-style-type: none"> • <u>Category: F2-30: Floor Area Ratio (FAR) is 0.5 and 30 units per acre maximum</u> • <u>Average Density: 15 units per acre overall</u> • <u>Height: four (4) stories not to exceed 50 feet.</u>
<u>Design and Development</u>	<ul style="list-style-type: none"> • <u>Category: Specific Plan ("-sp")</u> • <u>Establish a cohesive, integrated residential development.</u> • <u>Allowing for the clustering of mixed density residential units and integrated commercial sites.</u> • <u>Requires variation in building heights from two (2) to four (4) stories to promote visual interest and ensure compatibility with surrounding land uses.</u> • <u>Residential development along Palm Avenue shall be compatible in size, scale, height, type, and massing with the existing development on the north side of Palm Avenue.</u> • <u>Visitor Serving Commercial development shall be oriented along the Pacific Coast Highway frontage.</u> • <u>Minimize vehicular access points onto arterial streets and highways including Palm Avenue, Golden West Street, Pacific Coast Highway, and Seapoint Street.</u> • <u>Commercial development shall not be oriented to the Palm Avenue frontage.</u> • <u>At a minimum, 7.5 acres of public open space and public neighborhood parks shall be provided on site.</u>

¹ Figure 1 defines uses allowed and not allowed within the entire Specific Plan Area. Allowed uses with the PLC and AERA parcels are further clarified in Sections 3.2.2 and 3.2.4 for the PLC parcel, and 7.4 and 7.5 for the AERA parcel.

Implementation Program Modifications

1.5 AUTHORITY AND SCOPE

The authority to prepare, adopt, and implement specific plans is granted to the City of Huntington Beach by the California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457). The Specific Plan will be the device for implementing the Huntington Beach General Plan and Local Coastal Program on this property. The Plan will contain all applicable land use regulations and will thus constitute the zoning for the Palm and Goldenwest property. The Development Standards contained in this Specific Plan will take precedence over all other provisions of the Zoning and Subdivision Ordinance, unless ~~other wise~~ otherwise noted.

~~As with General Plans, the Planning Commission must hold a public hearing before it can recommend adoption of a Specific Plan. The City Council shall adopt this specific plan by resolution.~~

2.1 CONCEPTUAL MASTER PLAN OF DEVELOPMENT

The Seacliff Promenade Conceptual Master Plan (CMP) for the Palm/Goldenwest Specific Plan Area is illustrated on Exhibit 2.1-1. The intent of the Conceptual Master Plan is to establish general planning concepts for the entire site ~~to be refined through the preparation of a Specific Plan.~~ The General Plan for Subarea 4B specifically allows for phased Specific Plans in order to permit the near-term development of PLC's property and development of Aera's property at a later point in time as oil operations are phased out. Upon completion of a future specific plan for the AERA parcel the Palm/Goldenwest Specific Plan will be amended to incorporate the specific plan. Amendments to the Specific Plan will be processed as amendments to the City's Local Coastal Program and will not take effect until certified by the California Coastal Commission.

The CMP Land Use Plan illustrates that the Aera property will remain in oil production for the foreseeable future (approximately ~~40-15~~ 15-20 years). The Palm/Goldenwest Specific Plan proposes a variety of residential uses on the 54-acre PLC property and future visitor serving uses on the 96 acre Aera property. The land use plan for the PLC property is more fully described in this first section of the Specific Plan and Section Two of the Specific Plan details the land uses proposed for the AERA property.

Implementation Program Modifications

2.2 LAND USE PLAN/DEVELOPMENT CONCEPT

The Palm/Goldenwest Specific Plan Land Use Plan proposed residential development for the PLC parcel contains three residential density ~~land uses~~ categories. All uses proposed ~~in the Land Use Plan~~ are consistent with the City's Local Coastal Program, General Plan and the Conceptual Master Plan for Subarea 4B, and will not deviate from any established General Plan policies and criteria. Any revisions to the Palm/Goldenwest Specific Plan will not take effect until an amendment is certified by the California Coastal Commission. The 54 acre PLC site is planned for a maximum of 315 dwelling units. Within the PLC parcel, the Specific Plan designates Low Density Residential, Medium Density Residential, and Medium High Density Residential areas with a combination of detached and attached single- and multi-family dwellings.

The development concept for the Palm/Goldenwest Specific Plan is to provide for distinct residential neighborhoods in a well-designed private gated community. Perimeter themed landscaping will complement the adjacent Holly Seacliff project. A 3.5-acre neighborhood public park is also provided in Planning Area 4. The ~~Land Use Plan~~ residential planning areas for the PLC property ~~is~~ are shown on Exhibit 2.2-1, and is described below in Sections 2.2.1 through 2.2.4.

One or more tentative tract maps describing the site layout, design and features of each Planning Area will be submitted to the City. Those tract map developments shall be consistent with all policies and standards contained herein, and with the General Plan, the City's Local Coastal Program, and Subarea 4B Conceptual Master Plan. In addition to any other City permits, tentative tract maps will be approved by the City through the coastal development permit process. Density may be transferred either internally or from one Planning Area to another, provided that the maximum number of dwelling units established by this Specific Plan is not exceeded. All requests for transfer of density shall be in accordance with procedures set forth in Section ~~5.2~~ 9.2.5 of this Specific Plan.

2.2.1 PLANNING AREA 1

Planning Area 1, located at the intersection of Palm Avenue and Goldenwest Street, is approximately 18.2 acres, and allows for up to 65 dwelling units. The area is designated for Low Density Residential development, which permits single-family detached homes at densities not to exceed seven (7) dwelling units per net acre.

The minimum lot size in Planning Area 1 shall be 6,000 square feet. Public pedestrian ~~Pedestrian~~ corridors are provided along Palm Avenue and Goldenwest

Implementation Program Modifications

Street, ~~and~~ Provide an internal pedestrian corridor, which may be private, along the southern boundary of the Planning Area bordering Planning Area 3.

2.2.2 PLANNING AREA 2

The minimum lot size in Planning Area 2 shall be 5,000 square feet. Public pedestrian ~~Pedestrian~~ corridors are provided along Palm Avenue, ~~and~~ Provide an internal pedestrian corridor, which may be private, along the southeastern boundary, adjacent to the Aera facilities. An enhanced landscaped corridor is provided adjacent to the Aera facilities to buffer the site from adjoining oil operations.

2.2.3 PLANNING AREA 3

Permitted development includes single family detached homes on individual lots with a minimum of 3,600 square feet, or attached townhouses pursuant to a condominium plan. Public pedestrian ~~Pedestrian~~ corridors are provided along Goldenwest Street, ~~and~~ Provide an internal pedestrian corridor, which may be private, along the boundary with Planning Area 1. A 40 foot habitable structural setback is provided for those lots which are adjacent to the oil operations to the south within this Planning Area.

2.2.4 PLANNING AREA 4

A public pedestrian corridor is provided along Palm Avenue. Within Planning Area 4 is a 3.5-acre neighborhood public park which will be dedicated to the City of Huntington Beach. The location of the neighborhood public park is depicted on Exhibit 2.2-1 and a description of the park can be found in Section 2.4.1 of this Chapter.

2.4 OPEN SPACE

The Palm/Goldenwest Specific Plan includes a variety of onsite open space and landscape features to provide the public and residents with active and passive recreational opportunities and enhance project compatibility with surrounding land uses. The Open Space Plan for the PLC parcel is comprised of three elements: a public neighborhood park, a private recreation area within the multi-family area, and perimeter and buffer landscaping incorporating public pedestrian walkways.

Implementation Program Modifications

2.4.1 NEIGHBORHOOD PARK

A 3.5-acre public neighborhood park is planned within Planning Area 4. The park is designed to include the following recreational amenities, subject to final review and approval by the City's Community Services Commission:

- Open play field;
- Basketball court;
- Tot Lot with play structures for varying age groups;
- Picnic tables with gazebo or shade structure; ~~and~~
- Informal picnic areas with tables and benches, and.
- Public Parking

A conceptual plan for the neighborhood park is included as Exhibit 2.4-1. The park improvements will be completed by the developer, and the value of the improvements will be credited toward the project's park dedication requirements in accordance with Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The land ~~and improvements~~ will be dedicated in fee at the time of recordation of the first final Tract Map for residential construction to the City. ~~and maintained by the City of Huntington Beach.~~ The improvements will be offered for acceptance to the City at the time of their completion. The public park will be maintained by the City of Huntington Beach upon acceptance. Prior to the completion of the final residential building inspection of the first production (non-model) home, the public park shall be completed and open for public use.

2.5 SITE PREPARATION-GRADING CONCEPT

2.5.1 GRADING CONCEPT

Soil remediation, over-excavation, stockpiling and normal grading operations and procedures will occur within each of the individual development areas. ~~All oil well abandonments and excavation and remediation of contaminated soils will be performed in accordance with standards and plans approved by the Huntington Beach Fire Department. Clean up will involve abandonment of wells and removal of well cellars, excavation and removal of highly concentrated crude oil contaminated soils, screening of less contaminated soils, blending in onsite fills, and removal and/or relocation of pipelines.~~

All soil remediation and grading within the Specific Plan Area will require a grading permit as well as a coastal development permit and will be governed by soils, foundation and other geotechnical reports prepared by registered professional civil

Implementation Program Modifications

and geotechnical engineers, building codes, established engineering practices and City ordinances. Preliminary grade elevations and details will be provided at the Tentative Tract Map process. Grading shall be consistent with City policies and incorporate safe grading techniques to provide for proper engineering practices and ensure proper site drainage. All soil remediation and grading plans shall be subject to review and approval by the City to incorporate appropriate conditions of approval and mitigation measures.

2.5.2 OIL WELL ABANDONMENT

All oil well abandonments, excavation and remediation of contaminated soils shall require a coastal development permit and shall be performed in accordance with the following requirements.

- Closure of oil wells, removal of pipelines and facilities shall be in compliance with the requirements of the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources.
- Cleanup of surface soil and contaminants shall be in compliance with the requirements of the California Department of Toxic Substance Control, Site Mitigation Branch; and (as required) the California Regional Water Quality Control Board, Santa Ana Region. In addition cleanup of surface soil and contaminants shall also be in compliance with the requirement of the City of Huntington Beach Fire Department.
- When a well site is abandoned, all improvements on the site shall be removed and the site shall be restored on an interim basis to its natural condition as it existed before oil development occurred until the proposed residential development is constructed.
- Adequate screening, setbacks, and aesthetic treatments shall be provided within development areas to minimize hazards and nuisances posed by the proximity of oil operations.
- Any oil related development shall be undertaken in accordance with the requirements of the California Department of Conservation, Division Oil, Gas, and Geothermal Resources Guidelines regarding specifications and standards for oil-related activities, well abandonments, and reabandonments.

2.6.1 STORM DRAINS

The Proposed Storm Drain Plan for the PLC property is shown on Exhibit 2.6-1. This Master Storm Drain Plan is a concept plan only. The final design of all drainage facilities will be in conformance with the water quality requirements contained in Section 2.6.4 ~~drainage design criteria established by the City of~~

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Huntington Beach. The developers shall provide preliminary hydraulic calculations studies to determine if off-site facilities are adequate to accommodate increased flow from the project at the time an application is made for a coastal development permit for the first Tentative Tract Map. The developer shall provide final hydrologic studies before any permits are issued for grading or construction documenting the adequacy of the off-site facilities ability to accommodate increase flow from the project. ...

2.6.2 SEWER FACILITIES

All Specific Plan Area sewage will be transported via gravity flow to connect with the existing 21-inch line near Orange Avenue. The existing sewer facilities in the Specific Plan Area will be maintained by the City of Huntington Beach, Public Works Department. All new on-site sewer lines will have a minimum diameter of 8 inches and will be privately maintained by a master homeowners association or sub-association. Any new sewer systems shall be designed to accommodate the potential diversion of dry weather runoff which would otherwise enter the stormdrain system. Any sewers designed or sized to accommodate upstream flows will be designated as public and maintained by the City.

2.6.4 WATER QUALITY

The City of Huntington Beach is a coastal community noted for its beaches. The beaches of Huntington Beach attract numerous people to the area. The beaches consequently support the City's economy. Tourism dollars are spent on lodging, food, recreational equipment sales, retail sales, and other tourist related commercial ventures. The wellbeing of the City's economy is consequently dependent on maintaining quality of coastal waters. Recent closures of the beaches have had an adverse effect on the City's economy and coastal recreational opportunities.

The flow of untreated stormwater can have an adverse impact on the quality of coastal waters since storm drains eventually discharge into the ocean. Section 5.2.1 of the City's Coastal Element notes that the City can upgrade water quality by controlling pollutants which enter coastal waters through urban runoff. Section 9.5.4 of the City's Coastal Element which contains the water and marine resource policies requires that measures be implemented to mitigate the adverse impacts of human activities on the marine environment. To protect coastal waters, the following water quality measures shall be implemented in conjunction with any development requiring the construction of storm water drainage systems:

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- All new development, substantial rehabilitation, redevelopment or related activity, shall be designed and constructed in compliance with the Orange County Drainage Area Management Plan (OC DAMP), all applicable local ordinances and applicable provisions of the NPDES General Permit for Storm Water Discharges Associated with Construction Activity issued by the State Water Resources Control Board (State Board Order No. 92-08-DWQ), and any subsequent amendments, and the Orange County NPDES Municipal Storm Water Permit issued to Orange County and Cities by the California Regional Water Quality Control Board (Regional Board Order No. 96-31) and any amendment, revision or re-issuance thereof.
- Prior to issuance of a Coastal Development Permit (CDP) for grading or building, a Water Quality Management Plan (WQMP), shall be submitted, and approved based on consistency with the provisions specified herein. New development and significant redevelopment of private and publicly owned properties, must incorporate design elements and/or Best Management Practices (BMPs) which will effectively prevent runoff contamination, and minimize runoff volume leaving the site in the developed condition, to the greatest extent feasible. At a minimum, the following specific requirements shall be applied to development of type and/or intensity listed below:

(1) Residential Development

- Development plans for, or which include the vesting of a final tract map which will result in 10 or greater sub-lots, for grading purposes and backbone infrastructure improvements and/or the build out of homes and other facilities which are part of a planned community development shall:
- a. Maximize the percentage of permeable surface and green space to allow more percolation of runoff into the ground and/or design site with the capacity to convey or store peak runoff from a storm and release it at a slow rate so as to minimize the peak discharge into storm drains or receiving water bodies;
 - b. Use porous materials for or near walkways and driveways where feasible;
 - c. Incorporate design elements, which will serve to reduce directly, connected impervious area where feasible. Options include the use of alternative design features such as concrete grid driveways, and/or pavers for walkways.
 - d. Runoff from driveways, streets and other impervious surfaces shall be collected and directed through a system of vegetated and/or gravel filter strips or other media filter devices, where feasible. Selected filter elements shall be designed to 1) trap sediment, particulates and other solids and 2) remove or mitigate contaminants through infiltration and/or

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- biological uptake. The drainage system shall also be designed to convey and discharge runoff from the building site in a non-erosive manner.
- e. Selected BMPs shall be designed to collectively infiltrate, filter or treat the volume of runoff produced from each and every storm event up to and including the 85th percentile 24-hour runoff event, prior to conveying runoff in excess of this standard to the stormwater conveyance system. BMPs shall be engineered and constructed in accordance with the design specifications and guidance contained in the California Stormwater Best Management Practices Handbook (Municipal).
- f. The plan must include provisions for regular inspection and maintenance of structural BMPs, for the life of the project.

(2) Commercial Development/Parking Lots

Development plans for, or which include commercial use > 1000 square feet in size and/or which include exposed parking lots > 5,000 square feet in size and/or with 25 or more parking spaces and/or stand alone parking lots with 25 or more parking spaces or which is > 5000 square feet in size shall:

- a. Incorporate BMPs effective at removing or mitigating potential pollutants of concern such as oil, grease, hydrocarbons, heavy metals, and particulates from stormwater leaving the developed site, prior to such runoff entering the stormwater conveyance system, or any receiving water body. Options to meet this requirement include the use of vegetative filter strips or other media filter devices, clarifiers, grassy swales or berms, vacuum devices or a combination thereof. In addition, roads and parking lots should be vacuum swept monthly at a minimum, to remove debris and contaminant residue
- b. Selected BMPs shall be designed to collectively infiltrate, filter or treat the volume of runoff produced from each and every storm event up to and including the 85th percentile 24-hour runoff event. BMPs shall be engineered and constructed in accordance with the guidance and specifications provided in the California Stormwater Best Management Handbooks (Commercial and Industrial).

(3). Common Area Landscaping

Where irrigation is necessary, the system must be designed with an efficient technology which minimizes water requirements and the potential for failure. At a minimum, the following requirements shall apply: All irrigation systems shall have flow sensors and master valves installed on the mainline pipe to ensure system shutdown in the case of pipe breakage. Irrigation master systems shall have an automatic irrigation controller to ensure efficient water distribution. Automatic irrigation controllers shall be easily adjustable so that site watering will be appropriate for daily site

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weather conditions. Automatic irrigation controllers shall have rain shutoff devices in order to prevent unnecessary operation on rainy days.

- Storm Drains

Stormwater systems eventually discharge into coastal ocean waters. They may also discharge into wetlands and streams. Stormwater discharging from the site shall be of sufficient quality and volume to maintain or enhance the functional capacity of the receiving waters. Where new storm drains are necessary to accommodate the development, they shall be sited and designed to discharge in the least environmentally sensitive location. New storm drain outlets shall not be allowed to discharge into or near coastal waters where rocky intertidal or sub-tidal habitat exists or into wetlands.

Storm Drains and/or Catch Basins shall be marked "No dumping- Drains to Ocean" or with other appropriate local insignia. These markings shall be maintained for the life of the project.

- Dry Weather Runoff Diversion

At the time of application for the first coastal development permit for construction of any portion of the storm drain system, the applicant shall provide a study which evaluates the feasibility of diverting dry weather runoff within the Specific Plan area to a local treatment facility able to accept dry weather flows and documentation of the facility's capacity to accommodate such flow, for the life of the development.

- Inspection and maintenance of structural BMPs

The WQMP shall include provisions for long-term maintenance responsibilities for structural BMPs and shall reference the location of all such BMPs. A BMP maintenance agreement shall be included which provides for an acceptance and/or dedication of operation and maintenance responsibility to the applicant/owner or successor in interest upon acceptance of a coastal development permit, until such responsibility is effectively accepted by another appropriate entity, such as the City or a Homeowner's Association. Maintenance responsibilities shall remain subject to the following requirements: All BMP traps/separators and/or filters must be inspected, cleaned and maintained as needed throughout the year, but at a minimum once a month through the months of October to April, once prior to storm season, no later than October 15, and once following storm season, no later than June 30th. Debris and other material removed from filters and traps shall be disposed of in a proper manner. Filter material shall be replaced when necessary. Annual inspection and maintenance reports documenting such activities must be submitted to the permitting agency no later than July 30th each year.

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3.1 PURPOSE AND INTENT

The purpose of this section is to provide the specific development standards and regulations that will be applied to all new development permitted within the PLC property. These regulations ~~are intended to~~ provide criteria for use by builders, developers, planners, engineers, architects, landscape architects and other professionals in order to maintain quality design of the project area.

~~It is the intent of these~~ Development Standards ~~to~~ ***shall*** be consistent with the ***City's Coastal Element (LCP)***, General Plan and the Conceptual Master Plan. Appendix A describes the consistency of this Specific Plan with the Huntington Beach General Plan. ***Amendments to the Palm and Goldenwest Specific Plan or changes to the General Plan which affect the Palm and Goldenwest Specific Plan area, or the Conceptual Master Plan must be certified by the California Coastal Commission as an LCP amendment before they can become effective.*** Specifically these standards satisfy the following goals of the General Plan:

3.2 GENERAL PROVISIONS

All development activity within the PLC property will be subject to the following general conditions and requirements, as noted. The Palm/Goldenwest Specific Plan Area is entirely within the California Coastal Zone and all development projects shall require approval of a Coastal Development Permit in accordance with the regulations contained in Chapter 221 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), as may be amended from time to time.

Amendments to the Specific Plan will not become effective until certified by the California Coastal Commission.

3.2.2 PRINCIPAL PERMITTED USES (All Planning Areas within the PLC property)

The following are permitted uses for all project areas within the PLC property of the Specific Plan:

Residential Dwelling Units; Parks and other recreational amenities, including tot lots, swimming facilities, community recreation center/association buildings, etc.; ***and*** Guardhouse at project entries; ~~and Additional permitted uses within each Planning Area as defined in the specific development standards section for each Planning Area.~~

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3.2.4 CONDITIONALLY PERMITTED USES:

All conditional uses shall be processed in conformance with Section 210.04 of the HBZSO. These uses ~~include but are not~~ limited to:

Second kitchen units *will be allowed provided that the residential cap of 315 residential units is not exceeded. Each second kitchen unit shall constitute a residential unit and shall count towards the 315 unit residential cap; and*

Guest houses; ~~and~~

~~Other uses as approved by the Planning Director.~~

3.2.5 PROHIBITED USES

Industrial uses.

Commercial uses, except home offices.

Billboards

Signs which do not display information related to an activity, service, or commodity available on the premise

Uses not expressly permitted in Sections 3.2.2, 3.2.3 and 3.2.4

3.2.6 LANDSCAPING

... All setback areas visible from an adjacent public street and all common open space areas shall be landscaped and maintained by either the owner of the property or the homeowners' association in an attractive manner with permanent irrigation facilities. *Where irrigation is necessary, the system will be designed with an efficient technology which minimizes water requirements and the potential for failure and in compliance with the requirements of Section 2.6.4 (Water Quality).*

3.2.11 AFFORDABLE HOUSING

In order to assist the City in meeting its goal of providing adequate housing for all economic segments of the community, all developers of residential projects within the Specific Plan Area will be required to submit an affordable housing plan. The affordable housing plan shall include the following requirements:

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1. A minimum of ten (10) percent of the total number of residential units approved shall be restricted for a period of thirty (30) years to occupancy by households earning less than eighty (80) percent of the Orange County Median Family Income. Said occupancy restriction shall be in the form of a recordable covenant acceptable to the City Attorney.
2. Restricted income units may for-sale or rental units and may be located either onsite within the project or at an offsite location within the City of Huntington Beach.
3. If a separate entitlement or use permit is required for the restricted income units, no more than one-half of the building permits for the developer's project shall be issued until such entitlement or use permit has been approved by the City, which approval shall not be unreasonably withheld. The final certificate of occupancy for developer's project shall not be issued until the restricted income units are under construction, as evidenced by the issuance of a building permit.

~~The City shall consider one or more of the following incentives to assist in the development of restricted income units for households earning less than 80 percent of the Orange County Median Family income:~~

~~Minor deviations from otherwise applicable development standards; and other incentive(s) as mutually agreed to by City and developer.~~

3.2.12 PARKING

1. Any public on-street parking spaces (including parking on the roads fronting the specific plan area such as Seapoint, Pacific Coast Highway, and Palm) lost as a result of development within the Specific Plan area shall be replaced on a one to one basis on-street or within public parking lots within the Coastal Zone of the City of Huntington Beach.
2. Off-street parking shall be provided, at a minimum, consistent with Section 231 of the City's Zoning Code.

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3.3.4 PUBLIC PARK SITE (PART OF PLANNING AREA 4)**1. Purpose**

The 3.5 acre public neighborhood park is intended to provide recreational amenities to the public.

2. Permitted Uses

Public recreational amenities such as play fields, tot lots, picnic tables, open space, public parking, and picnic areas.

5.2 PURPOSE AND INTENT

The Specific Plan serves as the implementing actions program (zoning) for the Huntington Beach Local Coastal Program and the Conceptual Master Plan. Aera has indicated that they will continue the current oil production activities on their parcel for the next 15 to 20 years. This Specific Plan permits the oil production use to continue and the future development of a mix of visitor serving commercial, office/high technology, open space and civic uses that include esplanades, greenbelts and pedestrian linkages. Given its prime location and ocean-oriented views, it is the City's desire to maximize the visitor serving commercial and recreational opportunities on the Aera site. Therefore, no residential development is included. ~~Any change of use from the current oil production activities~~ new development on the AERA parcel will require review and approval by the City through the tentative map/conditional use permit/coastal development process. Amendments to the Specific Plan will be processed as amendments to the City's Local Coastal Program and will not take effect until certified by the California Coastal Commission.

6.1 CONCEPTUAL MASTER PLAN OF DEVELOPMENT

The Seacliff Promenade Conceptual Master Plan (CMP) for the Palm/Goldenwest Specific Plan Area is illustrated on Exhibit 2.1-1. The intent of the Conceptual Master Plan (Figure 2.1-1) is to establish general planning concepts for the entire site ~~to be refined through the preparation of a Specific Plan.~~ The General Plan for Subarea 4B specifically allows for phased Specific Plans in order to permit the near-term development of PLC's property and development of Aera's property at a later point in time as oil operations are phased out. Upon completion of a future specific plan for the AERA parcel the Palm/Goldenwest Specific Plan will be amended to incorporate the specific plan. Amendments to the Specific Plan will be processed

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as amendments to the City's Local Coastal Program and will not take effect until certified by the Commission. Public amenities, such as the four acres of designated open space, will be provided prior to or concurrent with any proposed commercial development as specified in Section 6.4.

6.2 LAND USE PLAN/DEVELOPMENT CONCEPT

All uses proposed in the Land Use Plan are consistent with the City's Local Coastal Program, General Plan, and the Conceptual Master Plan for Subarea 4B. Any revisions to the Palm and Goldenwest Specific Plan or any revisions to the General Plan affecting the Palm and Goldenwest Specific Plan will be processed as an LCP amendment and shall not take effect until certified by the California Coastal Commission.

The CMP Land Use Plan illustrates that the Aera property will remain in oil production for the foreseeable future (approximately ~~10-15~~ 15-20 years). Within this portion of the Specific Plan, the Aera parcel proposes a mix of visitor serving commercial, office/high technology, open space and civic uses. The corner of PCH and Goldenwest is designated for visitor serving uses such as specialty retail, restaurants, an entertainment complex, timeshares and/or a resort hotel. The remaining portions of the site are devoted to other visitor serving uses, including retail, office and high technology uses, but still permitting continued oil production activities on the 96 acre Aera parcel.

6.3 CIRCULATION PLAN

Four arterial streets lay adjacent to the site, Pacific Coast Highway, Seapoint, Palm Avenue and Goldenwest Street. Conceptually, for the Aera Parcel, it is anticipated that there will be a right-in and right-out access off Goldenwest and Seapoint, with the major access points from PCH. A public pedestrian corridor is proposed from PCH to Palm, near Cherryhill, to provide a connection between the Aera parcel and the neighboring residential uses. The exact locations of the accesses for the Aera parcel will be determined when the site is proposed for development.

6.4 OPEN SPACE

Within the Aera Parcel, the four acre site on the northwest side of Seapoint has been designated for future open space uses to complement the existing open space designations adjacent to this site (Figure 2.1-1). This open space area will be landscaped with native vegetation consistent with the restoration activities

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occurring in Bolsa Chica and Harriett Wieder Regional Park. Landscaping shall be consistent with the requirements of Sections 6.7 (Water Quality), and 7.8 (Landscaping) and shall be completed prior to or concurrent with the first development (except Tentative Tract Maps) approved on the AERA parcel through the coastal development permit process. Passive recreational uses and public parking immediately adjacent to Seapoint will also be allowed.

In addition, a public pedestrian linkage between Palm and PCH, near Cherryhill, is shown in the central portion of the Aera site to complement the proposed open space/civic uses and the public park site off Palm Avenue. Greenbelts and buffer areas have been designated between the PLC parcel and Aera parcel to provide an adequate buffer between the proposed residential and future commercial development. An esplanade along PCH is designated that provides public pedestrian access and view opportunities of coastal resources the length of the parcel. When the Aera parcel is developed, the property owner/developer will be responsible to fulfill the required open space obligation in effect at the time.

On the Aera side, the buffer shall include a minimum setback of 75 feet from the PLC property line for structures, as well as, a minimum of a 50 foot landscaped area within the required 75 foot setback. No parking or vehicle access (other than for emergency access) shall be permitted within that 50 foot landscaped area on the AERA parcel.

6.5 SITE PREPARATION GRADING CONCEPT

6.5.1 GRADING CONCEPT

The Aera parcel will require grading operations for soil remediation and to construct streets, infrastructure, pads and other site improvements to create properly drained development areas. The grading concept for the Aera parcel is intended to:

- Be responsive to the existing land forms;
- Minimize the length of time and physical impacts of the grading operations;
- Stabilize manufactured slopes; and
- Avoid any unnecessary import/export of earthwork to minimize impacts of the grading operation on surrounding residential communities.

Soil remediation, over-excavation, stockpiling and normal grading operations and procedures will occur within the site. ~~All oil well abandonments and excavation and remediation of contaminated soils will be performed in accordance with standards and plans approved by the Huntington Beach Fire Department. Clean up will involve abandonment of wells and removal of well collars, excavation and~~

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~~removal of highly concentrated crude oil contaminated soils, screening of less contaminated soils, blending in onsite fills, and removal and/or relocation of pipelines.~~

All soil remediation and grading within the ~~Aera parcel~~ Specific Plan area will require a grading permit as well as a coastal development permit and will be governed by soils, foundation and other geotechnical reports prepared by registered professional civil and geotechnical engineers, building codes, established engineering practices and City ordinances. Preliminary grade elevations and details will be provided at the Tentative Tract Map process. Grading shall be consistent with City policies and incorporate safe grading techniques to provide for proper engineering practices and ensure proper site drainage. All soil remediation and grading plans shall be subject to review and approval by the City to incorporate appropriate conditions of approval and mitigation measures.

6.5.2 OIL WELL ABANDONMENT

- All oil well abandonments, excavation and remediation of contaminated soils shall require a coastal development permit and shall be performed in accordance with the following requirements.
- Closure of oil wells, removal of pipelines and facilities shall be in compliance with the requirements of the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources.
- Cleanup of surface soil and contaminants shall be in compliance with the requirements of the California Department of Toxic Substance Control, Site Mitigation Branch; and (as required) the California Regional Water Quality Control Board, Santa Ana Region. In addition cleanup of surface soil and contaminants shall also be in compliance with the requirement of the City of Huntington Beach Fire Department.
- When a well site is abandoned, all improvements on the site shall be removed and the site shall be restored on an interim basis to its natural condition as it existed before oil development occurred until the proposed development is constructed.
- Adequate screening, setbacks, and aesthetic treatments shall be provided within development areas to minimize hazards and nuisances posed by the proximity of oil operations.
- Any oil related development shall be undertaken in accordance with the requirements of the California Department of Conservation, Division Oil, Gas, and Geothermal Resources Guidelines regarding specifications and standards for oil-related activities, well abandonments, and reabandonments.

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6.6 PROJECT INFRASTRUCTURE

The infrastructure for the Aera parcel will be analyzed ~~when a change of use is considered as development plans are formalized.~~ Changes to allowed land uses or to the Specific Plan will be processed as an amendment to the City's Local Coastal Program and will not become effective until certified by the California Coastal Commission. Developers shall be responsible for the construction or funding of public facilities improvements within their project and/or off-site facilities necessary to serve the development, including but not limited to storm drains, sewer facilities, water facilities and other required services. Public amenities, such as the four acres of designated open space (Figure 2.1-1), will be provided prior to or concurrent with the first development approved on the AERA parcel through the coastal development permit process. Developers shall forward copies of all tentative tract maps submitted for City approval to the utility providers to coordinate service requirements.

6.7 WATER QUALITY

The City of Huntington Beach is a coastal community noted for its beaches. The beaches of Huntington Beach attract numerous people to the area. The beaches consequently support the City's economy. Tourism dollars are spent on lodging, food, recreational equipment sales, retail sales, and other tourist related commercial ventures. The wellbeing of the City's economy is consequently dependent on maintaining quality of coastal waters. Recent closures of the beaches have had an adverse effect on the City's economy and coastal recreational opportunities.

The flow of untreated stormwater can have an adverse impact on the quality of coastal waters since storm drains eventually discharge into the ocean. Section 5.2.1 of the City's Coastal Element notes that the City can upgrade water quality by controlling pollutants which enter coastal waters through urban runoff. Section 9.5.4 of the City's Coastal Element which contains the water and marine resource policies requires that measures be implemented to mitigate the adverse impacts of human activities on the marine environment. To protect coastal waters, the following water quality measures shall be implemented in conjunction with any development requiring the construction of storm water drainage systems:

- All new development, substantial rehabilitation, redevelopment or related activity, shall be designed and constructed in compliance with the Orange County Drainage Area Management Plan (OC DAMP), all applicable local ordinances and applicable provisions of the NPDES General Permit for Storm Water Discharges Associated with Construction Activity issued by the State Water Resources Control Board (State Board Order No. 92-08-DWQ), and any

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subsequent amendments, and the Orange County NPDES Municipal Storm Water Permit issued to Orange County and Cities by the California Regional Water Quality Control Board (Regional Board Order No. 96-31) and any amendment, revision or re-issuance thereof.

- Prior to issuance of a Coastal Development Permit (CDP) for grading or building, a Water Quality Management Plan (WQMP), shall be submitted, and approved based on consistency with the provisions specified herein. New development and significant redevelopment of private and publicly owned properties, must incorporate design elements and/or Best Management Practices (BMPs) which will effectively prevent runoff contamination, and minimize runoff volume leaving the site in the developed condition, to the greatest extent feasible. At a minimum, the following specific requirements shall be applied to development of type and/or intensity listed below:

(1) Residential Development

Development plans for, or which include the vesting of a final tract map which will result in 10 or greater sub-lots, for grading purposes and backbone infrastructure improvements and/or the build out of homes and other facilities which are part of a planned community development shall:

- a. Maximize the percentage of permeable surface and green space to allow more percolation of runoff into the ground and/or design site with the capacity to convey or store peak runoff from a storm and release it at a slow rate so as to minimize the peak discharge into storm drains or receiving water bodies;
- b. Use porous materials for or near walkways and driveways where feasible;
- c. Incorporate design elements, which will serve to reduce directly, connected impervious area where feasible. Options include the use of alternative design features such as concrete grid driveways, and/or pavers for walkways.
- d. Runoff from driveways, streets and other impervious surfaces shall be collected and directed through a system of vegetated and/or gravel filter strips or other media filter devices, where feasible. Selected filter elements shall be designed to 1) trap sediment, particulates and other solids and 2) remove or mitigate contaminants through infiltration and/or biological uptake. The drainage system shall also be designed to convey and discharge runoff from the building site in a non-erosive manner.
- e. Selected BMPs shall be designed to collectively infiltrate, filter or treat the volume of runoff produced from each and every storm event up to and including the 85th percentile 24-hour runoff event, prior to conveying runoff in excess of this standard to the stormwater conveyance system. BMPs shall be engineered and constructed in accordance with the design specifications and guidance contained in the

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California Stormwater Best Management Practices Handbook (Municipal).

- f. The plan must include provisions for regular inspection and maintenance of structural BMPs, for the life of the project.

(2) Commercial Development/Parking Lots

Development plans for, or which include commercial use > 1000 square feet in size and/or which include exposed parking lots > 5,000 square feet in size and/or with 25 or more parking spaces and/or stand alone parking lots with 25 or more parking spaces or which is > 5000 square feet in size shall:

- a. Incorporate BMPs effective at removing or mitigating potential pollutants of concern such as oil, grease, hydrocarbons, heavy metals, and particulates from stormwater leaving the developed site, prior to such runoff entering the stormwater conveyance system, or any receiving water body. Options to meet this requirement include the use of vegetative filter strips or other media filter devices, clarifiers, grassy swales or berms, vacuum devices or a combination thereof. In addition, roads and parking lots should be vacuum swept monthly at a minimum, to remove debris and contaminant residue
- b. Selected BMPs shall be designed to collectively infiltrate, filter or treat the volume of runoff produced from each and every storm event up to and including the 85th percentile 24-hour runoff event. BMPs shall be engineered and constructed in accordance with the guidance and specifications provided in the California Stormwater Best Management Handbooks (Commercial and Industrial).

(3) Common Area Landscaping

Where irrigation is necessary, the system must be designed with an efficient technology which minimizes water requirements and the potential for failure. At a minimum, the following requirements shall apply: All irrigation systems shall have flow sensors and master valves installed on the mainline pipe to ensure system shutdown in the case of pipe breakage. Irrigation master systems shall have an automatic irrigation controller to ensure efficient water distribution. Automatic irrigation controllers shall be easily adjustable so that site watering will be appropriate for daily site weather conditions. Automatic irrigation controllers shall have rain shutoff devices in order to prevent unnecessary operation on rainy days.

- Storm Drains

Stormwater systems eventually discharge into coastal ocean waters. They may also discharge into wetlands and streams. Stormwater discharging from the site shall be of sufficient quality and volume to maintain or enhance the functional

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capacity of the receiving waters. Where new storm drains are necessary to accommodate the development, they shall be sited and designed to discharge in the least environmentally sensitive location. New storm drain outlets shall not be allowed to discharge into or near coastal waters where rocky intertidal or sub-tidal habitat exists or into wetlands.

Storm Drains and/or Catch Basins shall be marked "No dumping- Drains to Ocean" or with other appropriate local insignia. These markings shall be maintained for the life of the project.

- Dry Weather Runoff Diversion
At the time of application for the first coastal development permit for construction of any portion of the storm drain system, the applicant shall provide a study which evaluates the feasibility of diverting dry weather runoff within the Specific Plan area to a local treatment facility able to accept dry weather flows and documentation of the facility's capacity to accommodate such flow, for the life of the development
- Inspection and maintenance of structural BMPs:
The WQMP shall include provisions for long-term maintenance responsibilities for structural BMPs and shall reference the location of all such BMPs. A BMP maintenance agreement shall be included which provides for an acceptance and/or dedication of operation and maintenance responsibility to the applicant/owner or successor in interest upon acceptance of a coastal development permit, until such responsibility is effectively accepted by another appropriate entity, such as the City or a Homeowner's Association.
Maintenance responsibilities shall remain subject to the following requirements: All BMP traps/separators and/or filters must be inspected, cleaned and maintained as needed throughout the year, but at a minimum once a month through the months of October to April, once prior to storm season, no later than October 15, and once following storm season, no later than June 30th. Debris and other material removed from filters and traps shall be disposed of in a proper manner. Filter material shall be replaced when necessary. Annual inspection and maintenance reports documenting such activities must be submitted to the permitting agency no later than July 30th each year.

7.4 PRINCIPAL PERMITTED USES

The following are permitted uses within the Aera Parcel:

- Continued oil production activities consistent with the existing operations.
- Visitor serving commercial uses as permitted by the HBZSO, except as follows:

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- automotive service and repair related uses shall be prohibited.
- Gas stations
- drive-through windows in conjunction with restaurants shall be prohibited.
- Resort Hotel or other forms of visitor accommodations
- Office: not to exceed 15% of the total square footage allocation for the property based on ADTs and shall not be located on the ground floor
- ~~Timeshares~~
- Recreational facilities, public and private
- Open Space, public and private
- Civic Uses including museums, libraries, community centers, amphitheaters, schools, civic center, City Hall facilities and/or other public facilities.
- ~~Other uses determined to be similar in nature, or as otherwise approved through a specific plan amendment.~~

7.5 PROHIBITED USES

- Industrial Uses
- Residential Uses
- Timeshares
- Civic uses such as City Hall, schools and hospitals,
- Residential care, clubs, lodges, day care, and religious assembly
- On the ground (street-level) floor, offices, or other non-visitor serving uses.
- Automotive service and repair related uses shall be prohibited.
- Drive-through windows in conjunction with restaurants shall be prohibited.
- Billboards
- Signs which do not display information related to an activity, service, or commodity available on the premise
- Other uses not expressly allowed in Section 7.4.

7.8 LANDSCAPING**7.8.1 LANDSCAPING SOUTH OF SEAPOINT**

A conceptual plan showing proposed landscape design and plant materials shall be submitted for review and approval by the Planning Department concurrent with any ~~development or Tentative Map application~~ for a coastal development permit for either development or Tentative Tract Map. The landscaping plan shall be consistent with the requirements of Section 6.7 (Water Quality). All landscaping shall be consistent with the Plant Palette for this Specific Plan Area and those included in the Conceptual Master Plan.

Implementation Program Modifications

7.8.2 LANDSCAPING NORTH OF SEAPOINT

A conceptual plan showing proposed landscape design and plant materials shall be submitted for review and approval by the Planning Department concurrent with any application for a coastal development permit for either development or Tentative Tract Map. The landscaping plan shall be consistent with the requirements of Section 6.7 (Water Quality). All landscaping will consist of native vegetation. No irrigation will be allowed. Landscaping of the open space area shall be undertaken and completed concurrent with or prior to the first coastal development permit for construction of development on the AERA parcel.

7.12 PARKING

Adequate public parking to support development occurring on the AERA parcel will be provided concurrent with the underlying development. Parking lot design will provide for vehicular and pedestrian access to adjacent parcels and will include provisions to allow expansion if there is a parking deficiency. A parking study shall be submitted as part of any application for a coastal development permit for development to document the adequacy of parking in relation to existing and proposed development.

Any public on-street parking spaces lost (including parking on the roads fronting the specific plan area such as Seapoint, Pacific Coast Highway, and Palm) as a result of development within the Specific Plan area shall be replaced on a one to one basis on-street or within public parking lots within the Coastal Zone of the City of Huntington Beach.

Off-street parking shall be provided, at a minimum, consistent with Section 231 of the City's Zoning Code.

7.13 PUBLIC ACCESS

Public paths providing for pedestrian and bicycle access will be provided. Bicycle usage shall be encouraged by the provision of bikeway access and bike racks at convenient locations and near building entrances. Public access will be provided across Pacific Highway as part of the public open space/trail from the public park on Palm Avenue through the AERA parcel to Pacific Coast Highway. The public access improvements shall be constructed prior to or concurrent with the first coastal development permit for development (excepting Tentative Tract Maps) on the AERA Parcel.

Implementation Program Modifications

9.2.1 IMPLEMENTATION

The Specific Plan shall be implemented through the processing of site plans in conjunction with Coastal Development Permits, tentative tract maps and tentative parcel maps. The site plans may be prepared concurrently in sufficient detail to determine conformance with the Specific Plan and consistency with the Local Coastal Program, CMP and General Plan.

9.2.3 TENTATIVE TRACT MAPS

Tentative Tract or Parcel Map(s) shall be in compliance to the provisions and procedures in the Huntington Beach Zoning and Subdivision Ordinance. In addition to any other City Permits, Tentative Tract Maps also require a coastal development permit.

9.2.4 ZONING TEXT AMENDMENTS

A Zoning Text Amendment shall be required for changes to the Development Standards in the Specific Plan, ~~unless such changes are to provide clarification only, which may be approved by the Planning Director.~~

Zoning Text Amendments shall be processed in accordance with the Huntington Beach Zoning and Subdivision Ordinance. Zoning Text Amendments shall be processed as amendments to the City's Local Coastal Program. Changes to the Zoning text shall not take effect until certified by the Coastal Commission through the LCP amendment process.

9.2.7 ALLOCATION AND TRANSFER OF ADTS**ALLOCATION OF ADTS**

At the time of the adoption of this document, the PLC property has an overall intensity total of 5,230 Average Daily Trips (ADT's) assigned to the property. Because the PLC property is limited to 315 residential units, pursuant to this specific plan, there will be unused trip capacity (ADT's). This unused trip capacity may be reallocated to the AERA property at the City's discretion. ~~which is the equivalent to a maximum of 500 residential units. In the event that the PLC property does not develop a total of 500 units, pursuant to this specific plan, the~~

Implementation Program Modifications

~~unused trip capacity (ADT's) may be reallocated to the Aera property at the City's discretion.~~

At the time of the adoption of this document, the Aera property has an overall intensity of 21,909 ADTs assigned to the property. This trip assignment is equivalent to a maximum of 614,570 square feet of commercial or other comparable uses as determined by a traffic analysis approved by the City.

The four acre site across Seapoint ~~should~~ **shall** be designated as open space and therefore should not be considered within the 21,909 ADT's allocated for the Aera property.

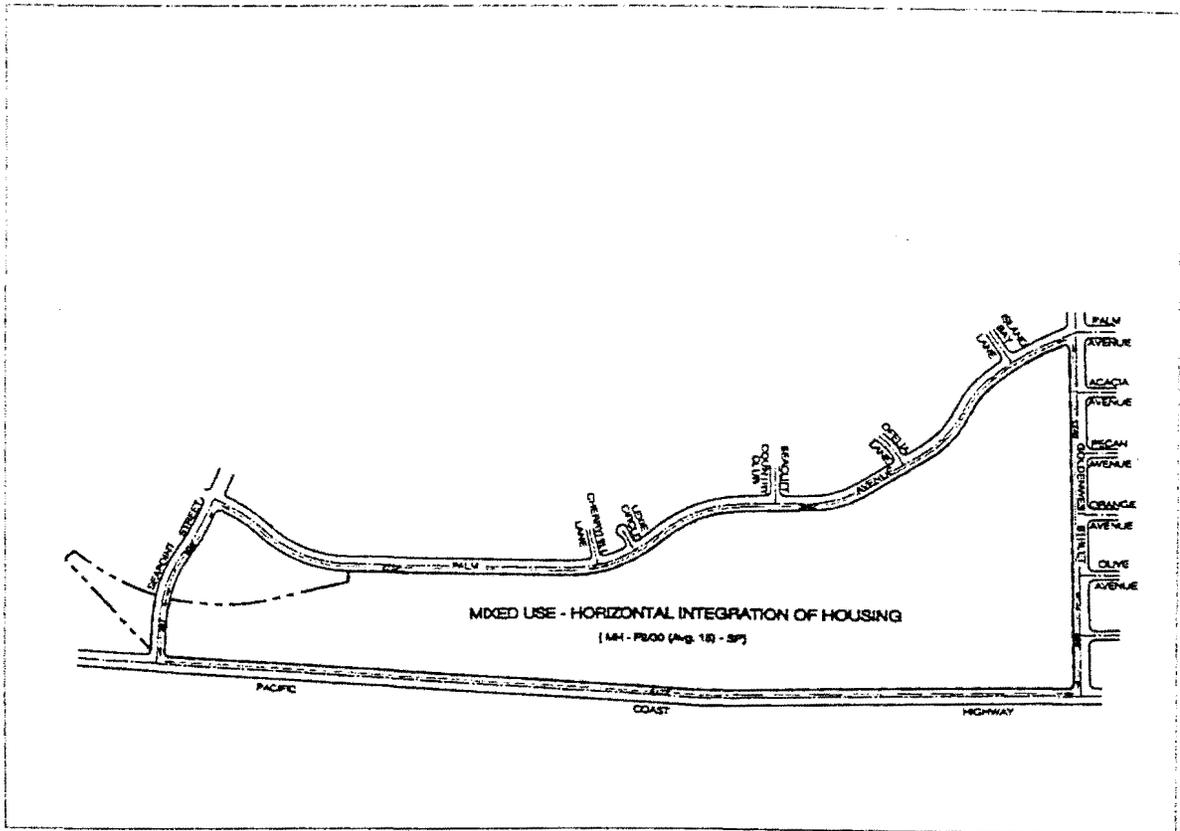
TRANSFERS OF ADTS

The transfer of Average Daily Trips (ADTs) from the PLC property to the Aera property may be permitted ~~in the event that PLC does not develop a maximum of 500 units.~~ Any transfer will be reviewed and approved concurrent with the tentative map/conditional use/coastal development permit process for the Aera property.

The Planning Director, Planning Commission and/or City Council may determine not to allocate ADTs to those uses or areas that do not generate vehicular trips, such as greenbelts, esplanades or other similar uses or areas, subject to approval through the tentative map and/or conditional use permit process.

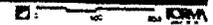
Implementation Program Modifications

Figure 2 Proposed Land Use Designation



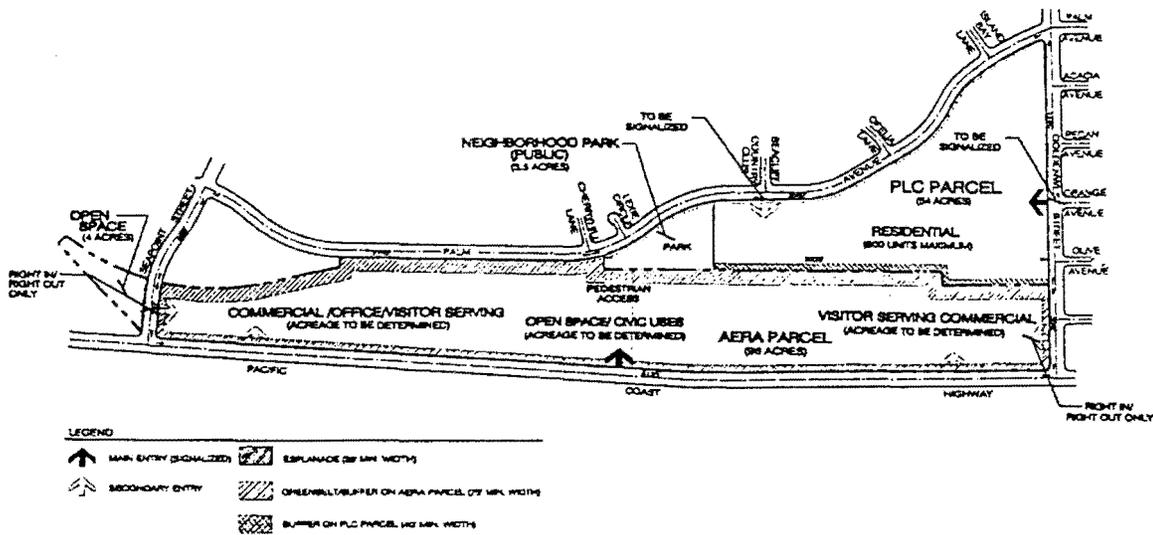
City of Huntington Beach

PROPOSED GENERAL PLAN



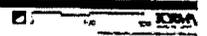
Implementation Program Modifications

Figure 3 Conceptual Development Plan



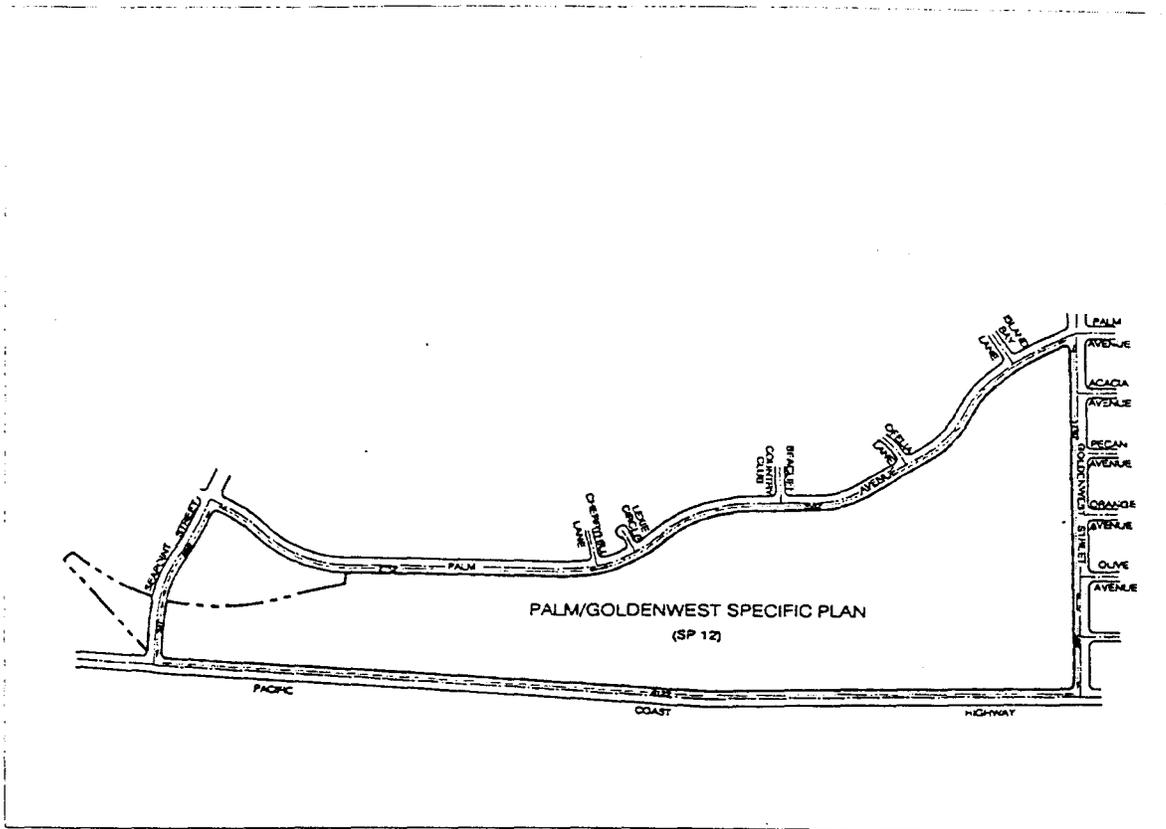
City of Huntington Beach

EXHIBIT 2.1-1
SUBAREA 48 CONCEPTUAL DEVELOPMENT PLAN



Implementation Program Modifications

Figure 4 Proposed Zoning



City of Huntington Beach

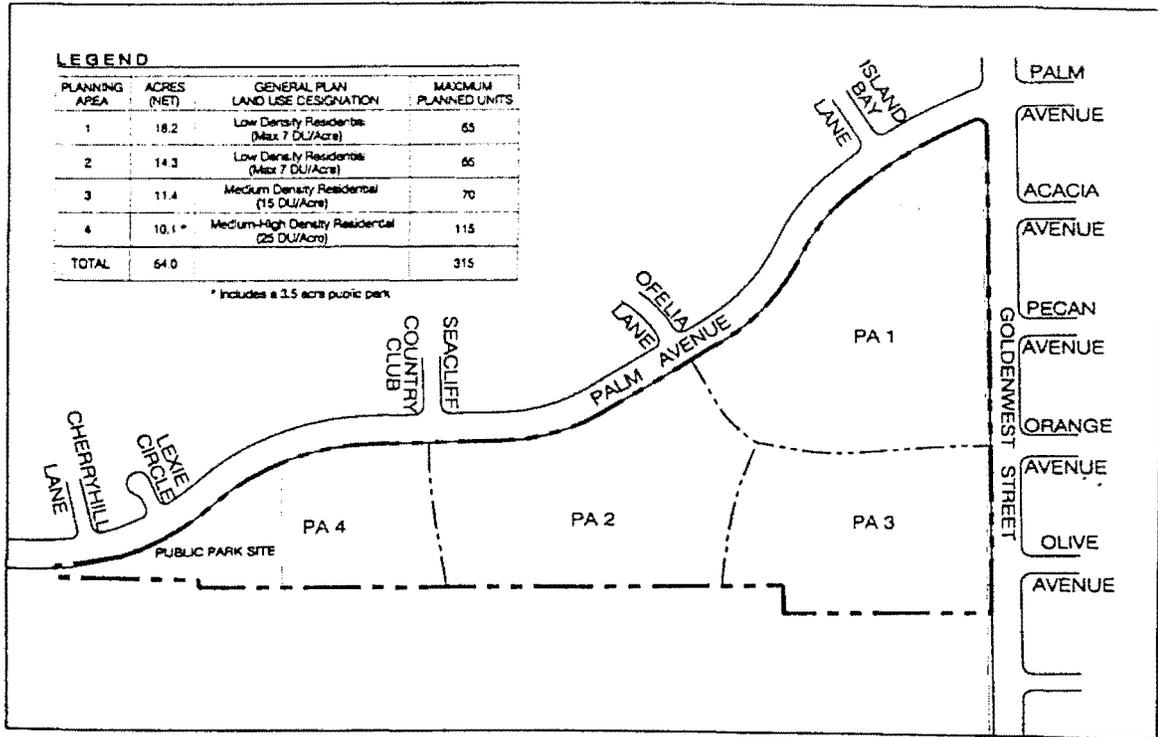
PROPOSED ZONING PLAN



Implementation Program Modifications

Figure 5

PLC Development Proposal



plc
PALM & GOLDENWEST
 HUNTINGTON BEACH, CA

Exhibit 2.2-1
DEVELOPMENT PLAN

0 200 400 **KORVA**
 JULY 2004
 www.korva.com

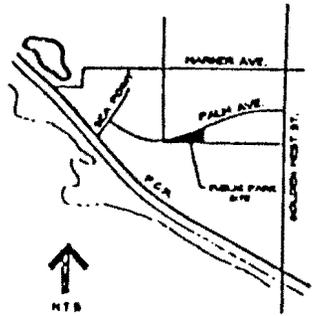
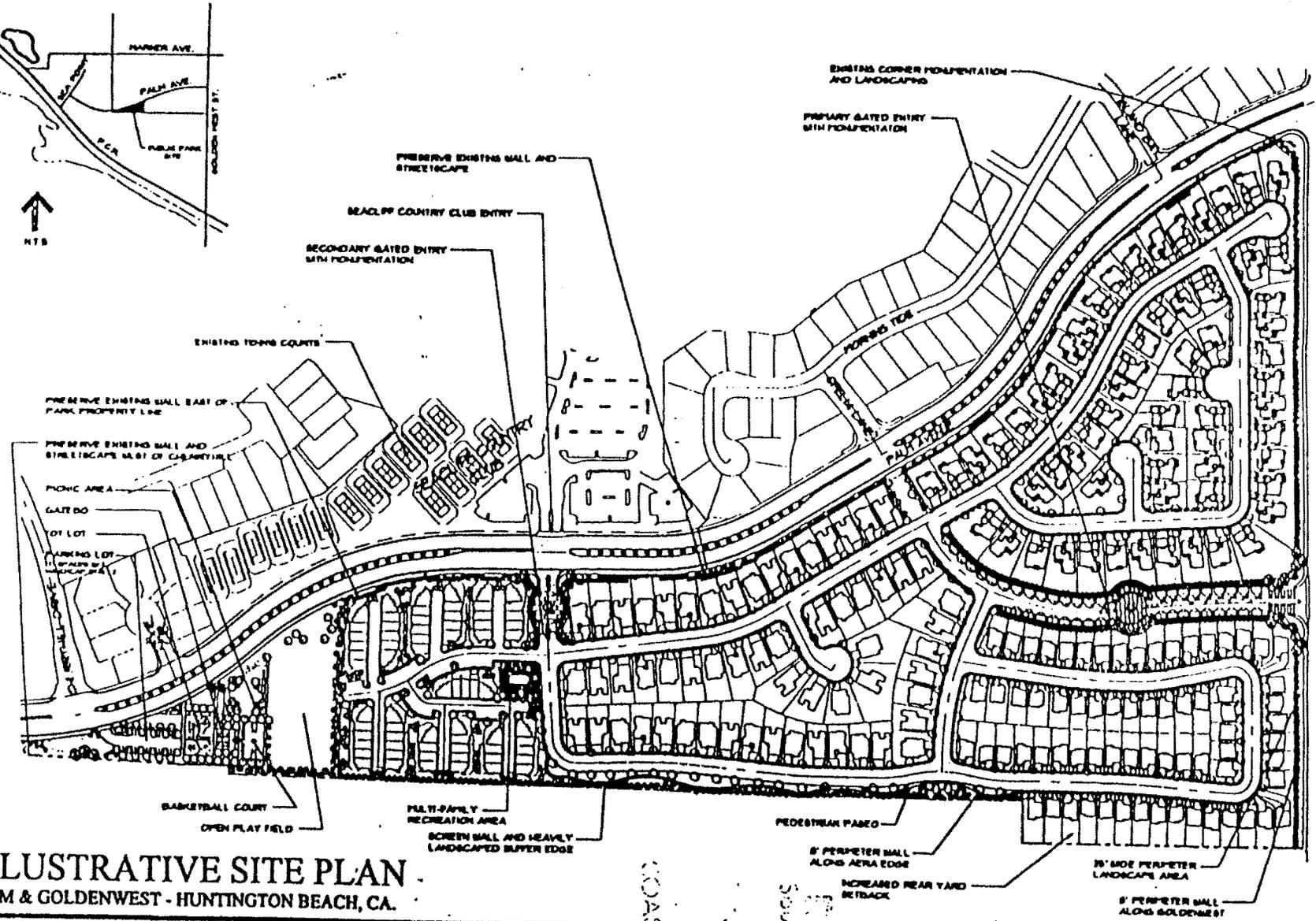



Exhibit 8
Palm & Goldenwest
 California Coastal
 Commission



ILLUSTRATIVE SITE PLAN
PALM & GOLDENWEST - HUNTINGTON BEACH, CA.

PLC LAND COMPANY
 23 CORPORATE PLAZA, SUITE 250 NEWPORT BEACH, CA. (949) 721-9777

CALIFORNIA
 COASTAL COMMISSION

JUL 14 2000

RECEIVED
 JUL 14 2000

FORMA
 No. 2000-91

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 **2nd day of October, 2000** by the following vote:

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

Connie Brockway

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

OCT 18 2000

RESOLUTION NO. 2000-92

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH, CALIFORNIA, AMENDING THE LOCAL COASTAL PROGRAM BY AMENDING THE COASTAL ELEMENT

WHEREAS, pursuant to the State Planning and Zoning Law, the Huntington Beach City Council has held a public hearing relative to Local Coastal Program Amendment 1-00 wherein all information presented at said hearing was carefully considered, and after due consideration of the findings and all evidence presented to the City Council, the City Council found that such amendment to the Coastal Element was proper, and consistent with the Huntington Beach General Plan and Huntington Beach Local Coastal Program; and

Pursuant to the California Coastal Act, Local Coastal Program Amendment No. 1-00 was referred to the Coastal Commission for its consideration and certification; and

The Coastal Commission has certified Local Coastal Program Amendment No. 1-00 with suggested modifications; and

The City Council wishes to accept and approve said modification is in accordance with the provisions of the California Coastal Act,

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

Section 1. The Local Coastal Program Amendment No. 1-00 consisting of proposed modifications to the Coastal Element as identified on the attached Exhibit A and incorporated by this reference as though fully set forth herein, is hereby adopted and approved.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 2nd day of October 2000.

Tom Harman
Mayor Pro Tem

ATTEST:
Connie Brockway
City Clerk 10-17-00

APPROVED AS TO FORM:
P. J. De...
City Attorney 9/22/00
JF 9/22/00

REVIEWED AND APPROVED:
Ray Silver
City Administrator

INITIATED AND APPROVED:
JH 2
Director of Planning

EXHIBIT A

COASTAL ELEMENT
VOLUME 1 OF LOCAL COASTAL PROGRAM

MODIFICATIONS
APPROVED BY CALIFORNIA COASTAL
COMMISSION AUGUST 9, 2000

Page 102

9.2.3 Mixed Uses

The Land Use Element of the City's General Plan includes a broad mixed development category intended to encourage maximum flexibility. The Coastal Element has refined the category to provide more direction for the types and level of development desired. ~~Two~~ **Three** new mixed use categories have been developed for the coastal zone.

Office/Residential – The intent of this designation is to allow a mix of medium to high density apartments and condominiums with professional office space. This can be accomplished by integrating residential and office uses within the same general area or by vertically mixing these uses within the same building. Limited ancillary retail commercial and service uses are also conditionally allowed; however, the emphasis is on the office/residential mix.

Page 103

In an urban center, office and residences are compatible uses which complement each other. In the Downtown, intensified residential uses would provide housing close to employment and add support to planned general and visitor commercial. The offices would provide work opportunities and services to the residential community.

Commercial/Support Recreation – This designation conditionally allows commercial facilities as a major use and recreational facilities as a support use. It is especially appropriate for large areas which can be planned as one coordinated development. The City's intent is to encourage uses that are open to the public and that capitalize on the mild climate and beach location. Facilities such as restaurants and hotels will be encouraged as part of a coordinated development.

Mixed Use-Horizontal Integration of Housing with a specific plan overlay [MH-F2/30 (Avg. 15)-sp] - This designation allows visitor-serving commercial, residential and open space uses, approved pursuant to a specific plan (sp), to be integrated horizontally. The maximum allowable Floor Area Ratio (F) is 0.5. The maximum density for any project is 30 units per acre; the maximum average density within the area is 15 units per acre.

Page 106

Delete Figure 9.1

Page 107

9.3 OVERLAYS

~~The Coastal Act allows localities to prepare special overlays for resource production areas to indicate desired uses after resource production activities have ceased. The Huntington Beach coastal plan designates the oil extraction area along Pacific Coast Highway as resource production. The overlay shown in Figure 9.1 indicates that visitor serving nodes are desired for the area. Because of adjacent land uses immediately outside the resource production area and the circulation patterns, these two nodes are designated on Pacific Coast Highway at Goldenwest Street and at the proposed extension of Thirty eighth Street. An overlay of land uses between these two visitor serving nodes has not been determined at this time since recycling of oil production activities is not expected to occur for at least 20 years.~~

Another **An** overlay has been prepared indicating those areas that are not utilized for mobile home parks....

9.4.3 BLUFFS TO GOLDENWEST STREET

This area of the coastal zone extends from the City-County boundary near the Huntington Beach Mesa bluffs to Goldenwest Street (See Figure 4.1).

Existing Uses

Most of this subarea is vacant or used for oil production. Along Pacific Coast Highway is a 600-foot wide strip of land (420 ~~96~~ **96** acres) which is intensively used for oil-related facilities. Farther inland from this strip, the land is largely undeveloped, although there are a few oil islands and scattered wells and pipelines. Chevron U.S.A. has offices and storage areas between Goldenwest Street and Palm Avenue. On the other side of Palm Avenue is a small area of single family homes which is adjacent to a portion of a golf course. Both the residences and golf course are part of earlier developments.

The oil production strip along Pacific Coast Highway accommodates surface facilities which extract oil from thousands of underground acres and from oil pools as far as two miles offshore. This site allows for the extraction of an increasingly valuable energy resource while efficiently using surface land, another valuable coastal resource. The oil field here is expected to be productive for at least another **15 to 20** years.

Land Use Designations

The oil extraction area along Pacific Coast Highway **and the vacant property between this area and Palm Avenue** has been designated ~~resource production~~ **Mixed Use-Horizontal Integration of Housing with a specific plan overlay [MH-F2/30 (Avg. 15)-sp]** in the General Plan in recognition of the need to ~~accommodate these important energy facilities~~ allow for a mixture of uses which make best use of the coastal fronting property and are compatible with the existing residential development on the north side of Palm Avenue, and to plan the overall area as a whole. **Permitted land uses within this area have been further delineated in the Palm/Goldenwest Specific Plan.** This designation ~~is retained and an overlay established which indicates desired uses for this area after resource production activities have ceased.~~ **(See Figure 9.1.) allows the existing oil production activities to continue.**

The existing single family residential area to the northeast is retained as low density because of its relatively permanent nature.

The General Plan currently designates the remainder of this area planned community. This has been replaced by a number of more specific designations.

Figure 9.5
 LAND USE ACREAGE SUMMARY
 HUNTINGTON BEACH MESA BLUFFS TO GOLDENWEST STREET

<u>RESIDENTIAL</u>	Acres
Estate Density	2
Low Density	107
Medium Density	71 23
High Density	22
<u>INDUSTRIAL</u>	
Resource Production	419
<u>MIXED USE-HORIZONTAL INTEGRATION OF HOUSING</u>	
	150
<u>OPEN SPACE</u>	
Conservation	4
Recreation	96
<u>TOTAL</u>	421 404

(Note: The figures on this page total ~~421~~ **404** acres, not ~~403~~ **421** as previously shown. The revised acreage figures were planimetered off a small scale print of Figure 9.11, the LCP Land Use Plan and updated to reflect information from engineered plans for the oil production area and north to Palm Avenue.)

5. ~~The area between Palm Avenue and Goldenwest Street, now used for offices and some oil facilities, has also been redesignated medium density residential. The separation of this site from the Pacific coast Highway by the resource production area reduces its ability to support commercial and recreational uses. Additional factors affecting development of this area include the bisecting effect of the proposed Orange Avenue street extension from Goldenwest Street to Palm Avenue and the location of the Chevron administrative offices on approximately 12 acres along Goldenwest Street. The new designation of this 48-acre area would allow a maximum of 720 units, a portion of which are to be affordable to low and moderate income individuals and families. The medium density designation is compatible with the medium and high density area to the east across Goldenwest Street.~~

Between Pages 120 and 121

Modify Figure 9.7 to reflect the new land use designation of Mixed Use-Horizontal Integration of Housing on the subject property. See attached.

Between Pages 130a and 121

Modify Figure 9.11 to reflect the new land use designation of Mixed Use-Horizontal Integration of Housing on the subject property. See attached.

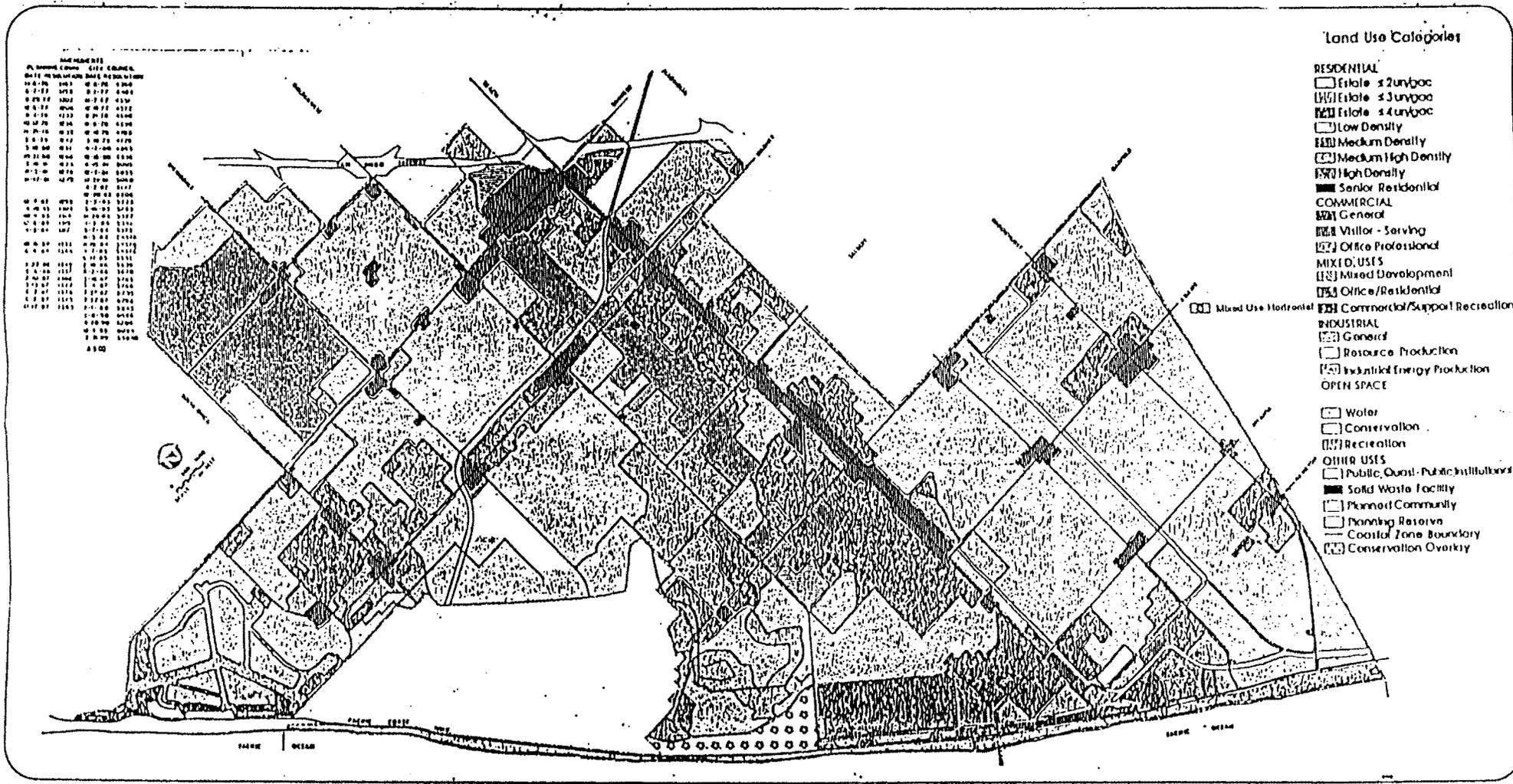


Figure 9.11

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 **2nd day of October, 2000** by the following vote:

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



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

RESOLUTION NO. 2000-93

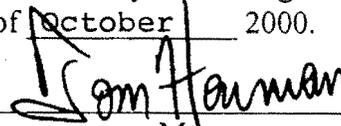
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH AMENDING THE HUNTINGTON BEACH ZONING AND SUBDIVISION CODE BY AMENDING SPECIFIC PLAN 12 (PALM GOLDENWEST SPECIFIC PLAN) THEREOF TO CONFORM LCP AMENDMENT NO. 00-1 TO MODIFICATIONS MADE BY THE CALIFORNIA COASTAL COMMISSION

WHEREAS, pursuant to the State Planning and Zoning Law, the Huntington Beach City Council has held a public hearing relative to amending Specific Plan 12 (Palm Goldenwest Specific Plan) wherein all information presented at said hearing was carefully considered, and after due consideration of the findings and all evidence presented to the City Council, the City Council found that such amendment to Specific Plan 12 was proper, and consistent with the Huntington Beach General Plan and Huntington Beach Local Coastal Program; and

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

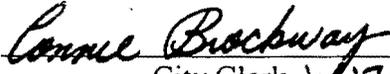
Section 1. The proposed amendment to the Palm Goldenwest Specific Plan (SP-12) as identified on the attached Exhibit A and incorporated by this reference as though fully set forth herein, is hereby adopted and approved.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 2nd day of October 2000.



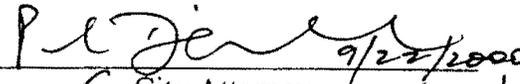
Mayor Pro Tem

ATTEST:



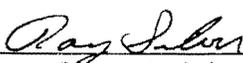
City Clerk 10/17-00

APPROVED AS TO FORM:



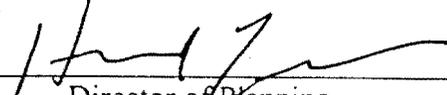
City Attorney 9/22/2000
JR 9/22/00

REVIEWED AND APPROVED:



City Administrator

INITIATED AND APPROVED:



Director of Planning

RECEIVED
South Coast Region

OCT 18 2000

ASTORIA COMMUNITY COLLEGE

EXHIBIT A

LEGISLATIVE DRAFT

SP 12

**PALM/GOLDENWEST
SPECIFIC PLAN**



**City of Huntington Beach
Planning Department
2000 Main Street
Huntington Beach, California**

**ADOPTED FEBRUARY 7, 2000
RESOLUTION NO. 2000-14**

**CALIFORNIA COASTAL COMMISSION
AUGUST 9, 2000**

**PALM/GOLDENWEST SPECIFIC PLAN
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Palm/Goldenwest Specific Plan***Preface***

PREFACE

The 150 acre site designated as Subarea 4B in the City's 1996 General Plan, consists of two major properties. The 54 acre parcel at the corner of Palm Avenue and Goldenwest Street is owned by PLC Land Company. The PLC parcel is currently vacant and is being considered for development within the next two years. The other parcel fronting along Pacific Coast Highway, between Goldenwest Street and Seapoint is 96 acres and owned by Aera Energy LLC. The Aera property is currently in oil production and according to Aera Energy LLC, the property will remain in oil production for the 15 to 20 years.

The first section of the Specific Plan, Chapters 1-4, relates to the PLC parcel. The second section, Chapters 6-9, relates to the Aera parcel. The Administration chapter and the Appendices apply to both the PLC and Aera properties.

PALM /GOLDENWEST SPECIFIC PLAN

SECTION ONE

PLC PROPERTY

1 INTRODUCTION

1.1 PROJECT AREA BACKGROUND

The Palm/Goldenwest Specific Plan is located in northwestern Huntington Beach, an area that has historically been one of California's largest oil fields. Over the past ten years many of the marginally producing oil areas have been replaced with other uses. To the north of the site is the Holly-Seacliff Specific Plan area, a former oil producing area that has been replaced with residential, recreation and commercial uses.

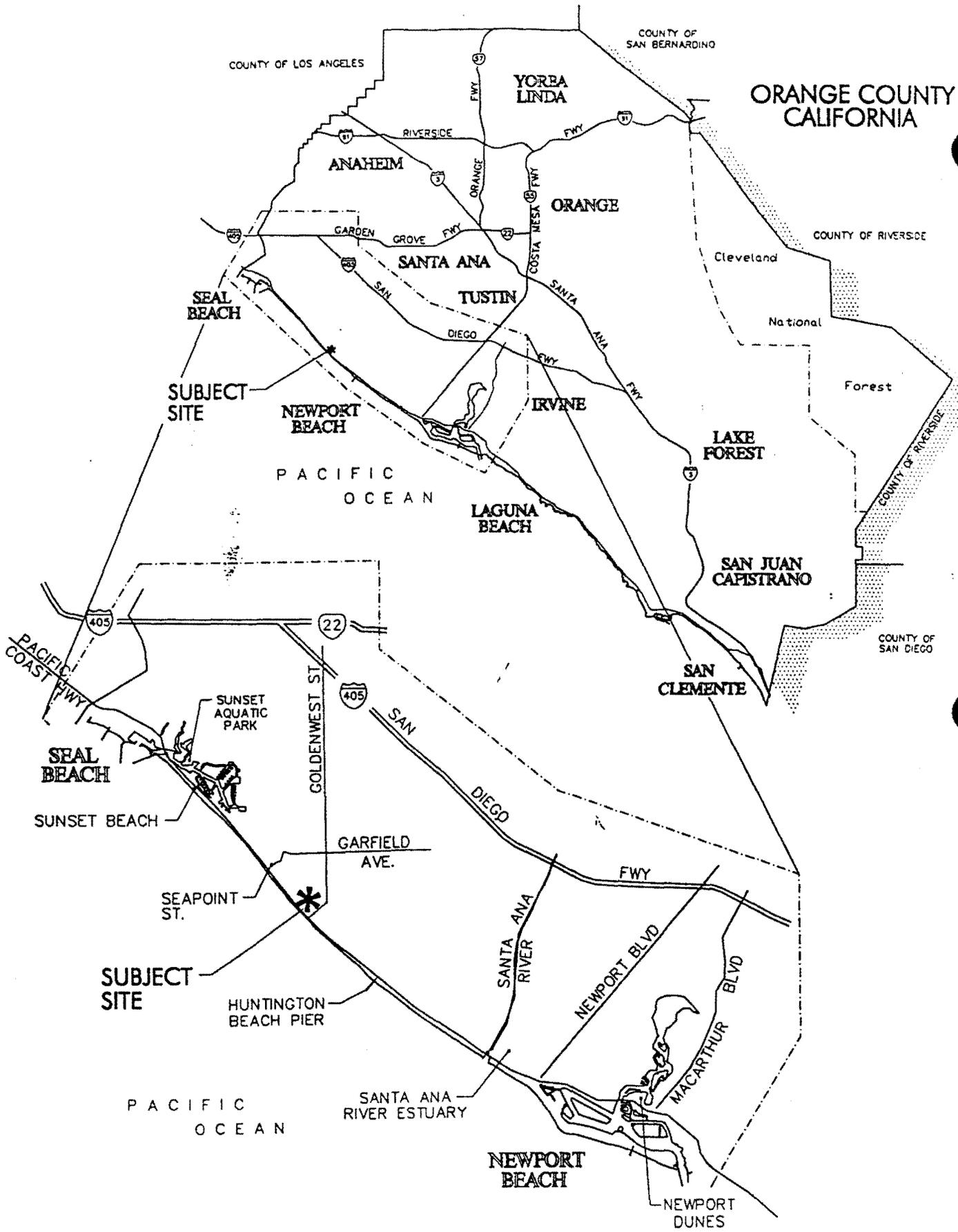
Surrounding land uses include the existing Seacliff residential community and Seacliff County Club and Surfcrest Condominiums to the north, and the Pacific Ocean to the south. Southeast of Goldenwest Street are single family and multi-family residential uses which are part of an area previously known as the Townlot area.

A Conceptual Master Plan ("CMP") of development has been prepared in conjunction with this Specific Plan as required by the Huntington Beach General Plan. This CMP and the General Plan were shaped by the citizen participation efforts that were utilized in their formation, and provide the basis for the requirements of Subarea 4B. The CMP includes the Specific Plan Area, approximately 54 acres owned by PLC, and the approximate 96-acre oil production facility site to the southwest owned by Aera, and provides the basis for the Palm/Goldenwest Specific Plan. The CMP describes proposed development for the PLC site, as well as future development potential for the Aera site once oil production ceases and sets the framework for individual specific plans to be implemented.

1.2 EXISTING CONDITIONS

The Palm/Goldenwest Specific Plan Area encompasses the 150 acre site bounded by Palm Avenue to the north, Pacific Coast Highway to the south, Goldenwest Street to the east and Seapoint Street, with approximately four acres located on the west side of Seapoint (see Exhibit 1.2-1, Vicinity Map, Exhibit 1.2-2, Location Map, and Exhibit 1.2-3, Aerial Photograph, **Exhibit 1.2-4, Proposed Zoning and Exhibit 1.2-5, Proposed General Plan**). The site is a former Chevron, USA, oilfield. Oil production is no longer a use on the 54 acre PLC property, but is on-going on the 96 acre Aera property. The project area is located in the Coastal Zone boundary, as defined by the California Coastal Commission.

The Huntington Beach General Plan currently designates the 150-acre site for Mixed Use- Horizontal Integration of Housing (MH), with a Specific Plan Overlay. The Palm/Goldenwest Specific Plan Area is designated as Subarea 4B on the Huntington Beach General Plan Table LU-4, which describes the Permitted Uses, Density/Intensity, and Design and Development Standards and Principles. A copy of Table LU-4 for Subarea 4B is included as Exhibit 1.2-4 **1.2-6** for reference.



plc
PALM & GOLDENWEST
 HUNTINGTON BEACH, CA.

Exhibit 1.2
LOCATION MAP

NOT TO SCALE
 FORM
 AUGUST 1999

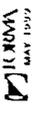


Res. No. 2000-93

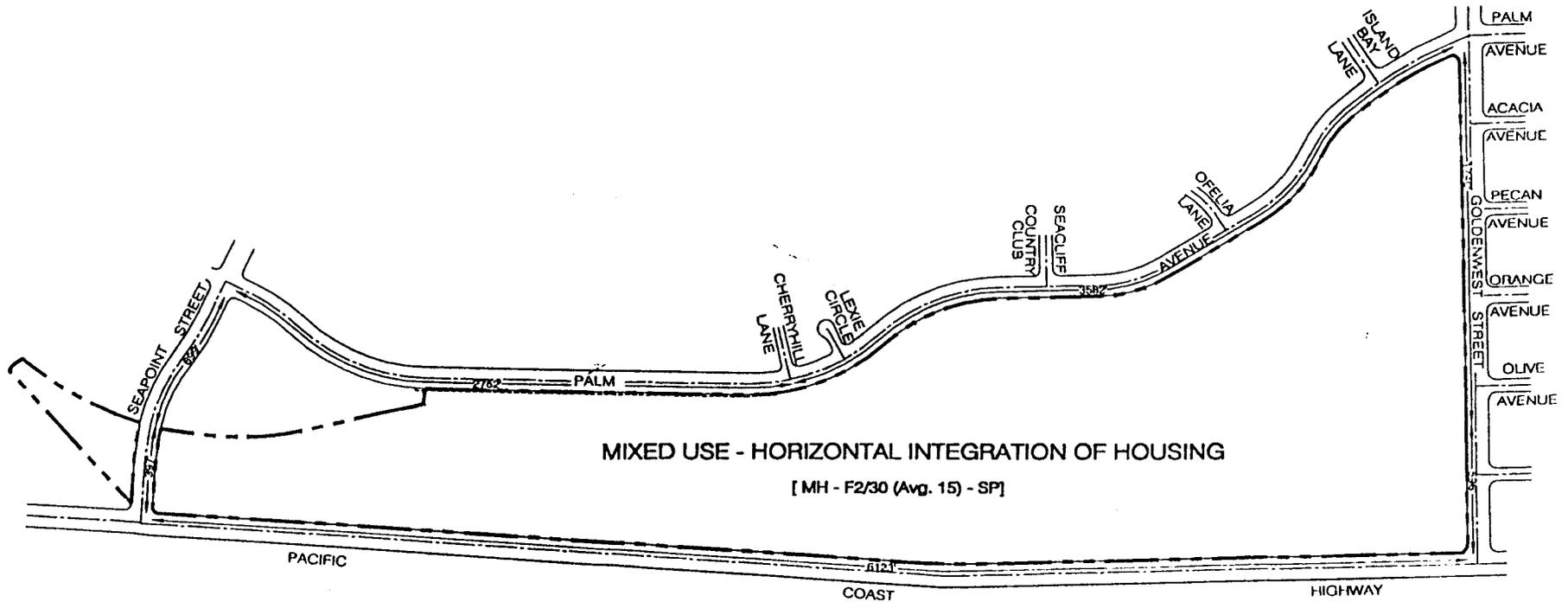
Exhibit 1.2-3
AERIAL PHOTOGRAPHS

pic

PALM & GOLDENWEST
HUNTINGTON BEACH, CA.

 J. K. & M. Aerial Photography, Inc.
May 1992

NO. 101, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 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MIXED USE - HORIZONTAL INTEGRATION OF HOUSING

[MH - F2/30 (Avg. 15) - SP]

Palm/Goldenwest Specific PlanPLC Introduction

Subarea	Characteristic	Standards and Principles
		<ul style="list-style-type: none"> • Required the preparation of and development in conformance with a Conceptual Master Plan of Development and Specific Plan. • The preparation of a Specific Plan may be phased in conformance with the Conceptual Master Plan. • Establish a cohesive, integrated residential development in accordance with the policies and principles stipulated for "New Residential Subdivisions" (Policies LU 9.3.1 and LU 9.3.4). • Allowing for the clustering of mixed density residential units and integrated commercial sites. • Requires variation in building heights from two (2) to four (4) stories to promote visual interest and ensure compatibility with surrounding land uses. • Commercial development shall not be prohibited oriented oriented along to the Palm Avenue frontage. • Residential development along Palm Avenue shall be compatible in size, scale, height, type and massing with existing development on the north side of Palm Avenue. • Visitor Serving Commercial development shall be oriented along the Pacific Coast Highway frontage. • Minimize vehicular access points onto arterial streets and highways including Palm Avenue, Goldenwest Street, Pacific Coast Highway, and Seapoint Street. • At a minimum 7.5 acres of public open space and public neighborhood parks, which may be private, shall be provided on site.

2 DEVELOPMENT CONCEPT

2.1 CONCEPTUAL MASTER PLAN OF DEVELOPMENT

The Seacliff Promenade Conceptual Master Plan (CMP) for the Palm/Goldenwest Specific Plan Area is illustrated on Exhibit 2.1-1. The intent of the Conceptual Master Plan is to establish general planning concepts for the entire site ~~to be refined through the preparation of a Specific Plan.~~ The General Plan for Subarea 4B specifically allows for phased Specific Plans in order to permit the near-term development of PLC's property and development of Aera's property at a later point in time as oil operations are phased out. **Upon completion of a future specific plan for the Aera parcel the Palm/Goldenwest Specific Plan will be amended to incorporate the specific plan. Amendments to the Specific Plan will be processed as amendments to the City's Local Coastal Program and will not take effect until certified by the California Coastal Commission.**

The CMP Land Use Plan illustrates that the Aera property will remain in oil production for the foreseeable future (approximately ~~10-15-20~~ years). The Palm/Goldenwest Specific Plan proposes a variety of residential uses on the 54-acre PLC property and future visitor serving uses on the 96 acre Aera property. The land use plan for the PLC property is more fully described in this first section of the Specific Plan and Section Two of the Specific Plan details the land uses proposed for the Aera property.

2.2 LAND USE PLAN/DEVELOPMENT CONCEPT

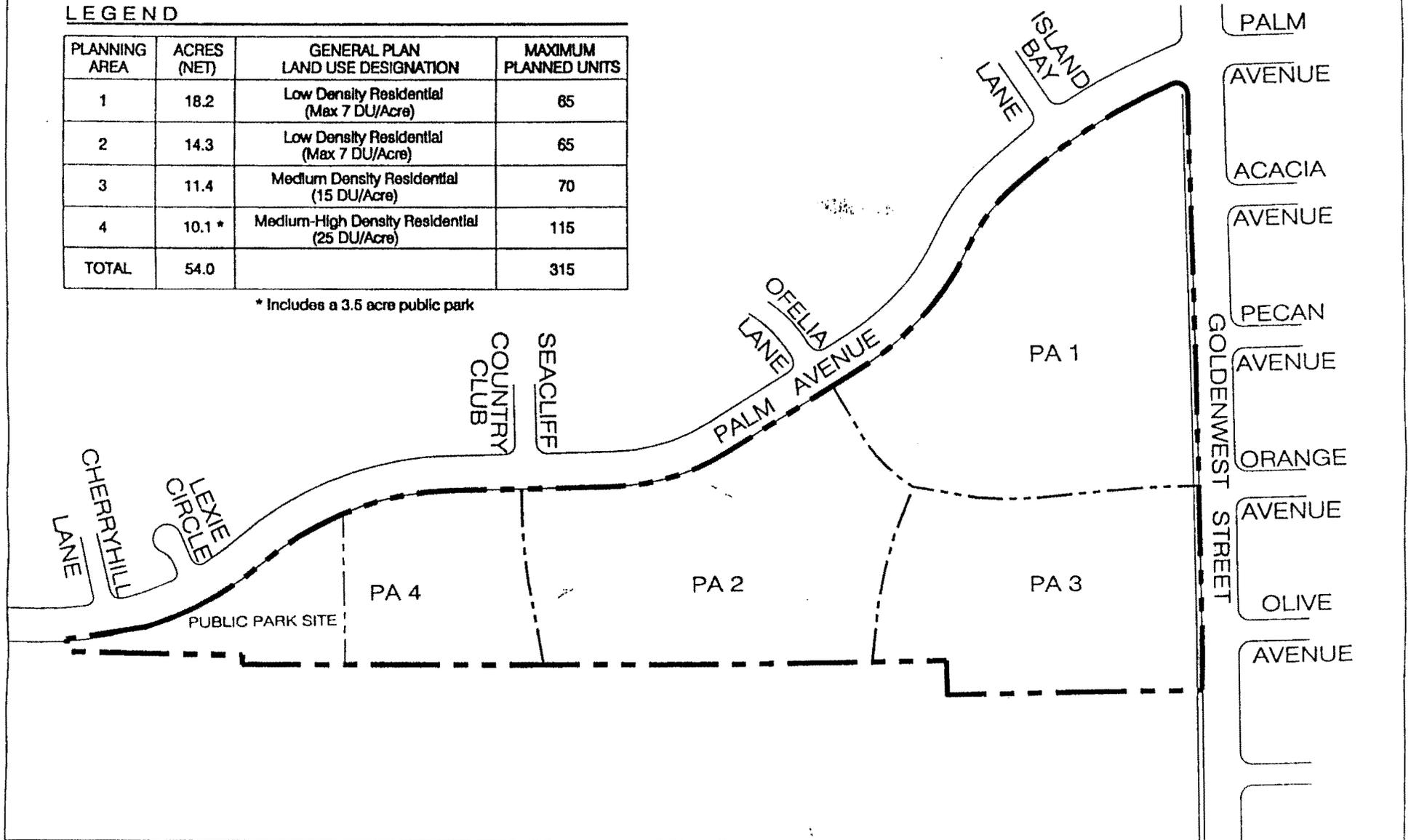
The ~~Palm/Goldenwest Specific Plan Land Use Plan~~ **proposed residential development** for the PLC parcel contains three residential density ~~land uses~~ categories. All uses proposed ~~in the Land Use Plan~~ are consistent with the **City's Local Coastal Program**, General Plan and the Conceptual Master Plan for Subarea 4B, and will not deviate from any established General Plan policies and criteria. **Any revisions to the Palm/Goldenwest Specific Plan will not take effect until an amendment is certified by the California Coastal Commission.** The 54 acre PLC site is planned for a maximum of 315 dwelling units. Within the PLC parcel, the Specific Plan designates Low Density Residential, Medium Density Residential, and Medium High Density Residential areas with a combination of detached and attached single- and multi-family dwellings.

The development concept for the Palm/Goldenwest Specific Plan is to provide for distinct residential neighborhoods in a well-designed private gated community. Perimeter themed landscaping will complement the adjacent Holly Seacliff project. A 3.5-acre neighborhood public park is also provided in Planning Area 4. The ~~Land Use Plan~~

LEGEND

PLANNING AREA	ACRES (NET)	GENERAL PLAN LAND USE DESIGNATION	MAXIMUM PLANNED UNITS
1	18.2	Low Density Residential (Max 7 DU/Acre)	65
2	14.3	Low Density Residential (Max 7 DU/Acre)	65
3	11.4	Medium Density Residential (15 DU/Acre)	70
4	10.1 *	Medium-High Density Residential (25 DU/Acre)	115
TOTAL	54.0		315

* Includes a 3.5 acre public park



2.2.3 Planning Area 3

Planning Area 3 is located south of Planning Areas 1 and 2 along Goldenwest Street, and is 11.4 acres and allows for a maximum of 70 dwelling units. The area is designated for Medium Density Residential development, which permits single-family detached or attached homes at densities not to exceed fifteen (15) dwelling units an acre.

Permitted development includes single family detached homes on individual lots with a minimum of 3,600 square feet, or attached townhouses pursuant to a condominium plan. **Public** pedestrian corridors are provided along Goldenwest Street. **and Provide an internal pedestrian corridor, which may be private, along** the boundary with Planning Area 1. A 40 foot habitable structural setback is provided for those lots which are adjacent to the oil operations to the south within this Planning Area.

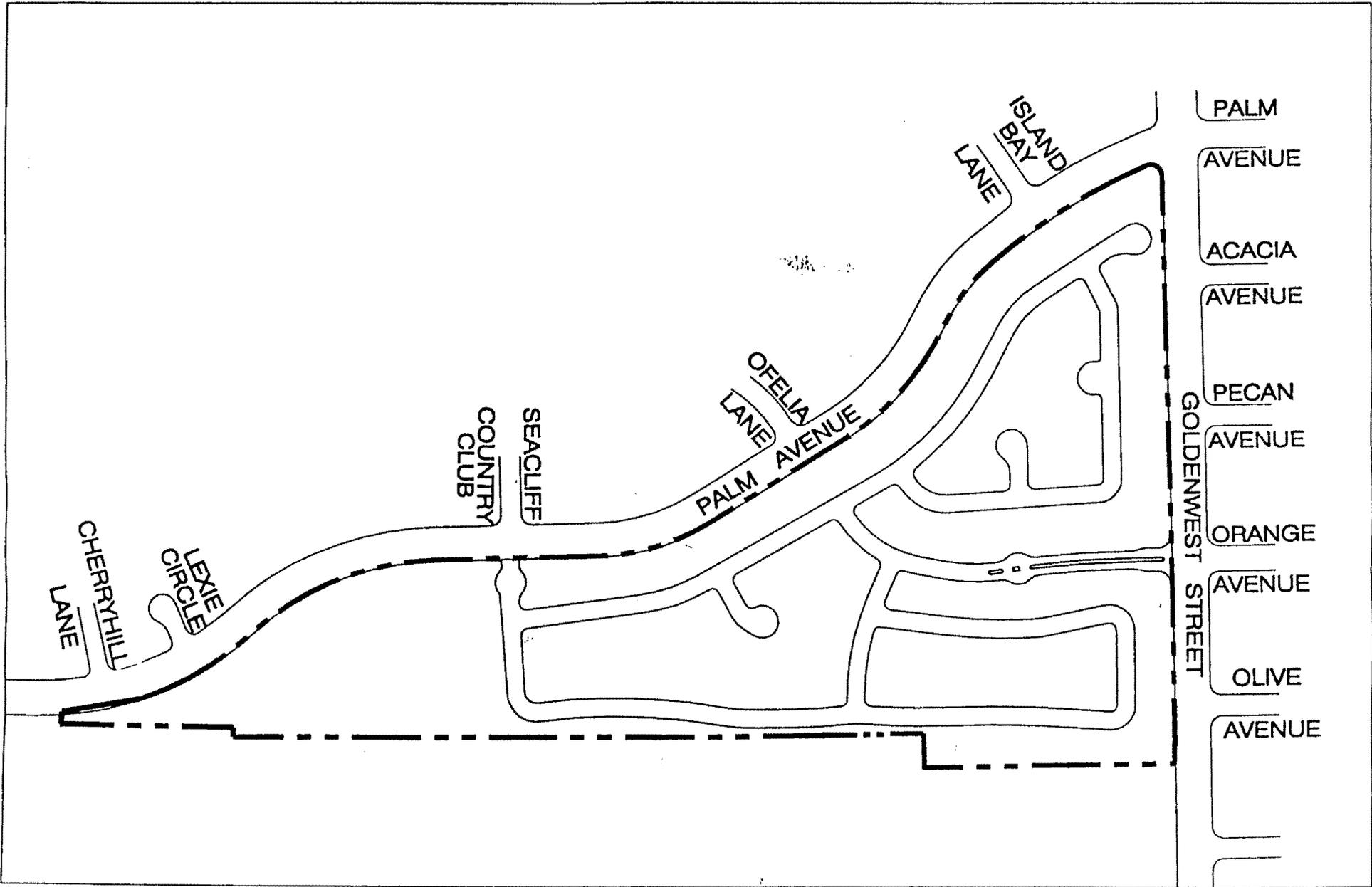
2.2.4 Planning Area 4

Planning Area 4, located west of Planning Area 2 along Palm Avenue, is 10.1 acres, and allows for up to 115 dwelling units. The area is designated for Medium High Density Residential development, which permits single family detached homes on individual lots with a minimum lot size of 3,000 square feet, attached townhouses pursuant to a condominium plan, or apartments pursuant to a conditional use permit at densities not to exceed twenty-five (25) dwelling units an acre.

A **public** pedestrian corridor is provided along Palm Avenue. Within Planning Area 4 is a 3.5-acre neighborhood public park which will be dedicated to the City of Huntington Beach. The location of the neighborhood public park is depicted on Exhibit 2.2-1 and a description of the park can be found in Section 2.4.1 of this Chapter.

2.3 CIRCULATION PLAN

The Conceptual Master Plan limits the maximum number of average daily trips that may be generated by ultimate development of the Specific Plan Area to 27,139. This is to ensure that impacts to the City's circulation system, as well as, ambient air quality and noise levels remain within the scope of impacts analyzed in the General Plan Program EIR 94-1 and Mitigated Negative Declaration No. 98-8. Of the total trip budget, the PLC site has been allocated a maximum of 5,230 average daily trips, and the Aera parcel has been assigned a trip budget not to exceed 21,909 average daily trips. Individual parcels within the site may exchange or trade unused trip allocations, as long as the overall



pic
PALM & GOLDENWEST
 HUNTINGTON BEACH, CA

Exhibit 2.3-1
CIRCULATION PLAN

0 200 400 **FORMA**
 AUGUST 1999
 forma/golden/exhibits/crc.dwg

Res. No. 2000-93

2.4 OPEN SPACE

The Palm/Goldenwest Specific Plan includes a variety of onsite open space and landscape features to provide **the public and** residents with active and passive recreational opportunities and enhance project compatibility with surrounding land uses. The Open Space Plan for the PLC parcel is comprised of three elements: a public neighborhood park, a private recreation area within the multi-family area, and perimeter and buffer landscaping incorporating **public** pedestrian walkways.

2.4.1 Neighborhood Park

A 3.5-acre public neighborhood park is planned within Planning Area 4. The park is designed to include the following recreational amenities, subject to final review and approval by the City's Community Services Commission:

- Open play field;
- Basketball court;
- Tot Lot with play structures for varying age groups;
- Picnic tables with gazebo or shade structure; ~~and~~
- Informal picnic areas with tables and benches, ~~and~~
- **Public parking.**

A conceptual plan for the neighborhood park is included as Exhibit 2.4-1. The park improvements will be completed by the developer, and the value of the improvements will be credited toward the project's park dedication requirements in accordance with Chapter 254 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). ~~The land and improvements will be dedicated in fee at the time of recordation of the first final Tract Map for residential construction to the City. and maintained by the City of Huntington Beach.~~ **The improvements will be offered for acceptance to the City at the time of their completion. The public park will be maintained by the City of Huntington Beach upon acceptance. Prior to the completion of the final residential building inspection of the first production (non-model) home, the public park shall be completed and open for public use.**

2.4.2 Private Recreation Area

The multi-family development in Planning Area 4 will include its own private recreation facility for the exclusive use of this neighborhood's residents. The private recreation area will be a minimum of 10,000 square feet and will

Palm/Goldenwest Specific PlanPLC Development Concept

incorporate one or more of the following uses: pool, spa, barbecue, volleyball, tennis, or fitness room. The Planning Area 4 Homeowners Association will maintain this private recreation area. If the other Planning Areas will have the right to use this recreational facility, then those Planning Areas' Association should share in the cost of maintaining this recreational facility.

2.4.3 Perimeter and Buffer Landscaping and Pedestrian Walkways

Landscaped setback areas will be provided along the arterial highways, Palm Avenue and Goldenwest Street, that form the north and east perimeter of the Specific Plan Area.

Within the PLC portion of the Specific Plan Area, pedestrian walkways with detached sidewalks and parkways including street trees will be provided along the main entry road only and detached parkways elsewhere in the project at the option of the developer. Walkways will be linked to perimeter sidewalks along Palm Avenue and Goldenwest Street at each project entry, and will also link to a meandering walkway located in the enhanced landscape area along the south side of Planning Area 2 adjoining the Aera Energy property.

A master homeowners association or sub-association will maintain all pedestrian walkways within the interior of the PLC property. The City of Huntington Beach will maintain all sidewalks on the perimeter of the Specific Plan Area.

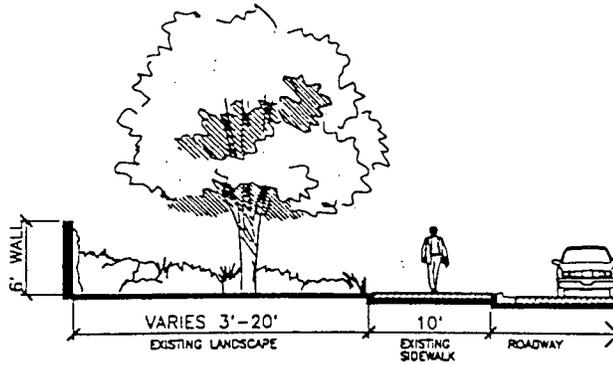
1. Palm Avenue

Along the south side of Palm Avenue within Planning Areas 1 and 2, an existing six foot high block wall was constructed and landscaping installed in the late 1960's to screen oilfield uses. The setback of the existing wall varies between three and twenty feet from the existing sidewalk and right of way of Palm Avenue. Within Planning Area 4, west of the entry to Seacliff Country Club, an eight-foot high concrete panel wall exists atop a four-foot high berm. Additional planter walls and landscaping have been installed within the area between the wall and sidewalk, which varies in width from eight to eighteen feet.

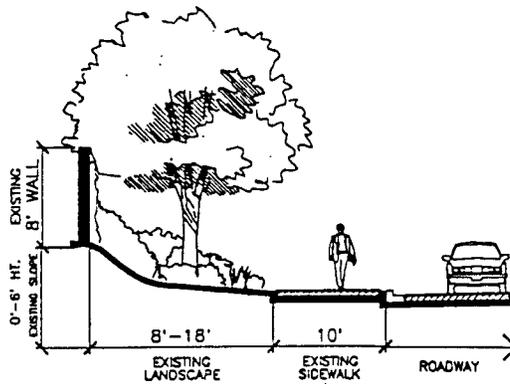
The proposed development plan has been designed to retain the existing pedestrian walkway, perimeter wall and landscaping within Planning Areas 1 and 2. Portions of the existing improvements will be removed at the location of the new secondary project entry opposite Seacliff Country Club, which will also include new entry landscaping and monument signs. Directly opposite Ofelia Lane, a portion of the existing wall is proposed to be removed and replaced with a six-foot high view fence adjoining an

Palm/Goldenwest Specific PlanPLC Development Concept

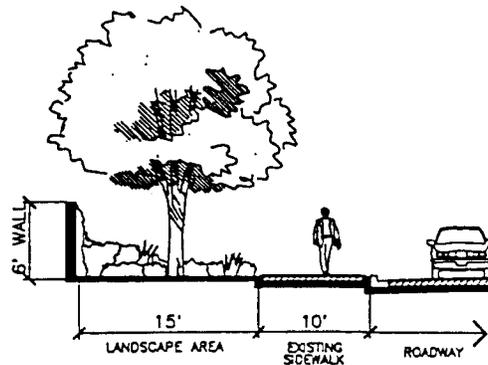
Within all Planning Areas, a 40 foot habitable structural setback will be provided along the common property line between the PLC property and the Aera Energy property. A typical section showing the additional buffer setback is shown in Exhibit 2.4-5.



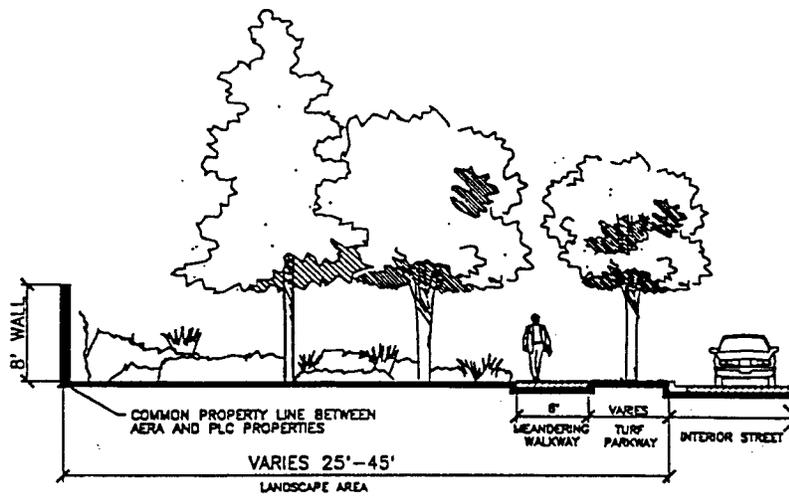
1 PALM AVENUE
AT SINGLE-FAMILY RESIDENTIAL UNITS



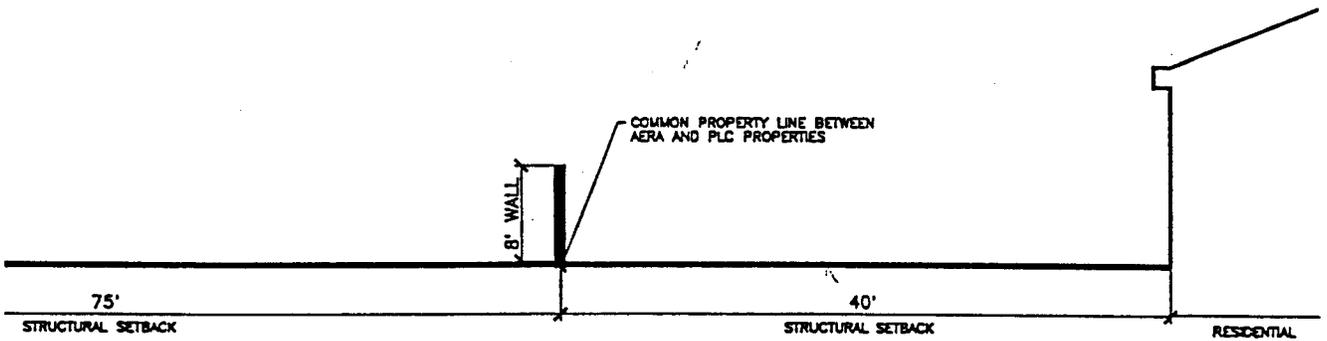
2A PALM AVENUE
AT MULTI-FAMILY RESIDENTIAL UNITS



2B PALM AVENUE
AT MULTI-FAMILY RESIDENTIAL UNITS



5 PEDESTRIAN PASEO / LANDSCAPE BUFFER



6 TYPICAL STRUCTURAL SETBACKS

drainage. All soil remediation and grading plans shall be subject to review and approval by the City to incorporate appropriate conditions of approval and mitigation measures.

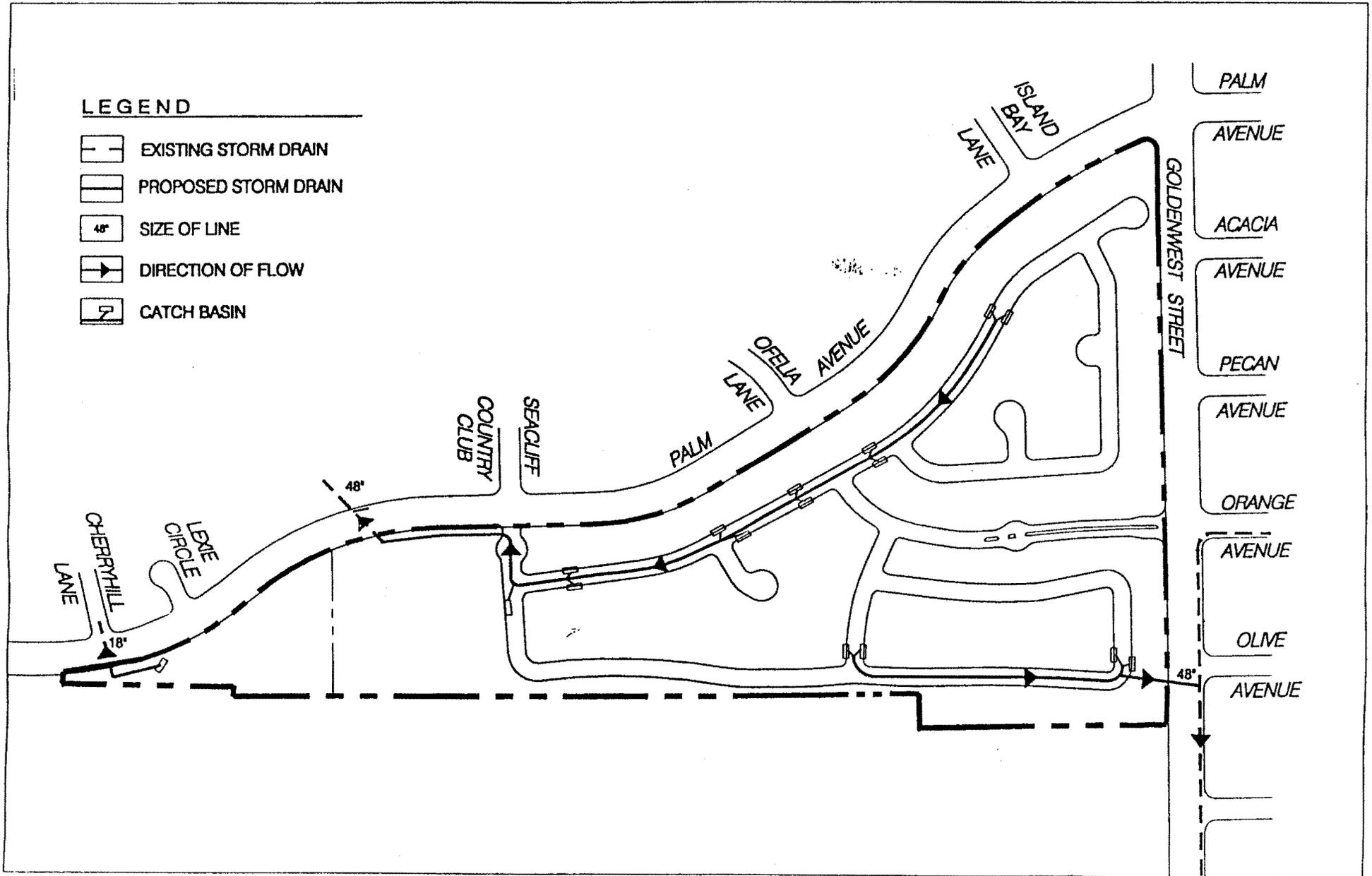
2.5.2 Oil Well Abandonment

All oil well abandonments, excavation and remediation of contaminated soils shall require a coastal development permit and shall be performed in accordance with the following requirements.

- Closure of oil wells, removal of pipelines and facilities shall be in compliance with the requirements of the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources;
- Cleanup of surface soil and contaminants shall be in compliance with the requirements of the California Department of Toxic Substance Control, Site Mitigation Branch; and (as required) the California Regional Water Quality Control Board, Santa Ana Region. In addition cleanup of surface soil and contaminants shall also be in compliance with the requirements of the City of Huntington Beach Fire Department.
- When a well site is abandoned, all improvements on the site shall be removed and the site shall be restored on an interim basis to its natural condition as it existed before oil development occurred until the proposed residential development is constructed.
- Adequate screening, setbacks, and aesthetic treatments shall be provided within development areas to minimize hazards and nuisances posed by the proximity of oil operations.
- Any oil related development shall be undertaken in accordance with the requirements of the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources Guidelines regarding specifications and standards for oil-related activities, well abandonments, and reabandonments.

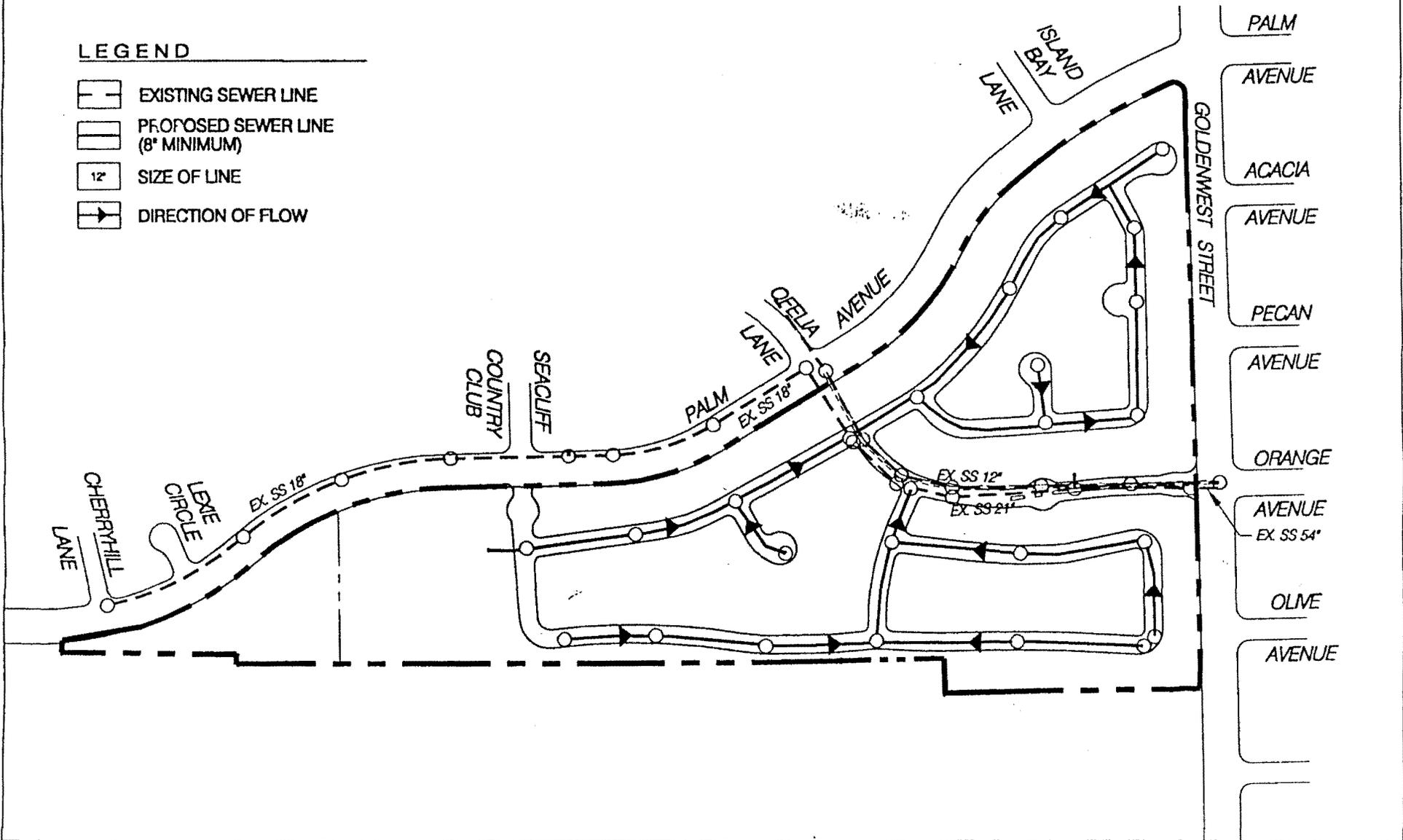
LEGEND

-  EXISTING STORM DRAIN
-  PROPOSED STORM DRAIN
-  48" SIZE OF LINE
-  DIRECTION OF FLOW
-  CATCH BASIN



LEGEND

-  EXISTING SEWER LINE
-  PROPOSED SEWER LINE (8" MINIMUM)
-  12" SIZE OF LINE
-  DIRECTION OF FLOW



2.6.4 Water Quality

The City of Huntington Beach is a coastal community noted for its beaches. The beaches of Huntington Beach attract numerous people to the area. The beaches consequently support the City's economy. Tourism dollars are spent on lodging, food, recreational equipment sales, retail sales, and other tourist related commercial ventures. The well being of the City's economy is consequently dependent on maintaining quality of coastal waters. Recent closures of the beaches have had an adverse effect on the City's economy and coastal recreational opportunities.

The flow of untreated stormwater can have an adverse impact on the quality of coastal waters since storm drains eventually discharge into the ocean. Section 5.2.1 of the City's Coastal Element notes that the City can upgrade water quality by controlling pollutants which enter coastal waters through urban runoff. Section 9.5.4 of the City's Coastal Element which contains the water and marine resource policies requires that measures be implemented to mitigate the adverse impacts of human activities on the marine environment. To protect coastal waters, the following water quality measures shall be implemented in conjunction with any development requiring the construction of storm water drainage systems:

- All new development, substantial rehabilitation, redevelopment or related activity, shall be designed and constructed in compliance with the Orange County Drainage Area Management Plan (OC DAMP) all applicable local ordinances and applicable provisions of the NPDES General Permit for Storm Water Discharges Associated with Construction Activity issued by the State Water Resources Control Board (State Board Order No. 92-08-DWQ), and any subsequent amendments, and the Orange County NPDES Municipal Storm Water Permit issued to Orange County and Cities by the California Regional Water Quality Control

- d. **Runoff from driveways, streets and other impervious surfaces shall be collected and directed through a system of vegetated and/or gravel filter strips or other media filter devices, where feasible. Selected filter elements shall be designed to 1) trap sediment, particulates and other solids and 2) remove or mitigate contaminants through infiltration and/or biological uptake. The drainage system shall also be designed to convey and discharge runoff from the building site in a non-erosive manner.**
 - e. **Selected BMPs shall be designed to collectively infiltrate, filter or treat the volume of runoff produced from each and every storm event up to and including the 85th percentile 24-hour runoff event, prior to conveying runoff in excess of this standard to the storm water conveyance system. BMPs shall be engineered and constructed in accordance with the design specifications and guidance contained in the California Stormwater Best Management Practices Handbook (Municipal).**
 - f. **The plan must include provisions for regular inspection and maintenance of structural BMPs, for the life of the project.**
- (2) Commercial Development/Parking Lots**
Development plans for, or which include commercial use > 1000 square feet in size and/or which include exposed parking lots > 5,000 square feet in size and/or with 25 or more parking spaces and/or stand alone parking lots with 25 or more parking spaces or which is > 5,000 square feet in size shall:
- a. **Incorporate BMPs effective at removing or mitigating potential pollutants of concern such as oil, grease, hydrocarbons, heavy metals, and particulates from storm water leaving the developed site, prior to such runoff entering the stormwater conveyance system, or any receiving water body. Options to meet this**

necessary to accommodate the development, they shall be sited and designed to discharge in the least environmentally sensitive location. New storm drain outlets shall not be allowed to discharge into or near coastal waters where rocky intertidal or sub-tidal habitat exists or into wetlands.

Storm Drains and/or Catch Basins shall be marked "No dumping-Drains to Ocean" or with other appropriate local insignia. These markings shall be maintained for the life of the project.

- **Dry Weather Runoff Diversion**
At the time of application for the first coastal development permit for construction of any portion of the storm drain system, the applicant shall provide a study which evaluates the feasibility of diverting dry weather runoff within the Specific Plan area to a local treatment facility able to accept dry weather flows and documentation of the facility's capacity to accommodate such flow, for the life of the development.
- **Inspection and maintenance of structural BMPs**
The WQMP shall include provisions for long-term maintenance responsibilities for structural BMPs and shall reference the location of all such BMPs. A BMP maintenance agreement shall be included which provides for an acceptance and/or dedication of operation and maintenance responsibility to the applicant/owner or successor in interest upon acceptance of a coastal development permit, until such responsibility is effectively accepted by another appropriate entity, such as the City or a Homeowners' Association. Maintenance responsibilities shall remain subject to the following requirements: All BMP traps/separators and/or filters must be inspected, cleaned and maintained as needed throughout the year, but at a minimum once a month through the months of October to April, once prior to storm season, no later than October 15, and once following storm season, no later than June 30th. Debris and other material removed from

2.7 PUBLIC UTILITIES

There are several public utility service providers identified by the Specific Plan. Although adequate facilities exist for the current service needs of the area, additional facilities may be required as development occurs. Developers shall forward copies of all tentative tract maps submitted for City approval to the utility providers listed below to coordinate service requirements. Installation of all required infrastructure shall be the responsibility of the developer.

1. Electricity

Southern California Edison Company provides electrical service to the area. Existing transmission and distribution lines are adequate to service current and potential future needs. Developers may be required to relocate existing facilities concurrent with project developments. All new or existing distribution systems shall be placed underground. Transmission lines greater than or equal to 66KV may remain overhead or placed underground at the developer's option.

2. Natural Gas

Southern California Gas Company will provide natural gas service in the Specific Plan Area. Adequate facilities exist for current and projected future needs. Developers may be required to relocate existing facilities concurrent with project development.

3. Telephone

Telephone service to the Specific Plan Area is provided by General Telephone (GTE). Developers should coordinate with GTE for the relocation of existing facilities and installation of new service.

4. Cable Television

Cable television service within Huntington Beach is provided by Time Warner Cable. Developers should coordinate with Time Warner Cable for the installation of new service.

5. Solid Waste Disposal

Rainbow Disposal Company currently provides solid waste disposal service for the Specific Plan Area. Based on service projections and anticipated demand increase, an adequate level of service will be maintained.

3 DEVELOPMENT STANDARDS

3.1 PURPOSE AND INTENT

The purpose of this section is to provide the specific development standards and regulations that will be applied to all new development permitted within the PLC property. These regulations ~~are intended to~~ provide criteria for use by builders, developers, planners, engineers, architects, landscape architects and other professionals in order to maintain quality design of the project area.

~~It is the intent of these~~ Development Standards to **shall** be consistent with the General Plan and the Conceptual Master Plan. Appendix A describes the consistency of this Specific Plan with the Huntington Beach General Plan. **Amendments to the Palm/Goldenwest Specific Plan or changes to the General Plan which affect the Palm/Goldenwest Specific Plan area, or the Conceptual Master Plan must be certified by the California Coastal Commission as an LCP amendment before they can become effective.** Specifically these standards satisfy the following goals of the General Plan:

- LU4: Achieve and maintain high quality architecture, landscape and open spaces in the City.
- LU8: Achieve a pattern of land uses that preserves, enhances and establishes a distinct identity for the City's neighborhoods, corridors and centers.
- LU9: Achieve the development of a range of housing units that provides for the diverse economic, physical and social needs of existing and future residents of Huntington Beach.
- ERC1: Improve and enhance the overall aesthetic value and appearance of the City of Huntington Beach through the provision and maintenance of local public and private open space.

3.2.4 Conditionally Permitted Uses

All conditional uses shall be processed in conformance with Section 210.04 of the HBZSO. These uses include but are not limited to:

Second kitchen units will be allowed provided that the residential cap of 315 residential units is not exceeded. Each second kitchen unit shall constitute a residential unit and shall count towards the 315 unit residential cap; and

Guest houses; and

~~Other uses as approved by the Planning Director.~~

3.2.5 Prohibited Uses

Industrial uses;

Commercial uses, except home offices;

Billboards;

Signs which do not display information related to an activity, service, or commodity available on the premise; and

Uses not expressly permitted in Sections 3.2.2, 3.2.3 and 3.2.4.

3.2.6 Temporary Permitted Uses

Temporary homefinder/sales center including mobile homes or trailers;

Model home complexes;

Real estate signs relating to the sale, lease or other disposition of real property on which the sign is located are permitted; and

Other uses in conformance with Section 241.20 of the HBZSO.

3.2.7 Landscaping

Landscaping shall be required in accordance with Section 3.3 for each Planning Area. Where the Specific Plan is silent, the provisions of HBZSO Chapter 232 shall apply. Developers shall consult with the Public Works Department regarding landscaping conservation measures.

A conceptual plan showing proposed landscape design and plant materials shall be submitted for review and approval by the Planning Department concurrent with any development or Tentative Map application. All landscaping shall be

electricity, telephone and cable television companies regarding energy conservation and proper planning, phasing and sizing of lines.

3.2.11 Fire Protection and Emergency Vehicle Access

All development projects shall comply with the regulations contained in Chapter 17.56 of the Huntington Beach Municipal Code (Fire Code), and shall be consistent with the Conceptual Master Plan. A plan showing the location of fire hydrants and emergency vehicle access shall be submitted for review and approval by the Fire Department prior to the issuance of a building permit for residential uses.

3.2.12 Affordable Housing

In order to assist the City in meeting its goal of providing adequate housing for all economic segments of the community, all developers of residential projects within the Specific Plan Area will be required to submit an affordable housing plan. The affordable housing plan shall include the following requirements:

1. A minimum of ten (10) percent of the total number of residential units approved shall be restricted for a period of thirty (30) years to occupancy by households earning less than eighty (80) percent of the Orange County Median Family Income. Said occupancy restriction shall be in the form of a recordable covenant acceptable to the City Attorney.
2. Restricted income units may be for-sale or rental units and may be located either onsite within the project or at an offsite location within the City of Huntington Beach.
3. If a separate entitlement or use permit is required for the restricted income units, no more than one-half of the building permits for the developer's project shall be issued until such entitlement or use permit has been approved by the City, which approval shall not be unreasonably withheld. The final certificate of occupancy for developer's project shall not be issued until the restricted income units are under construction, as evidenced by the issuance of a building permit.

~~The City shall consider one or more of the following incentives to assist in the development of restricted income units for households earning less than 80 percent of the Orange County Median Family income:~~

~~Minor deviations from otherwise applicable development standards; and~~

3.3 DEVELOPMENT STANDARDS

3.3.1 Low Density Residential (Planning Areas 1 and 2)

1. Purpose

The Low Density Residential designation is intended to permit single-family detached dwelling units at densities of up to 7 units per net acre. Planning Areas 1 and 2 allow for up to 130 Low-Density Residential dwelling units.

2. Permitted Uses

- Single-family detached dwelling units;
- Clustered, zero lot line, Z-lot and patio homes;
- Recreational amenities including tot lots, swimming pools, etc.;
- Granny units; and
- Accessory uses and buildings identified in Section 230.08 of the HBZSO.

Building Site Standards and Regulations are summarized in Table 3.3-A of this Specific Plan.

3.3.2 Medium Density Residential (Planning Area 3)

1. Purpose

The Medium Density Residential designation is intended to permit single-family detached and attached dwelling units, townhomes and multi-family residential developments at densities of up to 15 units per net acre. Planning Area 3 allows for up to 70 dwelling units of Medium Density Residential dwelling units.

2. Permitted Uses

- Single-family detached dwelling units;
- Cluster, zero lot line and patio homes;
- Single-family attached condominiums, townhomes, stacked flats and garden apartments;
- Recreational amenities including tot lots, swimming pools, etc.; and

*Palm/Goldenwest Specific Plan**PLC Development Standards*

**Table 3.3-A
BUILDING SITE STANDARDS**

CRITERIA	LOW DENSITY RESIDENTIAL (PLANNING AREAS 1 AND 2)	MEDIUM DENSITY RESIDENTIAL (PLANNING AREA 3)	MEDIUM HIGH DENSITY RESIDENTIAL (PLANNING AREA 4)
<i>General Building Standards</i>			
<i>Detached Homes</i>			
Minimum Lot Size	Planning Area 1 - 6,000 square feet Planning Area 2 - 5,000 square feet	3,600 square feet	3,000 square feet
Minimum Lot Width	Planning Area 1 - 60 feet Planning Area 2 - 50 feet	40 feet	30 feet
Minimum Lot Depth	100 feet	80 feet	75 feet
Minimum On-site Parking ¹	2 enclosed and 2 open; 3 enclosed and 3 open if 5 or more bedrooms	2 enclosed and 2 open; 3 enclosed and 3 open if 5 or more bedrooms	2 enclosed and 2 open; 3 enclosed and 3 open if 5 or more bedrooms
<i>Attached Homes</i>			
Minimum Site Area per Unit	Not Applicable	2,950 square feet	1,750 square feet
Minimum On-site Parking	Not Applicable	1 enclosed for Studio and 1 bedroom; 2 spaces (1 enclosed) for 2 bedrooms; 2.5 spaces (1 enclosed) for 3+ bedrooms; and 0.5 space per unit for guest.	1 enclosed for Studio and 1 bedroom; 2 spaces (1 enclosed) for 2 bedrooms; 2.5 spaces (1 enclosed) for 3+ bedrooms; and 0.5 space per unit for guest.
<i>All Residential Development</i>			
Maximum Density	1 dwelling unit per lot	15 dwelling units per acre	25 dwelling units per acre
Maximum Building Height	30 feet/2 stories for detached dwelling units	35 feet/3 stories ² for attached units and 30 feet for detached units	40 feet/3 stories ² for attached units and 30 feet for detached units
Maximum Site Coverage	50 percent	50 percent	50 percent
Minimum Building Separation	10 feet	10 feet	15 feet; 20 feet if 3 story building
Minimum Setback From PLC/Aera Common Property Line	40 foot habitable structural setback	40 foot habitable structural setback	40 foot habitable structural setback

¹ Open (unenclosed) parking spaces shall be provided on site of the dwelling unit for detached projects.

² Habitable area above the second story top plan line shall be permitted with the approval of a Conditional Use Permit and the requirements of Section 210.06(1)(d) of the Huntington Beach Zoning and Subdivision Ordinance.

Palm/Goldenwest Specific PlanPLC Development Standards

Other General Requirements			
Minimum Landscaping	One 36" box tree per lot	One 36" box tree per 45 feet of street frontage	One 36" box tree per 45 feet of street frontage
Minimum Open Space required	For detached projects: Building setback areas constitute the required open space For multi family and/or attached projects: Minimum 75 sq. ft. Private Open Space per DU, plus Common Open Space in the following amounts: 250 sq. ft. per 1 bedroom 300 sq. ft. per 2 bedroom 350 sq. ft. per 3 bedroom		
Architectural Projections	Per Section 230.68 of the Huntington Beach Zoning and Subdivision Ordinance		
Minimum Building Separation	Not applicable	Ten (10) foot minimum building structure separation of one (1) and two (2) story buildings on the same lot. Fifteen (15) foot minimum building structure separation for three (3) story buildings on the same lot (average 20 feet).	Ten (10) foot minimum building structure separation of one (1) and two (2) story buildings on the same lot. Fifteen (15) foot minimum building structure separation for three (3) story buildings on the same lot (average 20 feet).

4 COMMUNITY DESIGN GUIDELINES

The Palm/Goldenwest Specific Plan Area is designed as a safe, livable residential and recreation-based community. These guidelines are intended to set a direction for distinctive, high-quality residential developments. These guidelines give specific direction as to styles and themes of development, yet are general enough to allow the individual developer and/or builder flexibility to interpret changes in consumer tastes and market conditions. Although individual interpretation and character are encouraged, builders and designers should review the following design guidelines and standards to examine the relationship that their particular site has to the entire community, and to incorporate all applicable provisions of these guidelines into their projects.

More specifically, the purpose of these Community Design Guidelines is:

- To provide community design criteria for use by builders, planners, architects, landscape architects, civil engineers and other project area builders/developers;
- To provide specific design criteria that encourages development of a desirable living environment that will help to maintain and enhance the community's value over time.
- To create a "classic seaside community" character as an overall theme in the Palm/Goldenwest Specific Plan Area; and
- To allow each Planning Area to establish its own individual identity, yet blend with the overall community theme.

This chapter of the Specific Plan is divided into the following sections:

- Community Design Concept, Section 4.1;
- Site Planning Guidelines, Section 4.2;
- Landscape Architecture Guidelines, Section 4.3; and
- Architectural Guidelines, Section 4.4.

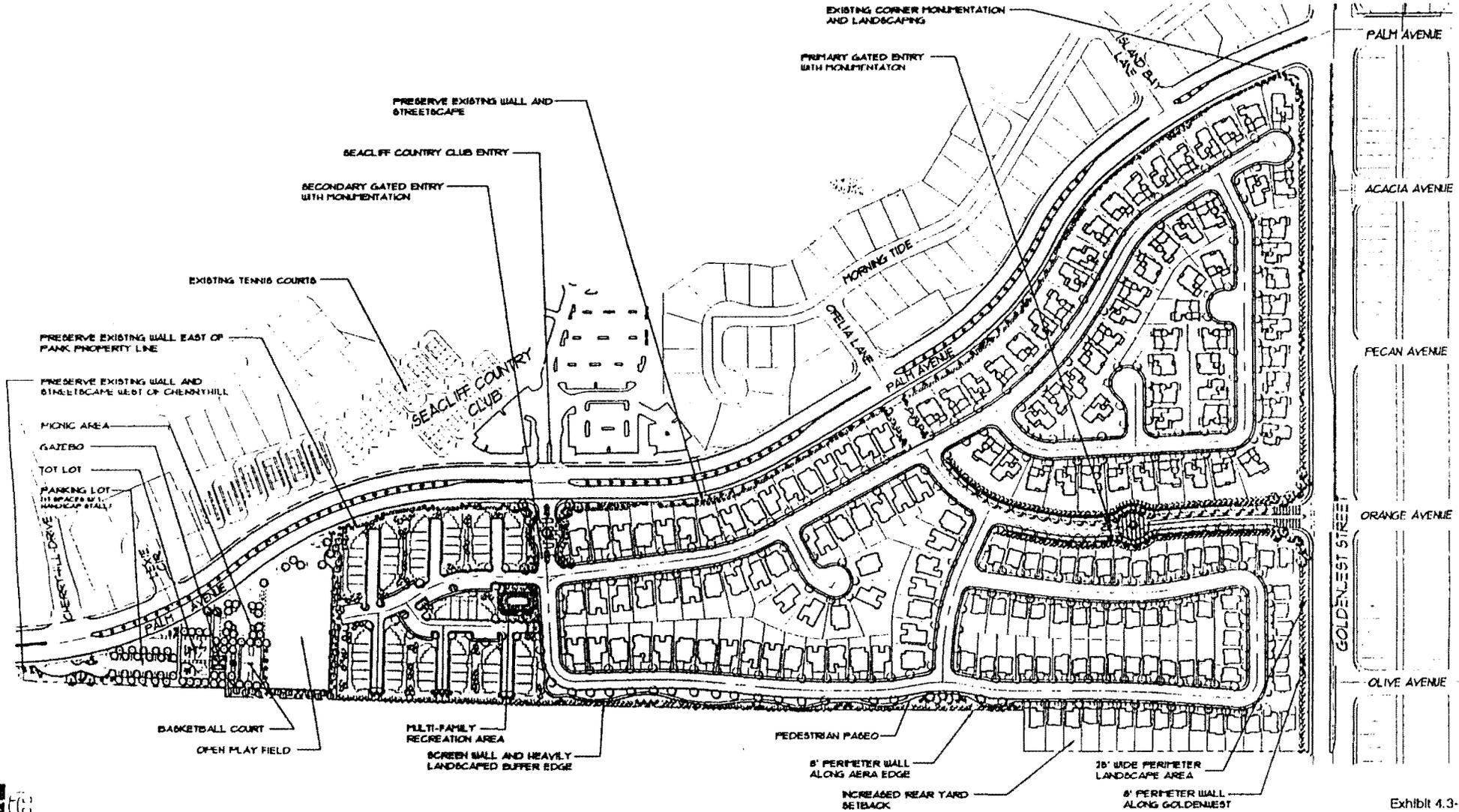
It is the purpose of the Community Design Guidelines to ensure that the theme is implemented in a clear, concise and aesthetically consistent manner. Care and consideration have been given in developing these Community Design Guidelines to ensure the creation and enhancement of a new aesthetically pleasing community with an emphasis on outdoor lifestyle and recreational opportunities in the City of Huntington Beach.

3. Entries to residential developments should be visually reinforced through techniques such as landscape treatments, monument signage and/or pavement details.
4. Encourage projects adjacent to the Aera property to be integrated and blended using treatments such as undulating edges, varied rear yard setbacks, and landscape treatments to buffer the industrial site from the residential edge.

4.2.2 Residential Guidelines

The following site planning guidelines apply generally to all residential development within the PLC property. Lot configurations should conform to the Development Standards and Guidelines set forth in Chapter 3 of this Specific Plan.

- Curvilinear streets should be utilized whenever possible for visual interest and to modulate building massing in individual neighborhoods. Residential streets should be designed to promote interaction and pedestrian movement.
- Varying lot widths and configuration, and cul-de-sacs and corners should be utilized where feasible to promote a varied residential character.
- Homes should be arranged whenever possible in a staggered and variable setback fashion to provide visual interest and avoid repetitive appearance and facades and yards.
- Each structure or composite of units should have a varied facade material or color than the immediately adjacent structure/composite, to replicate a diverse single-family style neighborhood and promote individuality.
- The architectural design character should be consistently implemented in structural features and details including signs and lighting.
- Single-family attached products should be architecturally articulated.
- Varied driveway locations are encouraged to break up repetitive curb cuts and yard patterns.
- Combinations of one and two story building elements are encouraged to create yard variation and visual interest.
- Safe and convenient circulation connections should be provided between housing areas and open space areas.



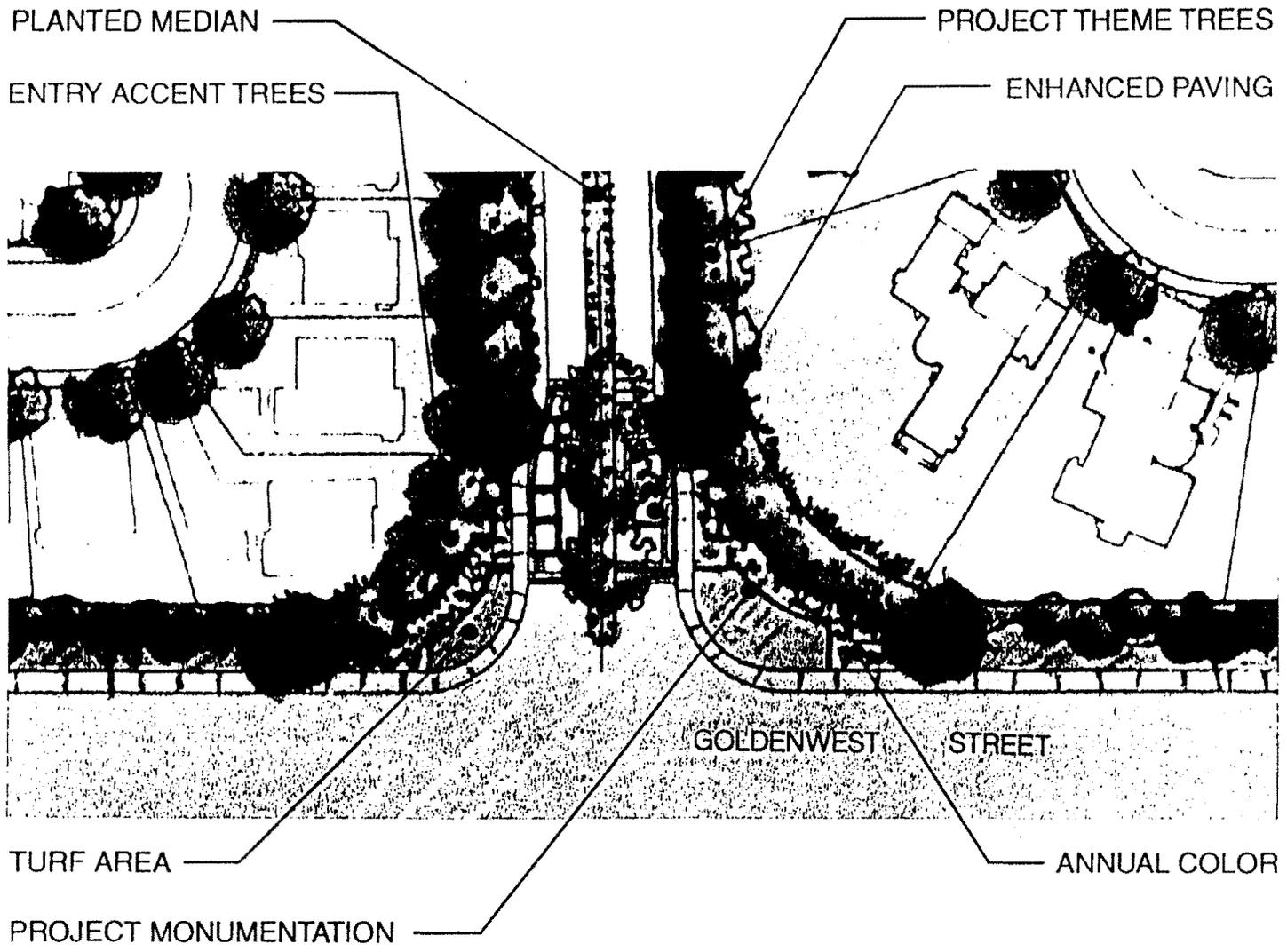
plc
PALM & GOLDENWEST
 HUNTINGTON BEACH, CA

ILLUSTRATIVE SITE PLAN

Exhibit 4.3-1

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 FORM 1
 SEPTEMBER 1997

2000-93



4.3.3 Streetscape Guidelines

A hierarchy of landscaped parkways and entry treatments has been established for the Specific Plan Area. Exhibit 4.3-1, Community Landscape Plan, gives a diagrammatic depiction of the entries, and street locations and classifications. This hierarchy of streets and entries has been developed to:

- Provide an attractive edge to implement the City's Urban Design Element and complement existing neighborhoods surrounding the project area;
- Provide thematic continuity throughout the Specific Plan Area through the use of repetitive materials and themes; and
- Complement a variety of architectural styles and themes.

1. Palm Avenue

Palm Avenue forms the northern project boundary, and has been landscaped as part of previous development projects. From Goldenwest Street to Seacliff Country Club Drive, the existing landscaping is planned to be retained and enhanced. West of Seacliff Country Club Drive, existing landscaping may be retained unless the grading plan for the multi-family site changes significantly. Adjacent to the proposed neighborhood park, existing landscaping and walls are to be removed to open views into the park. This streetscape is shown in Exhibit 4.3-1 and detailed in Exhibit 2.4-3.

2. Goldenwest Street

Goldenwest Street forms the eastern edge of the project and is designated a Landscape Corridor in the Urban Design Element of the Huntington Beach General Plan. A 25-foot wide landscape setback is designed for the entire length of the subject property, and will be planted with a repetition of palm trees with groupings of deciduous canopy trees. This scheme is shown in the Community Landscape Plan, Exhibit 4.3-1, and detailed in Exhibit 2.4-4.

The Primary Entry Road off of Goldenwest Street will be a formal promenade of marching project theme trees spaced with groupings of accent trees leading to the guardhouse. The roadway is designed with a 20-foot landscape parkway lining both sides of the drive, with a low planted median of shrubs and annual color from Goldenwest Street to the guardhouse. This streetscape scheme is shown in Exhibit 2.4-4.

4.3.5 Community Theme Walls and Fences

The design concept for the community walls and fencing at Palm and Goldenwest is shown in Exhibit 4.3-4, and is summarized below.

Community walls and fencing consist of elements which are readily visible from arterial and collector streets or from adjacent or nearby areas outside of the Planning Areas. Generally, community theme walls should be consistent in scale, materials, and type. Some variation in design details, such as color, finish, caps and pilasters may be employed at entries to express a certain individuality.

Fences and walls include any type of fence, retaining wall, sound attenuation wall or screen. Fences and walls shall be in compliance with the Huntington Beach Zoning and Subdivision Ordinance Section 230.88. For the purposes of this section, exterior side means that fence wall facing away from the property and toward adjoining properties, streets and interior side means that fence wall facing inwards toward the property.

1. General Guidelines

- All community theme walls and fences shall be consistent in design.
- Any fence/wall adjoining a public street or any fence/wall visible from the side or rear shall be the community theme wall.
- View fencing should have a low masonry wall with cap and pool code height tubular fencing, or glass for sound attenuation if required. Alternatively, view fencing of full height tubular steel may be used, and pilasters incorporated into steel fencing.
- Vines and/or shrubs should be planted along community walls to soften the visual character. An extensive use of vines is encouraged.
- The maximum wall or fence height shall be six (6) feet within any required rear, or side setback area, or eight (8) feet along the project perimeter. Fence/walls heights are measured from the base of the fence/wall to the top of the interior or exterior side, whichever is greater, except in no case should the maximum height of the wall exceed ten (10) feet (in combination with a retaining wall). Wall heights along the perimeter shall be measured from the top of the exterior sidewalk.

2. Perimeter Theme Wall - Palm Avenue

The existing wall and landscaping theme along Palm Avenue will be retained wherever possible or replaced with new walls or view fencing in a theme similar to the existing landscaping.

3. Perimeter Theme Wall - Goldenwest Street

Pedestrian sidewalks and enhanced perimeter landscaping will be provided along the entire length of Goldenwest Street. This edge will be a continuation of the enhanced landscape and wall materials and design along Palm Avenue.

4.3.6 Lighting

- Lighting shall be sufficient to provide reasonable safety for persons and property, allow sufficient illumination to identify hazards to pedestrian and vehicular circulation, and permit routine surveillance by security personnel.
- Consistent lighting fixtures shall be used throughout the Specific Plan Area to enhance community character.
- Light rays shall be confined on-site through orientation, the use of shading/directional controls, and/or landscape treatment.

4.3.7 Signage

- Project monumentation signs should reflect the character and materials of the Palm and Goldenwest landscape concept.
- Neighborhood identification signs should be integrated into the landscape and community theme walls using low maintenance materials and design.
- Temporary builder "ladder" or "kiosk" signs should be consistent with the architectural character of the community.

PalmGoldenwest Specific Plan**PLC****Community Design Guidelines****Botanical Name**

Melaleuca quinquenervia
Metrosideros excelsus
Neodypsis decaryii
Phoenix roebelenii
Pinus canariensis
Pinus eldarica
Pinus halepensis
Pinus pinea
Pinus radiata
Pinus thunbergiana
Pinus torreyana
Pittosporum undulatum
Platanus racemosa
Podocarpus gracilior
Prunus caroliniana
Prunus caroliniana bright and tight
Raphiolepis indica 'Majestic Beauty'
Raphiolepis hybrid 'Majestic Beauty TM'
Sabal palmetto
Schinus terebinthifolius
Strelitzia nicolai 'Mult'
Tabebuia chrysotricha
Tipuana tipu
Tristania conferta
Ulmus parvifolia 'Sempervirens'
Ulmus pumila

Common Name

Cajeput Tree
 New Zealand Christmas Tree
 Triangle Palm
 Pigmy Date Palm
 Canary Island Palm
 Mondel Pine
 Allepo Pine
 Italian Stone Pine
 Monterey Pine
 Japanese Black Pine
 Torrey Pine
 Victorian Box
 California Sycamore
 Fern Pine
 Carolina Laurel Cherry
 Carolina Cherry Full to Ground
 Majestic Beauty Indian Hawthorne
 Majestic Beauty TM Indian Hawthorne
 Palmetto
 Brazilian Pepper Tree
 Giant Bird of Paradis
 Golden Trumpet Tree
 Tipu Tree
 Brisbane Box
 Evergreen Elm
 Siberian Elm

PalmGoldenwest Specific Plan**PLC
Community Design Guidelines**

<i>Ligustrum japonicum</i>	Japanese Privet
<i>Liriope sp.</i>	Lily Turf
<i>Lonicera nitida 'Aurea'</i>	Boxleaf Honeysuckle
<i>Lonicera nitida 'Maigrun'</i>	Box Honeysuckle
<i>Lonicera pileata</i>	Privet Honeysuckle
<i>Loropetalum c. 'Hines Purpleleaf'</i>	Plum Delight
<i>Myoporum laetum</i>	Myoporum
<i>Nephrolepis cordifolia</i>	Southern Sword Fern
<i>Osteospermum fruticosum</i>	Freeway Daisy
<i>Pelargonium peltatum 'Balcan' series</i>	Ivy Geranium (mixed)
<i>Phormium tenax</i>	New Zealand Flax Species
<i>Pittosporum tobira sp.</i>	Var. Pittosporum
<i>Prunus c. 'Atropurpurea Delight'</i>	Purple Leaf Plum
<i>Raphiolepis indica sp.</i>	White India Hawthorne
<i>Raphiolepis indica 'Springtime'</i>	India Hawthorne
<i>Rosmarinus officinalis</i>	Rosemary
<i>Salvia sp.</i>	Sage Species
<i>Strelitzia regine</i>	Bird of Paraise
<i>Tecomaria capensis</i>	Cape Honeysuckle
<i>Trachelospermum jasminoides</i>	Star Jasmine
<i>Viburnum japonicum</i>	NCN
<i>Xylosma congestum 'Compact'</i>	Dwarf Xylosma
<i>Yucca sp.</i>	Yucca
<i>Zantedeschia aethiopica 'White'</i>	Calla Lilly

2. Building Materials and Colors

Building materials and colors shall complement the natural, climatic, and built environment of the Palm and Goldenwest community. Whenever possible, materials should be durable and require minimal maintenance.

3. Architectural Projections

Balconies, porches and overhangs are desirable elements of a building that provide architectural interest and protection against the sun and inclement weather. Balconies are encouraged for inclusion in medium and high density residential areas since they provide residents with necessary outdoor areas and spaces. Balconies, porches and overhangs add visually to structures by breaking up wall masses, offsetting floors, and creating a sense of human scale.

4. Facade Treatments

By varying the spacing, sizes, shapes and locations of door and window openings in building facades, structures may be made more visually interesting and attractive. However, care must be taken to avoid too much variety or the end result will be a chaotic, cluttered, building facade.

PALM /GOLDENWEST SPECIFIC PLAN

SECTION TWO

AERA PROPERTY

5 INTRODUCTION

5.1 PROJECT AREA/EXISTING CONDITIONS

The 96 acre Aera parcel is bounded by Pacific Coast Highway, Goldenwest Street, Seapoint and the PLC parcel as shown on Figure 2-1-1. The site is currently used for oil production and owned by Aera Energy LLC. According to Area Energy, the site will remain in oil production for the next 15 to 20 years. The project area is located in the Coastal Zone boundary, as defined by the California Coastal Commission.

The Huntington Beach General Plan currently designates the Aera parcel for Mixed Use-Horizontal Integration of Housing (MH), with a Specific Plan Overlay. The Aera parcel is designated as Subarea 4B on the Huntington Beach General Plan Table LU-4, which describes the Permitted Uses, Density/Intensity, and Design and Development Standards and Principles.

The existing Local Coastal Program Land Use designation for the site is Resource Production with visitor serving overlays at both the northerly and southerly ends of the site. There are currently two zoning designations on-site: RH-O-CZ (High Density Residential with Oil and Coastal Zone Overlays) and IG-O1-CZ (General Industrial with Oil Production and Coastal Zone Overlays).

The legal description is included in the appendix of the Specific Plan.

5.2 PURPOSE AND INTENT

The purpose of this portion of the Specific Plan is to establish zoning and standards for visitor serving uses, including open space and recreational uses on the 96 acre Aera parcel consistent with the City's General Plan, the Local Coastal Program, the Conceptual Master Plan (CMP), and compatible with surrounding land uses. This portion of the Specific Plan provides consistency with the goals, policies and criteria of the City's General Plan, including policies related to land use, urban design, economic development, circulation, public facilities, especially those related to Subarea 4B provisions.

The intent of this portion of the Specific Plan is to guide and coordinate the future design and development of the Aera parcel. It provides a description of land use, circulation, infrastructure, site development standards, and implementation programs for the preparation of detailed development proposals for City review and approval.

All subsequent approvals necessary to develop any property within the Specific Plan Area must be consistent with the Specific Plan and be within the scope of the EIR and Mitigated Negative Declaration. Additional environmental documentation may be required in the future if significant changes are found to have occurred pursuant to Section 15162 and 15182 of the CEQA guidelines.

6 DEVELOPMENT CONCEPT

6.1 CONCEPTUAL MASTER PLAN OF DEVELOPMENT

The Seacliff Promenade Conceptual Master Plan (CMP) for the Palm/Goldenwest Specific Plan Area is illustrated on Exhibit 2.1-1. The intent of the Conceptual Master Plan (**Exhibit 2.1-1**) is to establish general planning concepts for the entire site ~~to be refined through the preparation of a Specific Plan~~. The General Plan for Subarea 4B specifically allows for phased Specific Plans in order to permit the near-term development of PLC's property and development of Aera's property at a later point in time as oil operations are phased out. **Upon completion of a future specific plan for the AERA parcel the Palm/Goldenwest Specific Plan will be amended to incorporate the specific plan. Amendments to the Specific Plan will be processed as amendments to the City's Local Coastal Program and will not take effect until certified by the Commission. Public amenities, such as the four acres of designated open space, will be provided prior to or concurrent with any proposed commercial development as specified in Section 6.4.**

6.2 LAND USE PLAN/DEVELOPMENT CONCEPT

All uses proposed in the Land Use Plan are consistent with the **City's Local Coastal Program, General Plan and the Conceptual Master Plan for Subarea 4B. Any revisions to the Palm/Goldenwest Specific Plan or any revisions to the General Plan affecting the Palm/Goldenwest Specific Plan will be processed as an LCP amendment and shall not take effect until certified by the California Coastal Commission.**

The CMP Land Use Plan illustrates that the Aera property will remain in oil production for the foreseeable future (approximately 10-15-20 years). Within this portion of the Specific Plan, the Aera parcel proposes a mix of visitor serving commercial, office/high technology, open space and civic uses. The corner of PCH and Goldenwest is designated for visitor serving uses such as specialty retail, restaurants, an entertainment complex, timeshares and/or a resort hotel. The remaining portions of the site are devoted to other visitor serving uses, including retail, office and high technology uses, but still permitting continued oil production activities on the 96 acre Aera parcel.

In addition, a **public** pedestrian linkage between Palm and PCH, near Cherryhill, is shown in the central portion of the Aera site to complement the proposed open space/civic uses and the public park site off Palm Avenue. Greenbelts and buffer areas have been designated between the PLC parcel and Aera parcel to provide an adequate buffer between the proposed residential and future commercial development. An esplanade along PCH is designated that provides **public** pedestrian access and view opportunities of coastal resources the length of the parcel. When the Aera parcel is developed, the property owner/developer will be responsible to fulfill the required open space obligation in effect at the time.

On the Aera side, the buffer shall include a minimum setback of 75 feet from the PLC property line for structures, as well as, a minimum of a 50 foot landscaped area within the required 75 foot setback. No parking or vehicle access (other than for emergency access) shall be permitted within that 50 foot landscaped area **on the Aera parcel**.

6.5 **SITE PREPARATION GRADING CONCEPT**

6.5.1 Grading Concept

The Aera parcel will require grading operations for soil remediation and to construct streets, infrastructure, pads and other site improvements to create properly drained development areas. The grading concept for the Aera parcel is intended to:

- Be responsive to the existing land forms;
- Minimize the length of time and physical impacts of the grading operations;
- Stabilize manufactured slopes; and
- Avoid any unnecessary import/export of earthwork to minimize impacts of the grading operation on surrounding residential communities.

Soil remediation, over-excavation, stockpiling and normal grading operations and procedures will occur within the site. ~~All oil well abandonments and excavation and remediation of contaminated soils will be performed in accordance with standards and plans approved by the Huntington Beach Fire Department. Clean up will involve abandonment of wells and removal of well cellars, excavation and removal of highly concentrated crude oil contaminated soils, screening of less contaminated soils, blending in onsite fills, and removal and/or relocation of pipelines.~~

**Conservation, Division of Oil, Gas, and Geothermal Resources
Guidelines regarding specifications and standards for oil-related
activities, well abandonments, and reabandonments.**

6.6 PROJECT INFRASTRUCTURE

The infrastructure for the Aera parcel will be analyzed ~~when a change of use is considered~~ as development plans are formalized. **Changes to allowed land uses or to the Specific Plan will be processed as an amendment to the City's Local Coastal Program and will not become effective until certified by the California Coastal Commission.** Developers shall be responsible for the construction or funding of public facilities improvements within their project and/or off-site facilities necessary to serve the development, including but not limited to storm drains, sewer facilities, water facilities and other required services. **Public amenities, such as the four acres of designated open space (Exhibit 2.1-1), will be provided prior to or concurrent with the first development approved on the Aera parcel through the coastal development permit process.** Developers shall forward copies of all tentative tract maps submitted for City approval to the utility providers to coordinate service requirements.

6.7 WATER QUALITY

The City of Huntington Beach is a coastal community noted for its beaches. The beaches of Huntington Beach attract numerous people to the area. The beaches consequently support the City's economy. Tourism dollars are spent on lodging, food, recreational equipment sales, retail sales, and other tourist related commercial ventures. The well being of the City's economy is consequently dependent on maintaining quality of coastal waters. Recent closures of the beaches have had an adverse effect on the City's economy and coastal recreational opportunities.

The flow of untreated stormwater can have an adverse impact on the quality of coastal waters since storm drains eventually discharge into the ocean. Section 5.2.1 of the City's Coastal Element notes that the

- f. The plan must include provisions for regular inspection and maintenance of structural BMPs, for the life of the project.
- (2) **Commercial Development/Parking Lots**
Development plans for, or which include commercial use > 1000 square feet in size and/or which include exposed parking lots > 5,000 square feet in size and/or with 25 or more parking spaces and/or stand alone parking lots with 25 or more parking spaces or which is > 5,000 square feet in size shall:
- a. Incorporate BMPs effective at removing or mitigating potential pollutants of concern such as oil, grease, hydrocarbons, heavy metals, and particulates from storm water leaving the developed site, prior to such runoff entering the stormwater conveyance system, or any receiving water body. Options to meet this requirement include the use of vegetative filter strips or other media filter devices, clarifiers, grassy swales or berms, vacuum devices or a combination thereof. In addition, roads and parking lots should be vacuum swept monthly at a minimum, to remove debris and contaminant residue.
- b. Selected BMPs shall be designed to collectively infiltrate, filter or treat the volume of runoff produced from each and every storm event up to and including the 85th percentile 24-hour runoff event. BMPs shall be engineered and constructed in accordance with the guidance and specifications provided in the California Stormwater Best Management Handbooks (Commercial and Industrial).
- (3) **Common Area Landscaping**
Where irrigation is necessary, the system must be designed with an efficient technology which minimizes water requirements and the potential for failure. At a minimum, the following requirements shall apply: All irrigation systems shall have flow sensors and master valves installed on the mainline pipe to ensure system shutdown in the case of pipe

The WQMP shall include provisions for long-term maintenance responsibilities for structural BMPs and shall reference the location of all such BMPs. A BMP maintenance agreement shall be included which provides for an acceptance and/or dedication of operation and maintenance responsibility to the applicant/owner or successor in interest upon acceptance of a coastal development permit, until such responsibility is effectively accepted by another appropriate entity, such as the City or a Homeowners' Association. Maintenance responsibilities shall remain subject to the following requirements: All BMP traps/separators and/or filters must be inspected, cleaned and maintained as needed throughout the year, but at a minimum once a month through the months of October to April, once prior to storm season, no later than October 15, and once following storm season, no later than June 30th. Debris and other material removed from filters and traps shall be disposed of in a proper manner. Filter material shall be replaced when necessary. Annual inspection and maintenance reports documenting such activities must be submitted to the permitting agency no later than July 30th each year.

7.4 PRINCIPAL PERMITTED USES

The following are permitted uses within the Aera Parcel:

- Continued oil production activities consistent with the existing operations.
- Visitor serving commercial uses as permitted by the HBZSO, except as follows:
 - automotive service and repair related uses shall be prohibited.
 - drive-through windows in conjunction with restaurants shall be prohibited.
- **Resort Hotel or other forms of visitor accommodations**
- **Gas stations**
- Office: not to exceed 15% of the total square footage allocation for the property based on ADTs and shall not be located on the ground floor
- ~~Timeshares~~
- Recreational facilities, public and private
- Open Space, public and private
- Civic Uses including museums, libraries, community centers, amphitheaters, schools, civic center, ~~City Hall facilities~~ and/or other public facilities.
- ~~Other uses determined to be similar in nature, or as otherwise approved through a specific plan amendment.~~

7.5 PROHIBITED USES

- **Industrial uses**
- **Residential uses**
- **Timeshares**
- **Civic uses such as City Hall, schools and hospitals**
- **Residential care, clubs, lodges, day care and religious assembly**

7.8.2 Landscaping North of Seapoint

A conceptual plan showing proposed landscape design and plant materials shall be submitted for review and approval by the Planning Department concurrent with any application for a coastal development permit for either development or Tentative Tract Map. The landscaping plan shall be consistent with the requirements of Section 6.7 (Water Quality). All landscaping will consist of native vegetation. No irrigation will be allowed. Landscaping of the open space area shall be undertaken and completed concurrent with or prior to the first coastal development permit for construction of development on the Aera parcel.

7.9 WALLS AND FENCES

Walls and fences shall be constructed in accordance with Section 230.88 of the HBZSO. Design of all walls and fences shall be consistent with the Conceptual Master Plan for Subarea 4B.

A conceptual plan showing the proposed location, height, design, and materials of all proposed walls and fences shall be submitted for review and approval by the Planning Department concurrent with any development or tentative map application.

7.10 SIGNS AND OUTDOOR LIGHTING

All signs and outdoor lighting shall be in accordance with Chapters 232 and 233 respectively, of the HBZSO. Signs and Outdoor Lighting shall be consistent with the Conceptual Master Plan for Subarea 4B.

7.11 MINIMUM BUFFER AREA/BUILDING SEPARATION BETWEEN THE PLC PARCEL AND THE AERA PARCEL

On the Aera side, a minimum setback of a 75 foot structural from the PLC property line for structures shall be provided. Within that 75 feet, 50 feet closest to the PLC property line shall be landscaped and shall not permit parking or motor vehicle access (except for emergency vehicles) to encroach into that 50 foot landscaped area. The precise design of the setback area should be determined through the tentative map/conditional use/coastal development permit process and developed in accordance with the recommended mitigation measures set forth in the Appendix

8.2 SITE PLANNING GUIDELINES

The Site Planning Guidelines for the Aera parcel are intended to promote a community that will have a clear identity and sense of place, and that will meet the needs of residents and visitors by providing a harmonious and pleasing environment for all uses and activities. These guidelines will provide direction to planners, architects and landscape architects for key design components of the Palm and Goldenwest community. The guidelines are formulated to provide quantitative criteria on appropriate aspects of physical development, as well as qualitative guidance on aspects of how buildings, landscaping, hardscape and signage may positively affect the land, residents and visitors.

8.3 OPEN SPACE GUIDELINES

The Palm/Goldenwest Specific Plan will provide public and private open space areas should incorporate the following site planning guidelines.

- Open space, parks and recreation areas should be located in highly visible locations.
- Open space areas within the community should be linked by a network system of pedestrian walkways.
- Open space areas should be visible from streets for safety and surveillance purposes.
- Open space areas should be appropriately landscaped.
- Plant materials should be used to define activity/use areas, and to frame and reinforce views.

8.4 LANDSCAPE ARCHITECTURE GUIDELINES

Landscaping plays an important role in establishing the visual identity and character of the Aera parcel as a beach side visitor serving area. Consistency in theme and the application of major community-level design elements such as entries, arterial street parkways, walls and fences, interface/edge conditions, and plant materials must be maintained throughout the Aera parcel to communicate and strengthen this identity. The landscaping themes should be consistent with the Conceptual Master Plan landscape design guidelines and should include:

- Community and project entries classically designed using natural materials and colors, with a similar vocabulary of materials, shapes and forms;
- Consistent street tree themes should be related to the hierarchy of the street system;

- Vines and/or shrubs should be planted along community walls to soften the visual character. An extensive use of vines is encouraged.
- Pedestrian sidewalks and enhanced perimeter landscaping will be provided along the entire length of Goldenwest Street. This edge will be a continuation of the enhanced landscape and wall materials and design along Palm Avenue.
- Fences and walls shall be in compliance with the Huntington Beach Zoning and Subdivision Ordinance Section 230.88

8.6 ARCHITECTURAL GUIDELINES

Implementation of a consistent architectural design program. The intent is to allow the Planning Areas to establish individual identities, yet blend strongly with overall community themes. It is further the intent of these guidelines to ensure consistency with the Conceptual Master Plan for Subarea 4B and the Huntington Beach Zoning and Subdivision Ordinance. These guidelines should be addressed during final project review unless it is demonstrated that certain guidelines are not applicable, appropriate, or feasible under the circumstances.

The goal of this component of the Architectural Guidelines is to promote product quality and community diversity by encouraging builders to explore and expand their range of architectural styles. The guidelines in this section seek to continue the legacy of diversity within the City of Huntington Beach without sacrificing quality control over design details. An assemblage of architectural styles consistent with an "established seaside community" theme is intended to aid designers in developing a classic architectural image compatible with the surrounding residential communities.

8.7 COMMERCIAL DESIGN GUIDELINES

The intent of this section is to encourage the siting of the common areas, civic uses, recreation facilities and visitor serving areas first, then orient specific buildings around these gathering areas creating a true sense of place for visitors to enjoy. Buildings should be sited in such a manner as to encourage walking from one part of the commercial area to another with as little automobile intrusion as possible.

1. Commercial Design Theme

The ultimate site design for the Aera parcel should attempt to visually emphasize prominent design elements and vistas, while screening undesirable views. The siting of buildings should protect and enhance public view opportunities to the ocean, with restaurant and entertainment

6. Pedestrian and Open Space Linkages

Open space areas with footpaths should be designed throughout the project area to provide linkages to the major recreation activities and encourage pedestrian activity. Buildings and pedestrian paths should be sited in such a manner as to encourage walking from one part of the commercial area to another, with as little automobile intrusion as possible. Also, provisions should be made for direct pedestrian links between the project's residential areas.

7. Bicycle Access

Bicycle usage shall be encouraged by the provision of bikeway accesses and bike racks at convenient locations near building entries.

8. Lighting

Parking lot and outdoor lighting should be the minimum needed to accommodate safety and security, while minimizing the impacts on the surrounding residential areas. Outdoor lighting should be coordinated with parking lot and planting plans. Architectural lighting should serve to emphasize building entries and particular building details.

9. Parking Lots

Parking lot design should provide for vehicular and pedestrian access to adjacent parcels, should be designed to avoid large unbroken expanses of paved areas, provide buffers between buildings and the parking areas and screened from the street by landscaping and berming.

10. Screening of Service Areas

Service and storage areas and trash enclosures should be screened from public view by means of walls and landscaping. Loading and storage areas shall be screened from public view by means of solid walls or fences and/or plantings.

11. Signs

PALM /GOLDENWEST SPECIFIC PLAN

SECTION THREE

ENTIRE SPECIFIC PLAN AREA

9 ADMINISTRATION

The methods and procedures for implementation and administration of the Development Standards, as well as the policies, guidelines and other conditions of this Palm/Goldenwest Specific Plan for both the PLC and Aera properties, are prescribed as follows:

9.1 ENFORCEMENT OF THE SPECIFIC PLAN

The Specific Plan serves both a planning function and regulatory function. It is the vehicle by which the City of Huntington Beach General Plan/Local Coastal Program and the Conceptual Master Plan are implemented for the Palm and Goldenwest property. In addition, the general administration rules in this Chapter are specified to properly relate the Specific Plan to the provisions within the Huntington Beach Zoning and Subdivision Ordinance. If there is a conflict found between this Specific Plan and the City's Zoning and Subdivision Ordinances, the contents of this Specific Plan shall prevail. Where the Specific Plan is silent, the provisions of the HBZSO shall apply.

Should future economic or development conditions make it desirable to amend this Specific Plan, the procedures described in Section 5.2 shall govern such amendments. This Specific Plan may be amended at any time in the same process by which it was originally adopted.

Enforcement of the provisions of the Specific Plan shall be as follows:

- The Planning Director or Director's designee shall be responsible for interpreting and enforcing the site development standards and design guidelines set forth in the Specific Plan.
- Any administrative interpretation of the Palm/Goldenwest Specific Plan may be submitted for review by the Planning Commission and shall be subject to appeal to the City Council.

- The average density for the Planning Area to which the units are transferred does not exceed the Maximum Units for that Planning Area shown on Table 2.2-A; and
- The transfer does not increase the maximum number of dwelling units permitted in the Palm/Goldenwest Specific Plan.

9.2.6 Planning Area Boundary Adjustment

The interior Planning Area boundaries may be adjusted up to ten (10) percent of the approved acreage on Exhibit 2.2-1 during the Tentative Map process due to final engineering adjustments.

9.2.7 Allocation And Transfer Of ADTs

ALLOCATION OF ADTS

At the time of the adoption of this document, the PLC property has an overall intensity total of 5,230 Average Daily Trips (ADT's) assigned to the property. **Because the PLC property is limited to 315 residential units, pursuant to this specific plan, there will be unused trip capacity (ADT's). This unused trip capacity may be reallocated to the Aera property at the City's discretion,** ~~which is the equivalent to a maximum of 500 residential units. In the event that the PLC property does not develop a total of 500 units, pursuant to this specific plan, the unused trip capacity (ADT's) may be reallocated to the Aera property at the City's discretion.~~

At the time of the adoption of this document, the Aera property has an overall intensity of 21,909 ADTs assigned to the property. This trip assignment is equivalent to a maximum of 614,570 square feet of commercial or other comparable uses as determined by a traffic analysis approved by the City.

The four acre site across Seapoint ~~should~~ **shall** be designated as open space and therefore should not be considered within the 21,909 ADT's allocated for the Aera property.

TRANSFERS OF ADTS

The transfer of Average Daily Trips (ADTs) from the PLC property to the Aera property may be permitted ~~in the event that PLC does not develop a maximum of 500 units.~~ Any transfer will be reviewed and approved concurrent with the

*Palm/Goldenwest Specific Plan**Administration*

- Provisions to prohibit parking upon other than approved and developed parking areas shall be written into the covenants, conditions and restrictions for each project.
- If the development is constructed in increments of phases which require one or more final maps, reciprocal covenants, conditions or restrictions, reciprocal management and maintenance agreements shall be established which will cause a merging of increments as they are completed, and embody one homeowners' association with common areas for the total development.
- Notification to all future residents of existing adjacent oil operations, potential loss of view upon development of the Aera property, and the future commercial development on the Aera property.

Palm/Goldenwest Specific Plan***Appendix A*****A. SPECIFIC PLAN CONSISTENCY WITH THE HUNTINGTON BEACH GENERAL PLAN****I. Land Use Element**

GOAL LU 1: Achieve development that maintains or improves the City's fiscal viability and reflects economic demands while maintaining and improving the quality of life for the current and future residents of Huntington Beach.

How Satisfied: *The Palm/Goldenwest Specific Plan proposes development that will implement the General Plan proposed land uses, provide additional property tax base, and provide development that is consistent in character with the existing residential development to the north and west at compatible densities. The proposed residential project will provide private streets, open space, and landscaping that will be maintained by a homeowners' association and not require the use of City funds.*

GOAL LU 2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.

How Satisfied: *The proposed project is adequately served by transportation infrastructure, utility infrastructure and public services. A traffic study has been prepared and it demonstrates that the existing transportation infrastructure is adequate for build-out of the proposed project. Existing utility systems in the project vicinity have adequate capacity to accommodate the proposed project. The conceptual engineering and utility plans are described in Chapter 2, Development Concept. More detailed plans will be submitted during the Tentative Tract Map approval process.*

GOAL LU 3: Achieve the logical, orderly and beneficial expansion of the City's services and jurisdictional limits.

How Satisfied: *Not Applicable. The subject property is currently within the Huntington Beach city limits, and will conform with existing land use designations set forth by the Huntington Beach General Plan and the Conceptual Master Plan for Subarea 4B.*

Palm/Goldenwest Specific Plan**Appendix A**

GOAL LU 8: Achieve a pattern of land uses that preserves, enhances, and establishes a distinct identity for the City's neighborhoods, corridors and centers.

How Satisfied: The Palm and Goldenwest Specific Plan provides for a distinctive residential community of integrated neighborhoods that is similar in scale and identity to the surrounding development.

GOAL LU 9: Achieve the development of a range of housing units that provides for the diverse economic, physical and social needs of existing and future residents of Huntington beach.

How Satisfied: The Palm and Goldenwest Specific Plan provides for a variety of residential land uses, with a variety of densities and project types. The Development Plan and Land Use Statistical Summary Table (Exhibit 2.2-1 and Table 2.2-A, respectively), describe the proposed land uses, densities and dwelling units for each planning area. All development is consistent with the City's General Plan and the Conceptual Master Plan.

GOAL LU 10: Achieve the development of a range of commercial uses.

How Satisfied: There currently are no commercial uses planned for the Specific Plan Area. There is, however, potential for future visitor-serving commercial uses on the adjacent Aera property, once oil operations have ceased. All future commercial uses shall be consistent with the Conceptual Master Plan and shall be consistent with the Huntington Beach General Plan.

GOAL LU 11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services and entertainment, and reduce the need for automobile use.

How Satisfied: The Specific Plan Area is sited in proximity to jobs, commercial services, and entertainment. The Vicinity Map, Exhibit 1.2-2, shows the location of the Specific Plan Area in relation to surrounding land uses. It is anticipated that the residents of the Specific Plan Area will be able to utilize the future commercial and visitor serving uses that are proposed for the adjacent Aera site.

Palm/Goldenwest Specific Plan**Appendix A****II. Urban Design Element****GOAL UD 1: Enhance the visual image of the City of Huntington beach.**

How Satisfied: All development within the Specific Plan Area is subject to Development Standards and Regulations, detailed in Chapter 3, as well as design guidelines described in Chapter 4. These guidelines and standards are to provide development compatible with existing residential development and to enhance the visual image of the City of Huntington Beach. All development is consistent with the provision of the Conceptual Master Plan for Subarea 4B.

GOAL UD 2: Protect and enhance the City's public coastal views and oceanside character and screen any uses that detract from the City's character.

How Satisfied: There is no direct coastal access from the subject property. Existing oil facilities on the adjacent Aera site shall be appropriately buffered from the proposed residential development. The Conceptual Master Plan for Subarea 4B proposes a coastal access on the Aera property once oil operations have ceased. This access and all proposed development on that site shall be developed in accordance with procedures set forth in the Conceptual Master Plan for Subarea 4B.

III. Historical and Cultural Element

How Satisfied: Not Applicable.

IV. Economic Development Element**GOAL ED 1: Provide economic opportunities for present and future Huntington Beach residents and businesses through employment and local fiscal stability.**

How Satisfied: This project will provide short term construction and sales jobs during the development of the site. Future residents of the Specific Plan Area will provide market support to local retail and service businesses.

Palm/Goldenwest Specific Plan**Appendix A**

GOAL CE 3: Develop a balanced and integrated multi-modal transportation system.

How Satisfied: A traffic study has been prepared to review any impacts that may occur with the implementation of the Specific Plan. This study provides feasible mitigation measures to assure an efficient circulation system that is compatible with existing circulation levels of service. The details of this Circulation System are described in Section 2.4.

GOAL CE 4: Encourage and develop a transportation demand management system (tdm) to assist in mitigating traffic impacts and in maintaining a desired level of service on the circulation system.

How Satisfied: A traffic study has been prepared to review any impacts that may occur with the implementation of the Specific Plan. This study provides feasible mitigation measures to assure an efficient circulation system that is compatible with existing circulation levels of service. The details of this Circulation System are described in Section 2.4.

GOAL CE 5: Provide sufficient, well designed and convenient on and off street parking facilities through

How Satisfied: All residential development within the project area will provide off-street and visitor parking in accordance with the Development Standards and Regulations set forth in Chapter 3.

GOAL CE 6: Provide a city-wide system of efficient and attractive pedestrian, equestrian and waterway facilities for commuter, school and recreational uses.

How Satisfied: There is an extensive pedestrian corridor/paseo system within and surrounding the Specific Plan Area. These paseos are described in Section 2.5. The proposed pedestrian walkways will connect to existing pedestrian and bicycle routes in the City. All pedestrian spaces shall be consistent with the CMP.

There are no waterway, commuter, or school facilities planned for the Specific Plan Area.

VII. Recreation and Community Services Element

GOAL RCS 1: Enrich the quality of life for all citizens of Huntington Beach by providing constructive and creative leisure opportunities.

How Satisfied: *Approximately 3.5 acres of the project area will be developed as a neighborhood public park. This area is shown on the Land Use Plan, Exhibit 2.2-1. In addition, the development standards provide private open space for each residential unit.*

VIII. Utilities Element

GOAL U 1: Provide a water supply system which is able to meet the projected water demands; upgrade deficient systems and expand water treatment, supply, and distribution facilities; and pursue funding resources to reduce the costs of water provision in the City.

How Satisfied: *The developer will construct onsite water facilities to serve the proposed development in accordance with City requirements. The Master Water Plan for the Specific Plan Area is described in Section 2.7.3.*

GOAL U 2: Provide a wastewater collection and treatment system which is able to support permitted land uses; upgrade existing deficient systems; and pursue funding sources to reduce costs of wastewater service provision in the City.

How Satisfied: *The developer will construct onsite wastewater collection systems to serve the proposed development in accordance with City requirements. The Master Sewer Plan for the Specific Plan Area is described in Section 2.7.2.*

GOAL U 3: Provide a flood control system which is able to support the permitted land uses while preserving the public safety; upgrade existing deficient systems; and pursue funding sources to reduce the costs of flood control provision in the City.

How Satisfied: *The developer will construct onsite drainage facilities to serve the proposed development in accordance with City requirements. Development areas have been appropriately sited to minimize the potential damage from natural disasters. The Master Storm Drain Plan for the Specific Plan Area is described in Section 2.7.1.*

Palm/Goldenwest Specific Plan**Appendix A**

GOAL ERC 4: Maintain the visual quality of the City's natural land forms and bodies of water.

How Satisfied: *The subject property has been utilized for the extraction and processing of oil for decades and therefore no natural land forms or bodies of water are currently on the site.*

GOAL ERC 5: Conserve the natural environment and resources of the community for the long-term benefit and enjoyment of its residents and visitors.

How Satisfied: *The subject property has been utilized for the extraction and processing of oil for decades and therefore no natural environment resources are currently on the site.*

X. Air Quality Element

GOAL AQ 1: Improve regional air quality by a) decreasing reliance on single occupancy vehicular trips; b) increasing efficiency of transit; c) shortening vehicle trips through a more efficient jobs-housing balance and a more efficient land use pattern; and d) increasing energy efficiency.

How Satisfied: *An Air Quality Report has been prepared as part of this Specific Plan process and provides mitigation measures to address any impacts that may occur during implementation of the Specific Plan.*

XI. Environmental Hazards Element

GOAL EH 1: Ensure that the number of deaths and injuries, levels of property damage, levels of economic and social disruption, and interruption of vital services resulting from seismic activity and geologic hazards shall be within levels for acceptable risk.

How Satisfied: *All development within the Specific Plan Area will conform with recommendations contained in geologic soils reports prepared during the Tentative Tract Map process and reviewed by the City to assure the appropriate mitigation of any geologic conditions onsite.*

B. MITIGATION MEASURES FROM MITIGATED NEGATIVE DECLARATION

No.	Description of Impact	Mitigation Measure
Population and Housing		
1	The City's Affordable Housing Policy requires new residential development to provide 10 percent of new units as affordable, either on or off site.	A comprehensive Affordable Housing Plan in accordance with the City's Housing Policy is required for all residential development within the project site. Preparation of Affordable Housing Plans is the responsibility of the project proponent. All Affordable Housing Plans are subject to City approval and acceptance prior to issuance of building permits for residential units.
Water Quality		
2	Short-term, negative water quality impacts may occur during construction, and the new development will create impervious surfaces. Unchecked runoff from the new development could impact water quality if not adequately channeled into the City's drainage system.	<p>Future project development related entitlements shall ensure that during construction, methods for silt control and managing water runoff shall be employed. Further, development shall be designed to ensure that runoff is accommodated both on-site and via the City wide drainage system. Necessary project related improvements shall be identified and provided prior to project development.</p> <p>Future project development related entitlements and/or building permits shall include requirements for compliance with the Municipal Non-Point Source National Pollution Discharge Elimination Standards (NPDES) where State issued permits and a Water Quality Management Plan are required prior to development. Water Quality Management Plans shall include measures such as filtration screens, containment basins, charcoal filtration systems or other such measures to ensure that project runoff does not significantly impact downstream water quality.</p>
Air Quality		
<i>Odor Reduction</i>		
3	Odors from the existing Aera oil facility may negatively impact new, adjacent residential uses within the PLC project area.	Dwelling units downwind of the large oil processing/storage tanks on the Aera property shall be designed to have windows and ventilation outlets oriented away from the upwind direction. (See Palm/Goldenwest Specific Plan Air Quality Study, LSA Associates, February 9, 1999.)

No.	Description of Impact	Mitigation Measure
10	Fugitive dust from construction activities and emissions from construction vehicles may negatively impact air quality on a short-term basis.	The construction contractor shall time the construction activities so as not to interfere with peak hour traffic, and to minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.
Architectural Coating Impact Reduction		
11	Emissions from painting activities may negatively impact air quality on a short term basis.	The construction contractor shall utilize as much as possible precoated/natural colored building material, water based or low VOC coating, and coating transfer or spray equipment with high transfer efficiency, such as high volume low pressure (HVLP) spray method, or manual coatings application such as paint brush, hand roller, trowel, spatula, dauber, rag, or sponge.
12	Fugitive dust from construction activities and emissions from construction vehicles may negatively impact air quality on a short term basis.	<p>During construction, the applicant shall:</p> <ul style="list-style-type: none"> a. Use water trucks or sprinkler systems in all areas where vehicles travel to keep damp enough to prevent dust raised when leaving the site; b. Wet down areas in the late morning and after work is completed for the day; c. Use low sulfur fuel (.05%) by weight for construction equipment; d. Attempt to phase and schedule construction activities to avoid high ozone days (first stage smog alerts); e. Discontinue construction during second stage smog alerts.
Traffic/Circulation		
13	The traffic study indicates that, without mitigation, the Palm Avenue/Goldenwest Street intersection will function at less than acceptable levels at ultimate buildout of the entire 150 acre site.	Traffic Model projections indicate that if the project site utilizes its maximum allowable trip budget of 27,139 trips per day, the Goldenwest Street/Palm Avenue intersection will require mitigation such as an additional left turn lane from Palm Avenue to allow traffic to head north on Goldenwest Street. Prior to tract map approval for the proposed PLC residential development, mechanisms for right-of way acquisition and funding to provide the additional left turn lane when needed, shall be established. Prior to the Aera property being developed, additional traffic studies shall be conducted to verify the need for the additional turn lane, or other mitigation measures, if necessary.

Palm/Goldenwest Specific Plan**Appendix B**

Stationary Source Impacts		
22	Without mitigation, adjacent Aera facility operations may impose negative noise impacts on PLC residential uses nearby.	Prior to the issuance of occupancy permits for the PLC residential project, an eight foot masonry wall between the proposed PLC project (including any public park land) and Aera oil production facility to the south of the project site shall be constructed to the satisfaction of the City.
Traffic Noise Impacts		
23	Traffic noise along Palm Avenue and Goldenwest Street is projected to exceed the City's residential noise standards. Mitigation measures to minimize noise impacts on rimpacted residential uses are needed.	A six foot high sound barrier shall be provided for homes with outdoor activity areas proposed within 82 feet of the Palm Avenue centerline, or between 110 feet and 231 feet from the Goldenwest Street centerline.
24	Traffic noise along Palm Avenue and Goldenwest Street is projected to exceed the City's residential noise standards. Mitigation measures to minimize noise impacts on rimpacted residential uses are needed.	Air conditioning systems shall be provided for all upper floor bedrooms and ground floor units in the following areas that would be directly exposed to traffic noise: <ul style="list-style-type: none"> ▪ Within 82 feet of Palm Avenue centerline; or ▪ Within 231 feet from the Goldenwest Street centerline
25	Traffic noise along Palm Avenue and Goldenwest Street is projected to exceed the City's residential noise standards. Mitigation measures to minimize noise impacts on rimpacted residential uses are needed.	Residential type structures on the subject property, whether attached or detached, shall be constructed in compliance with the State acoustical standards set forth for units that lie within the 60 CNEL contours of the property. Evidence of compliance shall consist of submittal of an acoustical analysis report and plans, prepared under the supervision of a person experienced in the field of acoustical engineering, with the application for building permit(s). (Code Requirement)
26	Traffic noise along Palm Avenue and Goldenwest Street is projected to exceed the City's residential noise standards. Mitigation measures to minimize noise impacts on rimpacted residential uses are needed.	Construction shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
Aesthetics		
27	The new development will create nighttime light sources.	All outside lighting shall be directed to prevent "spillage" onto adjacent properties and shall be shown on the site plan and elevations. The proposed public park site at Palm Avenue, adjacent to the PLC property shall limit its nighttime lighting to provide for safety and shall be directed to prevent spillage onto adjacent land uses.

32	The Aera property is included in the draft Specific Plan planning area. However, a detailed circulation plan, development plan and accompanying design parameters will be necessary prior to the Aera site being developed. This will require an amendment to the Specific Plan.	Future development projects on the PLC or Aera Energy LLC sites may be subject to further environmental review to evaluate potential project specific impacts that may not have been evaluated in this environmental assessment.
Disclosure Requirements for PLC Project		
33	Future homeowners and/or renters within the PLC property should be made aware of potential impacts related to the PLC development project.	Adequate disclosure of potential noise, odor, traffic, safety and other impacts related to the residential PLC project's proximity to ongoing oil operations at the Aera site shall be provided by the seller or lessor to all potential buyers and/or tenants within the PLC project site.

LEGAL DESCRIPTION FOR SP -12

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EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF SAID PARCEL 1 OF SAID CERTIFICATE OF COMPLIANCE NO. 96-5;

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 1; THENCE NORTH 43°56'32" EAST, 67.42 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1 TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1; THENCE SOUTH 46°03'28" EAST, 1505.13 FEET ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 950.00 FEET; THENCE SOUTHEASTERLY, 83.12 FEET ALONG SAID CURVE AND SAID NORTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF 05°00'46", A RADIAL LINE TO SAID POINT BEARS NORTH 38°55'46" EAST; THENCE LEAVING SAID NORTHEASTERLY LINE SOUTH 43°56'32" WEST, 36.07 FEET; THENCE SOUTH 46°03'28" EAST, 384.59 FEET; THENCE SOUTH 47°16'58" EAST, 120.90 FEET; THENCE SOUTH 42°43'02" WEST, 20.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL 1; THENCE NORTH 47°16'58" WEST, 121.25 FEET ALONG SAID SOUTHWESTERLY LINE; THENCE NORTH 46°03'28" WEST, 1758.56 FEET ALONG SAID SOUTHWESTERLY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1540.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID SOUTHWESTERLY LINE 214.95 FEET THROUGH A CENTRAL ANGLE OF 07°59'50" TO THE POINT OF BEGINNING.

PARCEL 1 OF SAID CERTIFICATE OF COMPLIANCE NO. 96-2;

TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF PARCEL 1 OF SAID CERTIFICATE OF COMPLIANCE NO. 96-5;

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 1; THENCE NORTH 43°56'32" EAST, 67.42 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1 TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1; THENCE SOUTH 46°03'28" EAST, 1505.13 FEET ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 950.00 FEET; THENCE SOUTHEASTERLY, 83.12 FEET ALONG SAID CURVE AND SAID NORTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF 05°00'46", A RADIAL LINE TO SAID POINT BEARS NORTH 38°55'46" EAST; THENCE LEAVING SAID NORTHEASTERLY LINE SOUTH 43°56'32" WEST, 36.07 FEET; THENCE SOUTH 46°03'28" EAST, 384.59 FEET; THENCE SOUTH 47°16'58" EAST, 120.90 FEET; THENCE SOUTH 42°43'02" WEST, 20.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL 1; THENCE NORTH 47°16'58" WEST, 121.25 FEET ALONG SAID SOUTHWESTERLY LINE; THENCE NORTH 46°03'28" WEST, 1758.56 FEET ALONG SAID SOUTHWESTERLY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1540.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID SOUTHWESTERLY LINE 214.95 FEET THROUGH A CENTRAL ANGLE OF 07°59'50" TO THE POINT OF BEGINNING.

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 **2nd day of October, 2000** by the following vote:

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

Connie Brockway

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

