

CALIFORNIA COASTAL COMMISSION

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RECORD PACKET COPY**W14a**

July 25, 2000

TO: Commissioners and Interested Persons

FROM: Deborah Lee, South Coast District Director
Teresa Henry, South Coast District Manager
Stephen Rynas, Orange County Area Supervisor

SUBJECT: City of Huntington Beach Local Coastal Program Amendment 1-00
(Palm and Goldenwest Specific Plan)

SUMMARY OF STAFF REPORT**DESCRIPTION OF THE SUBMITTAL**

The City of Huntington Beach Local Coastal Program Amendment 1-00 (Palm and Goldenwest Specific Plan) is a project specific amendment to the City of Huntington Beach Local Coastal Program (LCP). This LCP amendment adds the Palm/Goldenwest Specific Plan as a new component to the LCP which amends both the Land Use Plan and the Implementation Program. The proposed Palm/Goldenwest Specific Plan area encompasses a 150 acre site and would allow the development of up to three hundred and fifteen dwelling (315) units on fifty-four (54) acres with the remaining ninety-six (96) acres planned for Commercial Visitor Serving Uses. These acreage figures include approximately seven and half (7½) acres of park and open space. The Palm/Goldenwest Specific Plan area is also synonymous with "General Plan Subarea 4B" of the City's General Plan.

The site is a former Chevron oilfield. Oil production is no longer a use on the 54 acre site proposed for residential development. Oil production is continuing on the remaining 96 acres proposed for commercial visitor serving uses. Oil production is anticipated to continue for as long as it is economically viable to extract oil.

The major issues of this staff report can be divided into four topical areas discussed on Page 2: water quality, public access, defining visitor serving commercial development as a priority use, and residential development.

SUMMARY OF STAFF RECOMMENDATION

Commission staff recommends that the Commission **DENY** the proposed City of Huntington Beach Local Coastal Program Amendment 1-00 (Palm and Goldenwest Specific Plan), as submitted, and **APPROVE** the proposed local coastal program amendment as revised by the suggested modifications. The motions to accomplish this begin on Page 8.

ANTICIPATED AREAS OF CONTROVERSY

Though Commission staff has endeavored to reconcile the Palm and Goldenwest Specific Plan with the requirements of the Coastal Act, the City's plans for development, the desires of the developers, and the comments of the public; outstanding issues are expected to remain. The following topical areas below summarize issues that may be of concern.

Water Quality: Commission staff has made recommendations which go beyond the requirements of Mitigation Measure number 2 from the Mitigated Negative Declaration. Specifically Commission staff is recommending that: all new construction comply with the requirements of the Orange County Drainage Area Management Plan and applicable provisions of the NPDES General Permit for Storm Water Discharges, the submission of a Water Quality Management Plan which minimizes impervious surfaces, slows down the rate of discharge, and requires annual maintenance. Additional staff is requiring, at the time of application for the first coastal development permit for construction that the feasibility of dry flow diversion to the sewer system be examined.

Public Access: Commission staff has made recommendations to require that the pedestrian trails throughout the Specific Plan area be public, that any on-street parking spaces lost due to this development (such as curb cuts on the streets fronting the specific plan area) be replaced on a one to one basis, and that public access be provided across Pacific Coast Highway.

Visitor Serving Commercial Development: The AERA parcel has been designated for future serving commercial development. The Palm and Goldenwest Specific Plan as submitted, however, includes some uses which may not be considered priority visitor serving uses, such as timeshares. Commission staff has recommended that timeshares be deleted as an allowable visitor serving commercial use since it is not a priority use and the City has not submitted any criteria concerning how the timeshares would be managed or how many would be allowed. The absence of this criteria would conceivably allow the entire AERA to be developed with timeshares.

The Commission also recognizes that the AERA parcel is anticipated to remain in oil production for the next 15-20 years, thereby precluding any visitor serving commercial development in the near future.

Residential Development: The Specific Plan proposes a cap of 315 residential units. As submitted, the Specific Plan would allow the establishment of second kitchen units, guest homes or other uses as approved the City's Planning Director. To assure that the cap of 315 residential units is not exceeded, Commission staff has recommend that establishment of second kitchen units or other uses as approved the City's Planning Director be deleted as this will assure that the 315 unit residential cap is not exceeded. Commission staff has also recommend deletion of affordable housing text which would allow undefined "*minor deviations*".

ADDITIONAL INFORMATION

For further information, please contact **Stephen Rynas** at the South Coast District Office of the Coastal Commission at: **562-590-5071**. The proposed Palm/Goldenwest Specific Plan which is an amendment to the City of Huntington Beach LCP is available for review at the Long Beach Office of the Coastal Commission or at the Department of Community Planning Department for the City of Huntington Beach. The City of Huntington Beach Department of Community Planning is located at 2000 Main Street, Huntington Beach, CA 92648. **Mary Beth Broeren** is the contact person for the City's Planning Department, and she may be reached by calling **714-436-5550**.

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Exhibit Listing (attached to the end of the staff report)

Exhibit 1 Resolution No. 2000-12
Exhibit 2 Resolution No. 2000-14
Exhibit 3 Ordinance No. 3454
Exhibit 4 Letter from the California Department of Parks and Recreation
Exhibit 5 Los Angeles Times Article of July 14, 2000
Exhibit 6 Orange County Register Article of July 19, 2000
Exhibit 7 Orange County Register Article of July 19, 2000
Exhibit 8 Illustrative Site Plan for the PLC parcel

I. EXECUTIVE SUMMARY

The City of Huntington Beach Local Coastal Program Amendment 1-00 (Palm and Goldenwest Specific Plan) is a project specific amendment to the City of Huntington Beach Local Coastal Program (LCP). This LCP amendment adds the Palm/Goldenwest Specific Plan as a new component to the LCP. Adoption of the Palm and Goldenwest Specific Plan also affects the City's Land Use Plan as a new land use category "*Mixed Use-Horizontal Integration of Housing*" was created by the City through adoption of Resolution 2000-12 (Exhibit 1). This new land use category covers the entire specific plan area.

The proposed Palm/Goldenwest Specific Plan area encompasses a 150 acre site and would allow the development of up to three hundred and fifteen dwelling units on fifty-four (54) acres with the remaining ninety-six (96) acres planned for commercial visitor serving uses. These acreage figures include approximately seven and half (7½) acres of park and open space. The Palm/Goldenwest Specific Plan area is also synonymous with "*General Plan Subarea 4B*" of the City's General Plan.

In terms of the effect on coastal resources, the Palm and Goldenwest Specific Plan is beneficial overall. The PLC parcel under the existing Local Coastal Program was designated for residential development. Under the new Specific Plan, residential development is still proposed but the density of residential development is being reduced from a potential of 720 residential units as identified in the City's Coastal Element to 315 residential units which is a reduction in the density and intensity of residential development. Though the number of residential units is being decreased, the residential development will be a private community. To minimize adverse effects on coastal access, suggested modifications have been made to require that all pedestrian trails/paths be public, that the public park be operational when the residential units are ready to be sold, and to require that any on-street parking which is lost as a result of this development be replaced on a one to one basis.

The AERA parcel is currently identified for oil production in the City's Coastal Element. Portions of the AERA parcel also allow for residential development and visitor serving commercial uses. The new Palm and Goldenwest Specific Plan identifies the entire AERA parcel for visitor serving commercial development. This will eliminate the potential for residential development which is a low priority land use in the coastal zone. Additionally, the Specific Plan will also remove oil production as an allowable use in favor of the higher priority use of the site for visitor serving commercial uses. Though oil production is being eliminated as an allowable use for new development, existing oil production is expected to continue for the next 15-20 years. Consequently, this area may not be developed for its intended use for visitor serving commercial uses in the near future.

To assure that the AERA parcel is eventually developed for visitor serving commercial development, a series of suggested modifications have been proposed to clarify

Executive Summary

allowable forms of development. The major revision to the Specific Plan proposed by staff through a suggested modification has been the elimination of timeshares as an allowable form of visitor serving commercial development.

The final topical suggested modification relates to water quality. The City of Huntington Beach, as well as other beach communities in Orange County, has been experiencing water quality problems which have resulted in beach closures. It is believed that these water quality problems largely result from urban runoff entering the storm drain system and discharging into coastal waters. The proposed development will result in the construction of new storm drain systems. This affords an opportunity to construct new storm drains which minimize the introduction of pollutants into coastal waters. This will have a beneficial impact on both human health, recreation, and marine life dependent on clean water. Suggested modifications have been proposed to require that the storm drain system implement best management practices and be maintained to minimize the introduction of pollutants into coastal waters.

As a final note, the "*Seacliff Promenade Conceptual Master Plan*" is a companion document to the "*Palm/Goldenwest Specific Plan*". Only the "*Palm/Goldenwest Specific Plan*" is being certified by the Commission for incorporation into the City's local coastal program through this Commission action. For purposes of the City's local coastal program, the "*Palm/Goldenwest Specific Plan*" contains all the standards which must be adhered to when development is approved through the City's coastal development permit process. The "*Seacliff Promenade Conceptual Master Plan*" is a background document as it is conceptual in nature.

Resolutions

II. COMMISSION RESOLUTIONS ON CITY OF HUNTINGTON BEACH LOCAL COASTAL PROGRAM AMENDMENT 1-00

Following a public hearing, staff recommends the Commission adopt the following resolutions and findings. The appropriate motion to introduce the resolution and a staff recommendation is provided just prior to each resolution.

- A. **RESOLUTION #1** (*Resolution to deny certification of the Huntington Beach Land Use Plan Amendment 1-00 for Palm and Goldenwest Specific Plan, as submitted*)

Motion #1

"I move that the Commission **CERTIFY** the City of Huntington Beach Land Use Plan Amendment 1-00 (Palm and Goldenwest Specific Plan), as submitted."

Staff recommendation

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

Resolution #1

The Commission hereby **DENIES** certification of the Land Use Plan Amendment 1-00 (Palm and Goldenwest Specific Plan) for the City of Huntington Beach and adopts the findings stated below on the grounds that the amended Land Use Plan does not meet the requirements of and conform with the policies of Chapter 3 (commencing with Section 30200) of the California Coastal Act to the extent necessary to achieve the basic State goals specified in section 30001.5 of the Coastal Act; the Land Use Plan, as amended, is not consistent with applicable decisions of the Commission, which guide local government actions pursuant to Section 30625(c); and certification of the Land Use Plan as amended would not meet the requirements of Section 21081 of the California Environmental Quality Act, because there would be significant adverse effects on the environment and there are feasible mitigation measures and/or feasible alternatives that would substantially lessen the significant adverse impacts on the environment.

Resolutions

B. RESOLUTION #2 (Resolution to certify the Huntington Beach's Land Use Plan Amendment 1-00, if modified)

Motion #2

"I move that the Commission **CERTIFY** the City of Huntington Beach Land Use Plan Amendment 1-00 (Palm and Goldenwest Specific Plan), if it is modified in conformance with the suggestions set forth in this staff report."

Staff Recommendation

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

Resolution #2

The Commission hereby **CERTIFIES** the City of Huntington Beach Land Use Plan Amendment 1-00 (Palm and Goldenwest Specific Plan) and adopts the findings stated below on the grounds that the amendment, as modified, will meet the requirements of and conform with the policies of Chapter 3 (commencing with Section 30200) of the California Coastal Act to the extent necessary to achieve the basic State goals specified in Section 30001.5 of the Coastal Act; the Land Use Plan, as amended, will contain a specific access component as required by Section 30500 of the Coastal Act; the Land Use Plan, as amended, will be consistent with applicable decisions of the Commission, which guide local government actions pursuant to Section 30625(c); and certification of the Land Use Plan amendment, as modified, meets the requirements of Section 21081 of the California Environmental Quality Act, because no additional feasible mitigation measures and no additional feasible alternatives exist which would substantially lessen the significant adverse effects on the environment.

C. RESOLUTION #3 (Resolution to deny certification of the City of Huntington Beach Implementation Plan Amendment 1-00 for Palm and Goldenwest Specific Plan, as submitted)

Motion #3

"I move that the Commission **REJECT** the City of Huntington Beach Implementation Plan Amendment 1-00 (Palm and Goldenwest Specific Plan) as submitted."

Staff Recommendation

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

Resolutions

Resolution #3

The Commission hereby **DENIES** certification of the City of Huntington Beach Implementation Plan Amendment 1-00 (Palm and Goldenwest Specific Plan) on the grounds that the amendment does not conform with, and is inadequate to carry out, the provisions of the certified Land Use Plan. Additionally, there would be significant adverse effects on the environment and there are feasible mitigation measures and/or feasible alternatives that would substantially lessen the significant adverse impacts on the environment.

- D. **RESOLUTION #4** (Resolution to approve certification of the City of Huntington Implementation Plan Amendment 1-00 (Palm and Goldenwest Specific Plan), if modified)

Motion #4

"I move the Commission **APPROVE** the City of Huntington Beach Implementation Plan Amendment 1-00 (Palm and Goldenwest Specific Plan), if it is modified in conformity with the suggested modifications set forth in this staff report."

Staff Recommendation

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

Resolution #4

The Commission hereby **APPROVES** certification of the City of Huntington Beach Implementation Plan Amendment 1-00 (Palm and Goldenwest Specific Plan), if modified, on the grounds that, the amendment conforms with, and is adequate to carry out, the provisions of the certified Land Use Plan. Additionally, no additional feasible mitigation measures and no additional feasible alternatives exist which would substantially lessen the significant adverse impacts on the environment.

III. PROCEDURAL PROCESS (LEGAL STANDARD FOR REVIEW)

A. *Standard of Review*

The standard of review for land use plan amendments, is found in Section 30512 of the Coastal Act. This section requires the Commission to certify an LUP amendment if it finds that it meets the requirements of Chapter 3 of the Coastal Act. Specifically, Section 30512 states: "(c) The Commission shall certify a land use plan, or any amendments thereto, if it finds that a land use plan meets the requirements of, and is in conformity with, the policies of Chapter 3 (commencing with Section 30200). Except as provided in paragraph (1) of subdivision (a), a decision to certify shall require a majority vote of the appointed membership of the Commission."

Procedural Process

Pursuant to Section 30513 of the Coastal Act, the Commission may only reject zoning ordinances or other implementing actions, as well as their amendments, on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. The Commission must act by majority vote of the Commissioners present when making a decision on the implementing portion of a local coastal program.

B. Procedural Requirements

Pursuant to Section 13551(b) of the California Code of Regulations, a resolution for submittal must indicate whether the local coastal program amendment will require formal local government adoption after Commission approval, or is an amendment that will take effect automatically upon the Commission's approval pursuant to Public Resources Code Sections 30512, 30513 and 30519. The City's resolution of adoption (2000-12) states that this LCP amendment will take effect upon Commission certification. However, this certification is subject to suggested modifications by the Commission. Therefore, this local coastal program amendment will not become effective until the City of Huntington Beach formally adopts the suggested modifications and complies with all the requirements of Section 13544 including the requirement that the Executive Director determine the City's adoption of the amendment to the Land Use Plan and Implementation Program is legally adequate.

IV. BACKGROUND

The Palm and Goldenwest Specific Plan is a new specific plan. Implementing the Specific Plan required the City to amend both its land use plan and implementation program to its LCP. First, the City created a new land use designation through Resolution 2000-12 titled "*Mixed Use-Horizontal Integration of Housing*". This new land use category covers the entire specific plan area. To implement this new land use category the City adopted Resolution 2000-14 to adopt the Palm and Goldenwest Specific Plan as the zoning ordinance for the area covered by the Specific Plan. Consequently, the Palm and Goldenwest Specific Plan also amends the City's implementation program for the City's Local Coastal Program.

The Palm and Goldenwest Specific Plan encompasses a 150 acre site bounded by Park Avenue to the north, Pacific Coast Highway to the South, Goldenwest Street to the east and Seapoint Street (Figure 1, on Page 14; Figure 1, on Page 15; and Figure 3, on Page 16). The Palm and Goldenwest Specific Plan, as submitted, identifies fifty (54) acres for residential development (315 residential units in a private gated community), and identifies the remaining ninety-six (96) acres for commercial development (Figure 3, on Page 16). Though the remaining 96 acres would be planned for commercial

Background

development, oil production would be allowed to continue. Oil production is anticipated to continue into the foreseeable future. The Specific Plan also includes a 3.5 acre neighborhood park and 4 acres of open space. The Palm and Goldenwest Specific Plan area also constitutes "*General Plan Subarea 4B*".

The specific plan area has been in oil production since the 1920s when it was owned by the Huntington Beach Company which leased the site to Standard Oil (Chevron). In 1963, the Huntington Beach Company split the site into two pieces (Figure 3, on Page 16) and entered into a long-term lease on what is now the AERA parcel. In 1990, Chevron ceased all oil production on the PLC site. In May 1996, both PLC and AERA acquired their respective interests on the property. Also during 1996, the City of Huntington Beach began to solicit community input on how the site should be developed. As a result of the City's planning process, the City envisions a mix of visitor serving commercial uses, civic uses, open space, and residential uses. The Palm and Goldenwest Specific Plan is designed to implement the City's vision of development on this site.

The Palm and Goldenwest Specific Plan area is currently zoned High Density Residential with an Oil and Coastal Overlay (RH-O-CZ), Neighborhood Commercial with an Oil and Coastal Overlay (CG-O-CZ), General Industrial with an Oil and Coastal Overlay (IG-O-CZ), and General Industrial with an Oil Production and Coastal Overlay (IG-O1-CZ) (Figure 5, on Page 18). The existing Local Coastal Program Land Use designation for the PLC parcel is Medium Density Residential. The AERA parcel is designated as Industrial Oil Resource Production. The Area parcel is also partially overlain with a visitor serving commercial overlay (Exhibit 3, attachment #20).

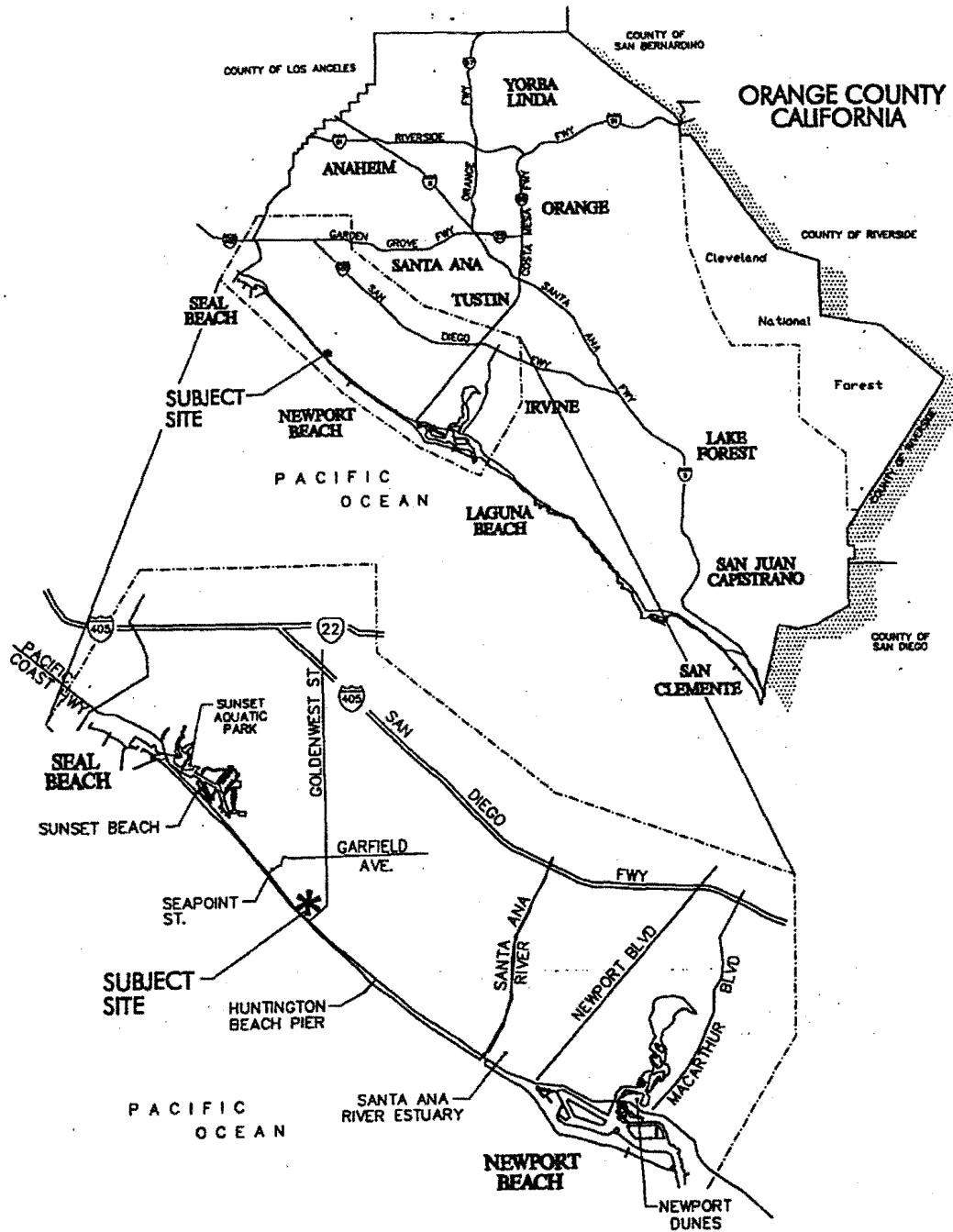
The Palm and Goldenwest Specific Plan will change the existing land use designation to Mixed Use-Horizontal Integration of Housing (MH) (Figure 6, on Page 19). This is a new land use category which would allow a variety of uses (Figure 9, on Page 29). Examples of uses allowed under the Mixed Use-Horizontal Integration of Housing include residential, visitor serving commercial, recreation, open space, and continued oil production. The zoning for the area would be changed to Specific Plan (SP-12). The result of this zoning change is that the Palm and Goldenwest Specific Plan will replace the City's zoning code for defining the development standards in the specific plan area.

The Palm and Goldenwest Specific Plan was submitted by the City of Huntington Beach on March 1, 2000 to the South Coast District. On March 16, 2000, Coastal Commission staff notified the City of Huntington Beach that the amendment request was incomplete. The City subsequently sent in additional information and the amendment request was deemed to be complete on April 3, 2000. Section 30517 of the Coastal Act allows the Commission to extend, for good cause the 90 day time limit for acting on the amendment request for up to one year. At the Commission's June 15, 2000, meeting this time extension was granted. The Palm and Goldenwest Specific Plan is now being submitted for Commission action.

Background

Figure 1

Location Map

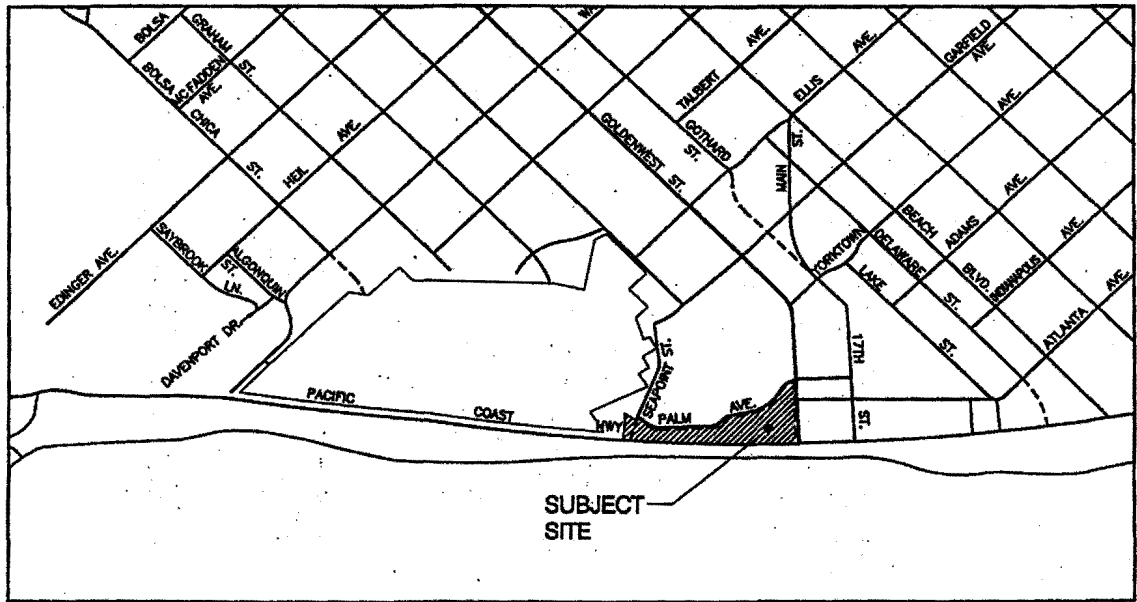


plc
PALM & GOLDENWEST
 HUNTINGTON BEACH, CA

Exhibit 1.2-1
LOCATION MAP

NOT TO SCALE **FORMA**

Figure 2
Vicinity Map



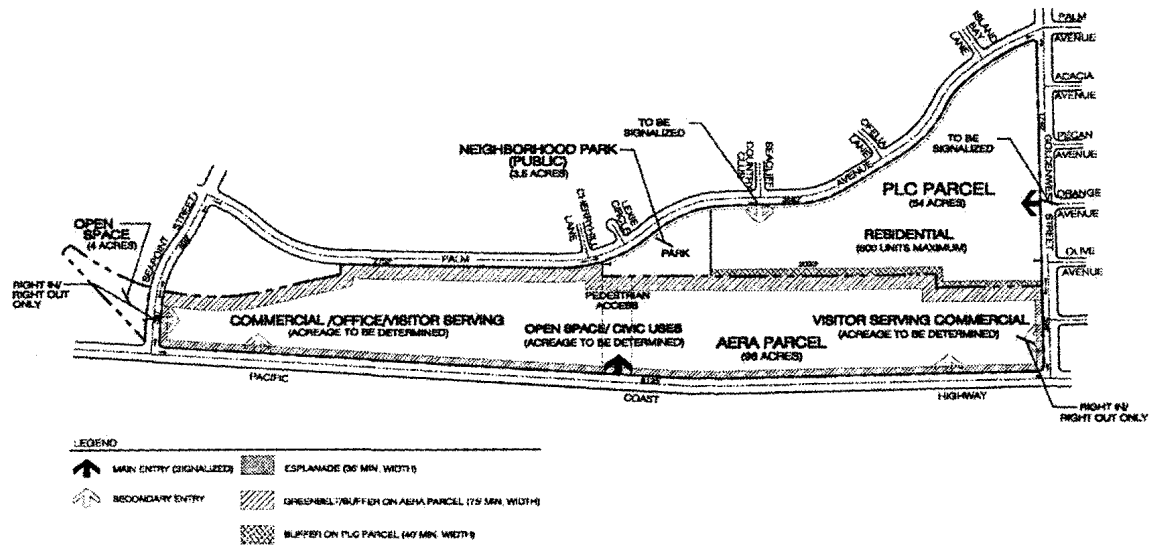
plc
PALM & GOLDENWEST
HUNTINGTON BEACH, CA

Exhibit 1.2-2
VICINITY MAP

☒ NOT TO SCALE **FORMA**
Survey, Planning, Engineering, Architecture

Background

Figure 3
Conceptual Development Plan

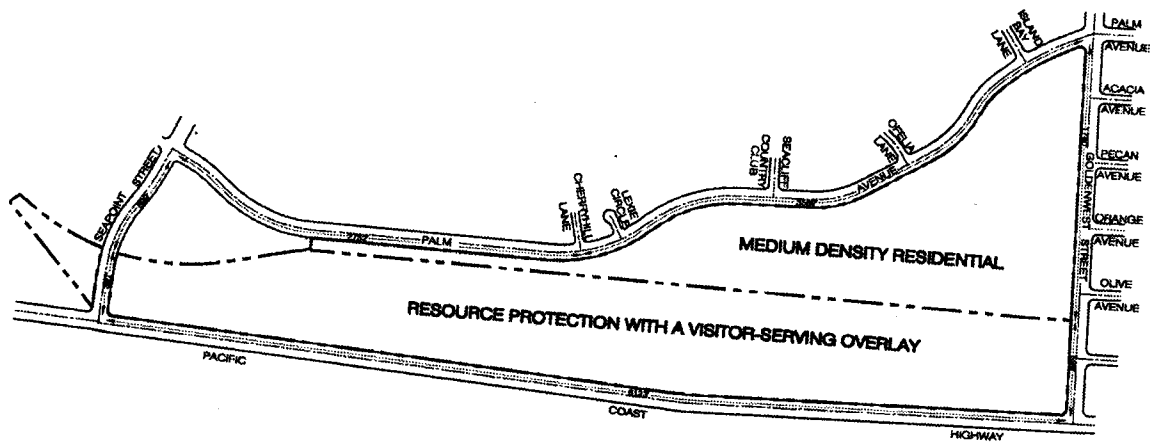


City of Huntington Beach

EXHIBIT 2.1-1
SUBAREA 4B CONCEPTUAL DEVELOPMENT PLAN

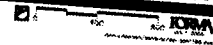


Figure 4
Existing Land Use



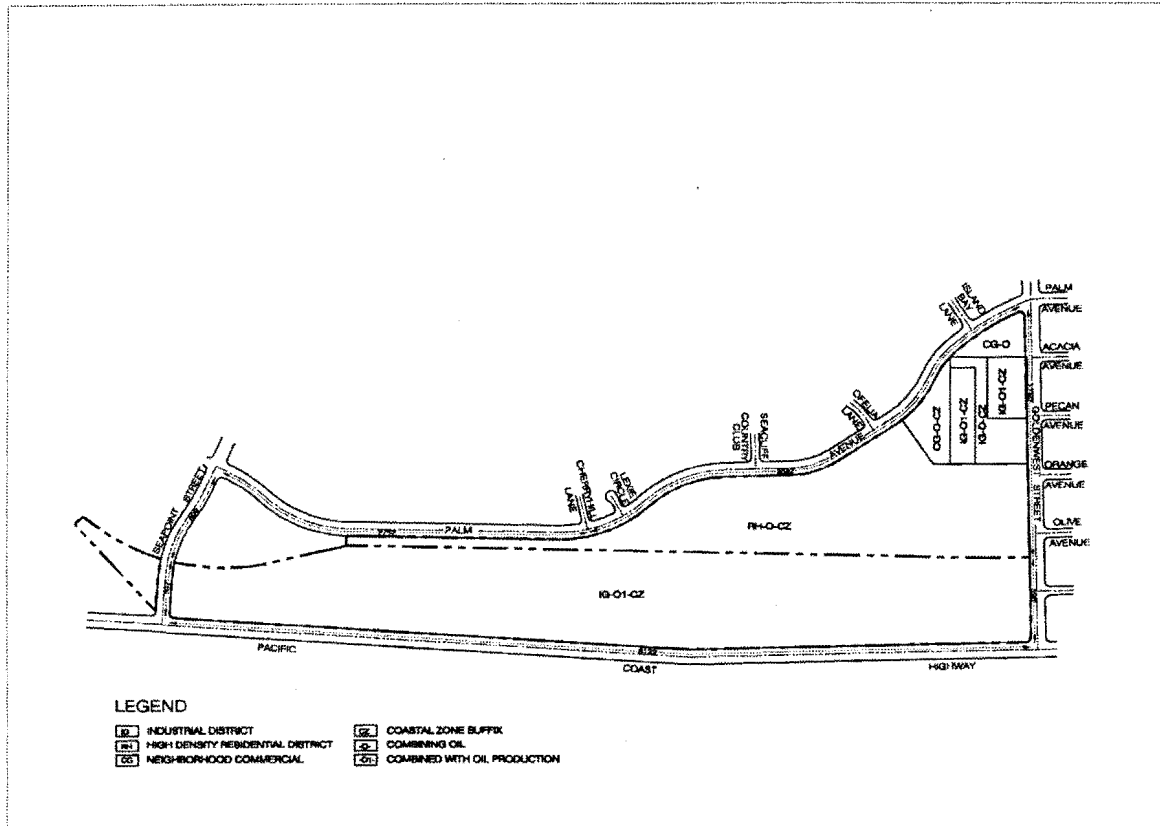
City of Huntington Beach

EXISTING GENERAL PLAN



Background

Figure 5
Existing Zoning



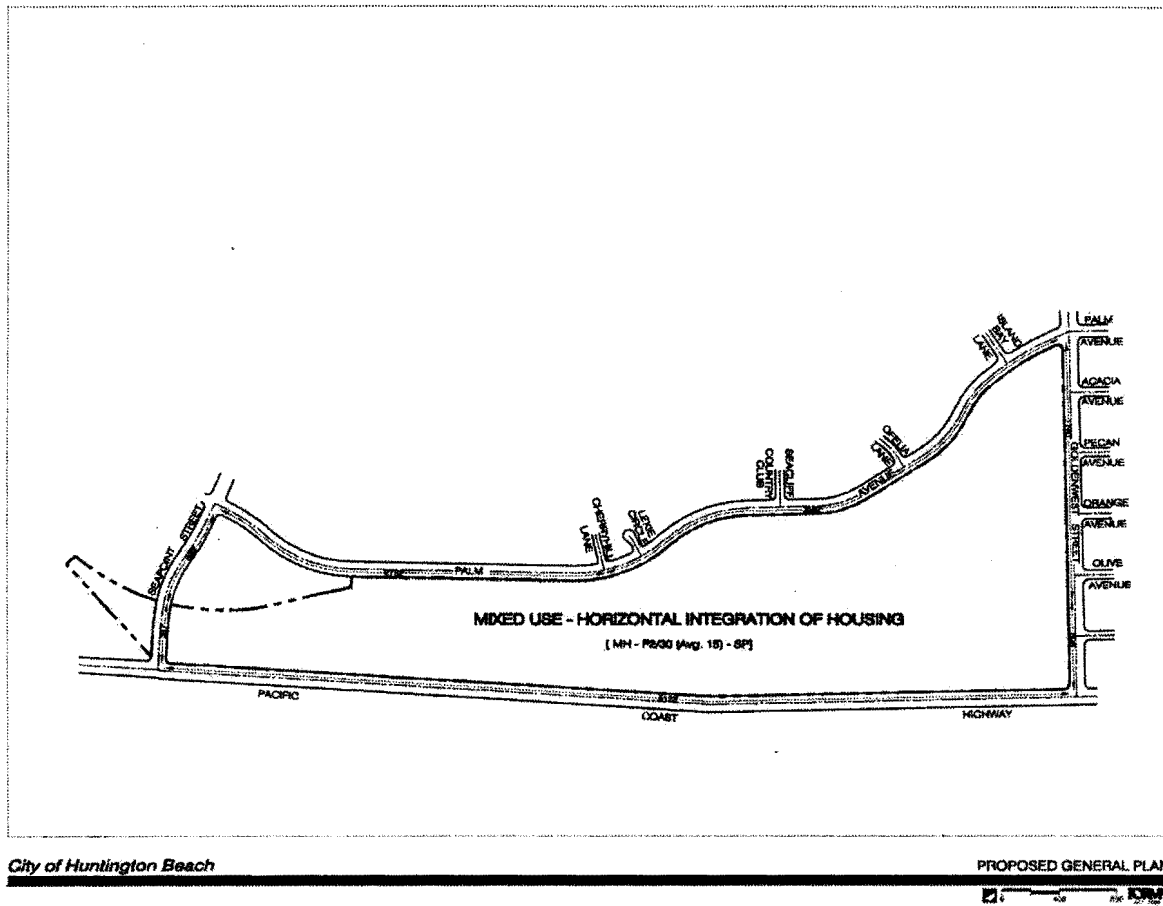
City of Huntington Beach

EXISTING ZONING PLAN



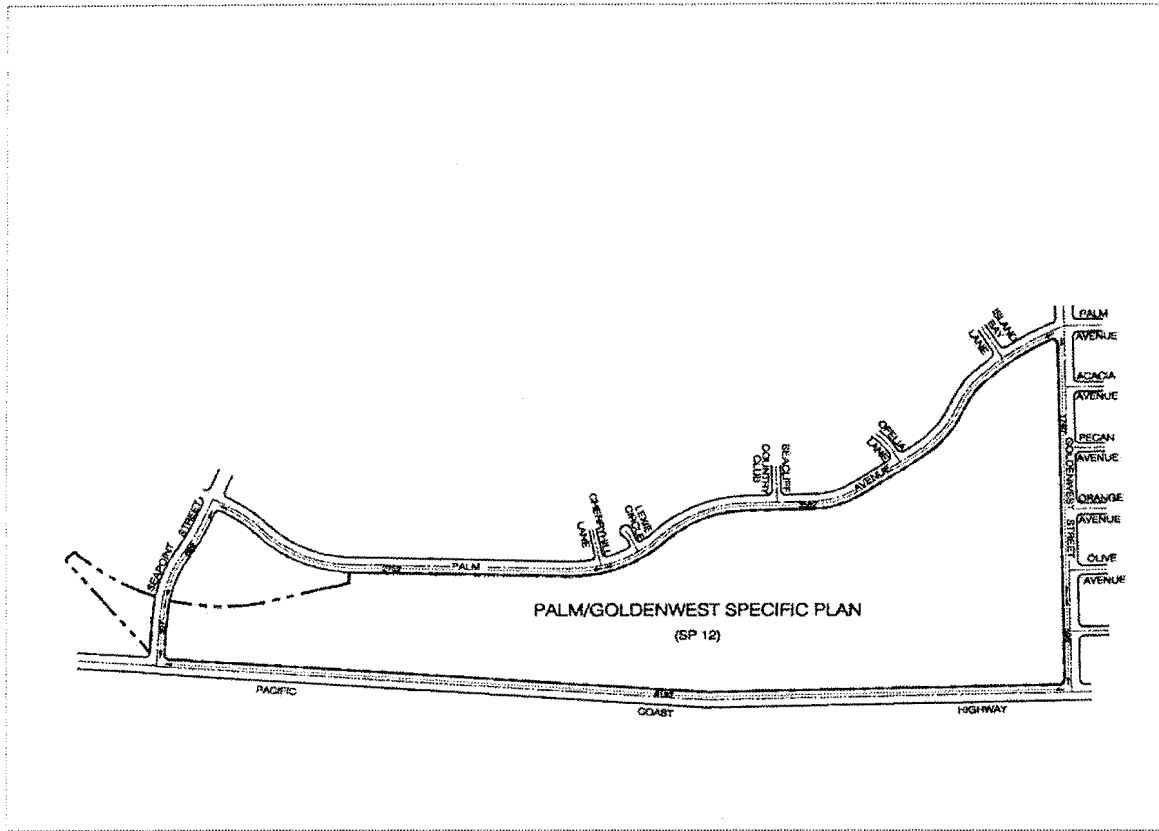
Background

Figure 6
Proposed Land Use Designation



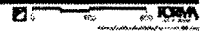
Background

Figure 7
Proposed Zoning



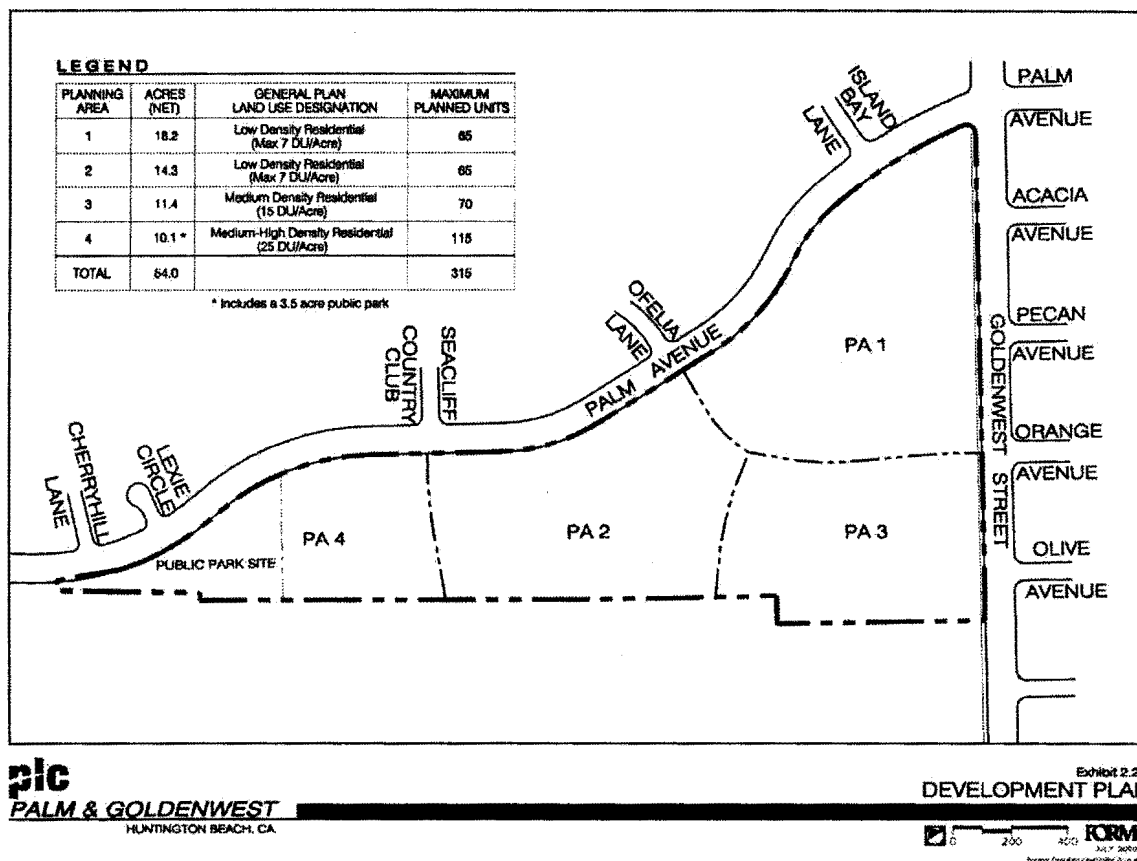
City of Huntington Beach

PROPOSED ZONING PLAN



Background

Figure 8
PLC Development Proposal



V. SUMMARY OF PUBLIC PARTICIPATION

The City of Huntington Beach approved the Palm/Goldenwest Specific Plan through a City Council public hearing on February 7, 2000. Prior to approving the Palm/Goldenwest Specific Plan, the City held several community meetings to present the proposed specific plan to the public. The City Council held a study session on December 20, 1999. The Planning Commission held a public hearing on November 9, 1999. Additional public meetings were held at the Seaclyffe Country Club on September 3, 1998, May 12, 1999, and September 22, 1999.

The City of Huntington Beach prepared a Negative Mitigated Declaration (No. 98-8) The public review period for the this assessment was for 30 days and ran from September 15, 1999 to October 14, 1999. City staff concluded that the proposed specific plan

PUBLIC PARTICIPATION

would not have a significant adverse effect on the environment provided that the mitigation measures of the Negative Declaration are implemented.

Based on the public comments received by the City, the major coastal issue raised by the proposed specific plan pertained to water quality. The Department of Parks and Recreation (October 6, 1999) notes in their letter (Exhibit 4) that poor ocean water quality has resulted in beach closures which have affected the viability of the recreational opportunities afforded by the State beaches. The recreational opportunities of the nearby State beaches also support the City's economy in areas such as lodging, food service, recreational equipment sales, other tourist related businesses, and the health of persons contacting polluted water. The City believes that the water quality mitigation measure (#2) will minimize adverse impacts of the anticipated development on the marine environment.

VI. LAND USE PLAN SUGGESTED MODIFICATIONS

Suggested Modifications: The Commission certifies the following, with modifications as shown. Language proposed by City of Huntington Beach is shown in normal straight type. Language recommended by the Commission for deletion is shown in ~~line-out~~. Language proposed to be *inserted* by the Commission is shown in ***boldface underlined italics***.

The addition of new policies or the deletion of submitted policies will result in the renumbering of subsequent policies. Policies which must be simply renumbered and do not otherwise require any modifications will not be shown. Below are the suggested modifications.

#1

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.

#2

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 6 on Page 18 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.

#3

Graphic Suggested Modification: A new Exhibit 1.2-3 shall be created for the Specific Plan based on Figure 6 (on Page 18) 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.

#4

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.

#5

9.2.3 MIXED USES OF THE CITY'S COASTAL SHALL BE MODIFIED AS FOLLOWS.

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 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.

#6

9.3 OVERLAYS OF THE CITY'S COASTAL ELEMENT SHALL BE MODIFIED AS FOLLOWS.

~~The Coastal Act allows localities to prepare special overlays for resource productions 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....

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**9.4.3 BLUFFS TO GOLDENWEST STREET OF THE CITY'S
COASTAL ELEMENT SHALL BE MODIFIED AS FOLLOWS.**

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~~ 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.

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

Land Use Plan Modifications

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>	<u>Acres</u>
Estate Density	2
Low Density	107
Medium Density	71 23
High Density	22
<u>INDUSTRIAL</u>	
Resource Production	119
<u>Mixed Use-Horizontal Integration of Housing</u>	<u>150</u>
<u>OPEN SPACE</u>	
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 planimeted 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.

VII. IMPLEMENTATION PROGRAM SUGGESTED MODIFICATIONS

Suggested Modifications: The Commission certifies the following, with modifications as shown. Language proposed by City of Huntington Beach is shown in straight type. Language recommended by the Commission for deletion is shown in ~~line-out~~. Language proposed to be *inserted* by the Commission is shown in ***boldface underlined italics***. The addition of new regulations or the deletion of submitted regulations will result in the renumbering of subsequent regulations. Regulations which must be simply renumbered and do not otherwise require any modifications will not be shown.

If there is a difference in language between the certified LUP Modifications and the implementation modifications contained in this section, the Land Use Plan Suggested Modifications shall take precedence. Below are the suggested modifications.

#8

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.

#9

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 15 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.

#10

Graphic Suggested Modification: A new exhibit 1.2-4 shall be created for the Specific Plan based on Figure 7 (on Page 19) 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.

#11

Implementation Program Modifications

Graphic Suggested Modification: Exhibit 1.2-4 of the Palm and Goldenwest Specific Plan shall be modified to conform to Figure 9 of this staff report on Page 28 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.

#12

Graphic Suggested Modification: Exhibit 2.2-1 of the Palm and Goldenwest Specific Plan shall be modified to conform to Figure 8 (on Page 20) 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.

#13

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

#14

<p align="center"><u>Figure 9</u> <u>Category: Mixed Use-Horizontal Integration of Housing (MH)¹</u></p>	
<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>7.5 acres of public open space and public neighborhood parks shall be provided on site.</u>

¹ Figure 9 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.

#15

1.5 AUTHORITY AND SCOPE OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

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.~~

#16

2.1 CONCEPTUAL MASTER PLAN OF DEVELOPMENT OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

The Seaciff 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 40-45 **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.

#17

2.2 LAND USE PLAN/DEVELOPMENT CONCEPT OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

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.

#18

**2.2.1 PLANNING AREA 1 OF THE PALM AND GOLDENWEST
SPECIFIC PLAN SHALL BE MODIFIED TO READ AS
FOLLOWS:**

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 Street, and along the southern boundary of the Planning Area bordering Planning Area 3.

#19

**2.2.2 PLANNING AREA 2 OF THE PALM AND GOLDENWEST
SPECIFIC PLAN SHALL BE MODIFIED TO READ AS
FOLLOWS:**

The minimum lot size in Planning Area 2 shall be 5,000 square feet. **Public pedestrian** Pedestrian corridors are provided along Palm Avenue and 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.

#20

**2.2.3 PLANNING AREA 3 OF THE PALM AND GOLDENWEST
SPECIFIC PLAN SHALL BE MODIFIED TO READ AS
FOLLOWS:**

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 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.

#21

2.2.4 PLANNING AREA 4 OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

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.

#22

2.4 OPEN SPACE SECTION OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

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.

#23

2.4.1 NEIGHBORHOOD PARK OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

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

Implementation Program Modifications

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 the approval of the Tentative Tract Map for residential construction to the City. and The public park will be maintained by the City of Huntington Beach. Prior to the completion of the final residential building inspection of the first home, the public park shall be completed and open for public use.

#24

2.5 GRADING CONCEPT OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

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 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.

Implementation Program Modifications

- 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.
- 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.

#25

2.6.1 STORM DRAINS SECTION OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

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 Huntington Beach. The developers shall provide hydraulic calculations 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. ...

#26

**2.6.2 SEWER FACILITIES OF THE PALM AND GOLDENWEST
SPECIFIC PLAN SHALL BE MODIFIED TO READ AS
FOLLOWS:**

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.

#27

**2.6.4 WATER QUALITY SHALL BE INSERTED AS A NEW SECTION
AS FOLLOWS:**

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 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 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 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 twice a year, 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.

#28

3.1 PURPOSE AND INTENT SECTION OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

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:

#29

3.2 GENERAL PROVISIONS OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

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.***

#30

3.2.2 PRINCIPAL PERMITTED USES (All Planning Areas within the PLC property) OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

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.~~

#31

3.2.4 CONDITIONALLY PERMITTED USES OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

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;
Guest houses; and
Other uses as approved by the Planning Director.~~

#32

3.2.5 PROHIBITED USES SHALL BE ADDED AS A NEW SECTION TO THE PALM AND GOLDENWEST SPECIFIC PLAN AS FOLLOWS:

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

#33

3.2.6 LANDSCAPING OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

... 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).

#34

**3.2.11 AFFORDABLE HOUSING OF THE PALM AND GOLDENWEST
SPECIFIC PLAN SHALL BE MODIFIED TO READ AS
FOLLOWS:**

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 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.~~

#35

3.2.12 PARKING SHALL BE ADDED AS A NEW SECTION TO THE PALM AND GOLDENWEST SPECIFIC PLAN AS FOLLOWS:

- 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.**

#36

3.3.4 PUBLIC PARK SITE (PART OF PLANNING AREA 4) SHALL BE ADDED AS A NEW SECTION TO THE PALM AND GOLDENWEST SPECIFIC PLAN AS FOLLOWS:

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.

Note: The preceding sections, Sections 1-4 apply to the PLC property. Sections 5-8, which follow, apply to the AERA property.

#37

5.2 PURPOSE AND INTENT OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

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.**

#38

6.1 CONCEPTUAL MASTER PLAN OF DEVELOPMENT SECTION OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

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 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.**

#39

6.2 LAND USE PLAN/DEVELOPMENT CONCEPT OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

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 40-45 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.

#40

6.3 CIRCULATION PLAN OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

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.

#41

6.4 OPEN SPACE SECTION OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

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 occurring in Bolsa Chica and Harriett Wieders 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.**

#42

**6.5 GRADING CONCEPT OF THE PALM AND GOLDENWEST
SPECIFIC PLAN SHALL BE MODIFIED TO READ AS
FOLLOWS:**

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 on-site 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.**
- **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.**

#43

6.6 PROJECT INFRASTRUCTURE OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

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.

#44

6.7 WATER QUALITY SHALL BE ADDED AS A NEW SECTION TO THE PALM AND GOLDENWEST SPECIFIC PLAN AS FOLLOWS:

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 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 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 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

#48

**7.12 PARKING SHALL BE ADDED AS A NEW SECTION TO THE
PALM AND GOLDENWEST SPECIFIC PLAN AS FOLLOWS:**

- 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.

#49

**7.13 PUBLIC ACCESS SHALL BE ADDED AS A NEW SECTION TO
THE PALM AND GOLDENWEST SPECIFIC PLAN AS
FOLLOWS:**

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.

7.5 PROHIBITED USES SHALL BE ADDED AS A NEW SECTION TO THE PALM AND GOLDENWEST SPECIFIC PLAN AS FOLLOWS:

- 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.

#47

7.8 LANDSCAPING OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

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.

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.

#53

9.2.7 ALLOCATION AND TRANSFER OF ADTS OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

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, which is the equivalent to a maximum of 500 **315** residential units. In the event that the PLC property does not develop a total of 500 **315** 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 **315** 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.

#50

**9.2.1 IMPLEMENTATION OF THE PALM AND GOLDENWEST
SPECIFIC PLAN SHALL BE MODIFIED TO READ AS
FOLLOWS:**

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.

#51

**9.2.3 TENTATIVE TRACT MAPS OF THE PALM AND GOLDENWEST
SPECIFIC PLAN SHALL BE MODIFIED TO READ AS
FOLLOWS:**

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.

#52

**9.2.4 ZONING TEXT AMENDMENTS OF THE PALM AND
GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO
READ AS FOLLOWS:**

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.

Land Use Plan Findings

Coastal Element to incorporate this new land use category. Consequently, revised text through a suggested modification must be provided to add the new land use category of "*Mixed Use-Horizontal Integration of Housing*". The intent of this new land use designation is to establish visitor serving commercial, residential, and open space development through a specific plan which is integrated in a horizontal manner. The Palm and Goldenwest Specific Plan implements this concept. The Palm and Goldenwest Specific Plan proposes residential development on the inland portion of the specific plan area with the visitor serving commercial development proposed on the southwest side along the inland side of Pacific Coast Highway.

Though Section 9.2.3 has been revised through a suggested modification to include the new land use designation of "*Mixed Use-Horizontal Integration of Housing*", the adequacy of this definition is principally conceptual. It provides direction as to the intent, but does not contain specifics related to the permitted uses, prohibited uses, and the density of development. According to the Seacliff Promenade Conceptual Master Plan adopted by the City, the 96 acre AERA parcel is planned for a mix of visitor serving commercial uses as well as office/high technology, open space, civic uses, and pedestrian linkages. The 54 acre PLC parcel has been and will be continued to be exclusively designated for residential development. To further define how this land use designation will function, Exhibit 1.2-4 of the Palm and Goldenwest Specific Plan has been modified through Figure 9 on Page 28 of this staff report as explained in the findings for the Implementation Program.

The effect of creating the "*Mixed Use-Horizontal Integration of Housing*" has beneficial effects in terms of the objectives of the Coastal Act. Currently the AERA parcel is designated for a variety of uses including visitor serving commercial development over part of the parcel (approximately 12.4 acres) with the remainder designated for lower priority industrial and residential development. The new land use designation will result in the elimination of the potential for future Industrial and residential development on the AERA parcel. The AERA parcel (which is on the seaward side of the property and adjacent to Pacific Coast Highway, the major coastal access and visitor serving commercial corridor) will be designated for future visitor serving commercial development along with other commercial uses. To assure adequate visitor serving commercial development is provided, The Specific Plan requires that non-visitor serving uses will not be allowed on the ground floor and will be limited to a maximum of fifteen (15%) percent of the total square footage allocation for the property. To further encourage visitor serving commercial development as a preferred use, suggested modifications have also been made to eliminate time shares as an allowable use and to eliminate the potential for schools, residential care, clubs, lodges, day care, and religious assembly as allowable uses. Section 30222 of the Coastal Act states that land suitable for visitor-serving commercial development will have priority over private residential development, industrial development, and general commercial development; but not over agricultural or coastal-dependent industry. Adoption of the Palm and Goldenwest Specific Plan will reduce the potential for residential development on both the AERA and PLC parcels from a high of 720 units (as identified in the Coastal Element) down to 315 residential units solely on the PLC parcel.

VIII. FINDINGS FOR DENIAL OF THE CITY OF HUNTINGTON BEACH'S LAND USE PLAN AMENDMENT, AND APPROVAL WITH MODIFICATIONS

The Commission hereby finds and declares as follows. The following pages contain the specific findings for denial of the City of Huntington Beach Land Use Plan Amendment, as submitted, and approval with modifications.

The City of Huntington Beach has proposed a new land use category, "*Mixed Use-Horizontal Integration of Housing*" for the Palm and Goldenwest Specific Plan area. The City's resolution of adoption (Resolution No. 2000-12, Exhibit 1) makes the required change to the Land Use Map. Though the Land Use Map was amended, necessary textual revisions to the City's Coastal Element (Land Use Plan) were not made as part of the City's submission of this LCP amendment to the Commission. Lacking the obligatory textual revisions to Section 9 of the City's Coastal Element, the Commission can **not** certify the Land Use Portion of the LCP amendment as submitted.

Section 9 of the Coastal Element defines the various land use categories such as Residential, Commercial, Mixed Uses, Industrial, Open Space and Other uses. "*Mixed Use-Horizontal Integration of Housing*" is not one of the designated land use categories. Moreover, Exhibit 1.2-4 which defines uses allowed in the "*Mixed Use-Horizontal Integration of Housing*" designation fails to fully specify the types of development contemplated in the specific plan area. Additionally, Figures 9.1, 9.7, and 9.11 which depict the land use designation for the subject property would no longer be current upon Commission certification of this amendment request since they only show the current land use designations and revised figures were not submitted. Resolution of these deficiencies require that the existing land use plan be modified to incorporate the new land use designation and the land use amendment, as submitted, must be modified to clarify allowed uses for the "*Mixed Use-Horizontal Integration of Housing*" land use category. Therefore, to bring the Land Use Plan into conformance with the City's plan for this area, suggested modifications must be made to the City's certified Land Use Plan (Coastal Element). Based on the foregoing reasons, as submitted, the land use plan amendment is not in conformance with nor is it adequate to carry out the Coastal Act and must therefore be denied as submitted.

To bring the existing land use plan into conformance with the new land use designation, suggested modifications have been proposed to address the identified deficiencies. Designating this subject site "*Mixed Use-Horizontal Integration of Housing*" requires that Section 9.4.3 of the City's Coastal Element be revised to delete references that the subject site's land use designation as allowing for Resource Production and Medium Density Residential development.

Section 9.2.3 of the Coastal Element contains the narrative for the various land use categories. As with the land use plan maps, the City did not submit revised text for the

Implementation Program Findings

The City's Coastal Element (Land Use Plan), as modified through the suggested modifications contained in this staff report define the "*Mixed Use Horizontal Integration of Housing*" land use category as promoting integrated commercial and residential development which is stratified horizontally. The City's Coastal Element for "Mixed Uses" states that the plan: "*includes a broad mix development category intend to encourage maximum flexibility*". Policy 9.5.2 (Visitor Serving Facilities) of the City's Coastal Element encourages "*visitor serving facilities in the coastal zone which are varied in type and price*". The forgoing definitions, by their nature are generic in nature and subject to wide degrees of interpretation. To clarify how this new land use designation will be implemented the Palm and Goldenwest Specific Plan contains Exhibit 1.2-4 which illustrates the permitted uses, the density of development and the design of the development. Specifics concerning the development standards are also contained in Section 3.3 for the Residential development on the PLC parcel and Section 7 for the AERA parcel. Though Exhibit 1.2-4 adds some specificity, it does not address all concerns. For example, under the Specific Plan as submitted, timeshares would be an allowable use. However, timeshare units are not a high priority visitor use. Given the site's frontage along Pacific Coast Highway and other land use conversions from visitor serving commercial to residential in the City, the Commission finds that this location should be reserved for higher priority visitor serving uses.

The City's Coastal Element notes that the Mixed Uses category has been refined "*To provide more direction for the types and level of development desired*" for the existing mixed use designations. The Mixed Use Horizontal Integration of Housing is a new land use designation which allows for a wide range of development. Though Exhibit 1.2-4, Section 3, and Section 7 provide additional specificity concerning allowed development, additional clarification is necessary. For example Section 3.2.4 would allow the establishment of guest uses and other uses as approved by the Planning Director. This would effectively allow the cap of 315 residential units to be exceeded and would also allow development not contemplated as part of the current Specific Plan to be approved. Similarly, Section 7.4 contains language which allows "*other uses determined to be similar*". "*Other uses determined to be similar*" could conceivably be construed to allow non-visitor serving commercial development to proceed at the expense of contemplated visitor-serving development based on the concept that the proposed development is "*similar*" simply because it is commercial in nature. Similarly, Section 3.2.11 which concerns affordable housing would allow for undefined "*minor deviations*". Therefore, as submitted, Exhibit 1.2-4, Section 3, and Section 7 are not sufficiently detailed to implement the Mixed Use Horizontal Integration of Housing land use designation and the amendment to the Implementation Program must be denied.

To add specificity, the Commission is providing the suggested modifications contained in Section VII (Page 26) of this staff report. First, Figure 9 on Page 28 of this staff report replaces Exhibit 1.2-4 of the Specific Plan. Figure 9 specifically excludes industrial development, timeshares, and office use at street level. Section 3 and Section 7 of the Palm and Goldenwest Specific Plan, in conjunction with Figure 9 have been revised.

Land Use Plan Findings

Section 30250 also requires that new residential, commercial, or industrial development be provided within or contiguous with existing developed areas. The site is currently in an urban area developed for oil production within the city limits of the City of Huntington Beach. The Palm and Goldenwest Specific Plan notes that the area is part of what has 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. Other adjacent land uses include the Seacliff residential community, Seacliff County Club, and Surfcrest Condominiums. Southeast of Goldenwest are single family and multi-family residential uses.

Though the designation of the AERA parcel for future visitor serving commercial development and other commercial uses is beneficial in the long run, the Commission notes that oil development is expected to continue over the next twenty years. Consequently, high priority visitor serving commercial development is not likely in the near term future for this parcel. Nevertheless, designating this parcel, at this time, for eventual commercial development will allow development to occur when continued oil extraction becomes uneconomic. Therefore, as modified through the suggested modifications, the Commission finds that the land use plan amendment is in conformance with and adequate to carry out Sections 30222 and 30250 of the Coastal Act.

IX. FINDINGS FOR DENIAL OF THE CITY'S IMPLEMENTATION PROGRAM AMENDMENT, AND APPROVAL WITH MODIFICATIONS

The Commission hereby finds and declares as follows. The following pages contain the specific findings for denial of the City of Huntington Beach Implementation Program Amendment, as submitted, and approval with modifications.

As submitted the Implementation Program amendment to the Huntington Beach Local Coastal Program for Palm and Goldenwest Specific Plan is not adequate to carry out the City's Land Use Plan (Coastal Element). Further, the Commission has also made revisions, through suggested modifications, to the Land Use Plan. To assure that the Implementation Program is adequate to implement the Land Use Plan as amended, the following changes have been proposed as suggested modifications.

A. *Mixed Use Horizontal Integration of Housing (MH)*

submitted to the Commission for certification. Thus, as modified through suggested modification to clarify that amendments to the Palm and Goldenwest Specific Plan do not take effect until certified by the Coastal Commission, does the Commission find the Specific Plan to be consistent the City's Coastal Element (Land Use Plan) and adequate to carry out the Coastal Element (Land Use Plan).

C. Community Design Guidelines

Sections 4 and 8 of the Palm and Goldenwest Specific Plan contain "*Community Design Guidelines*". Guidelines by their nature are advisory in scope and principally geared to provide guidance for local bodies, such as design review boards, for approving development consistent with the Specific Plan. Additionally, many of the guidelines are subjective in nature, are keyed to local issues, and usually do not raise coastal related concerns. Examples of community design topical areas include: community design concepts, site planning, architectural treatments, and landscaping. Actual development standards for the Palm and Goldenwest Specific Plan are contained in Sections 3 and 7. Consequently, any guidelines which have been found to raise coastal issues have been added as suggested modification to Sections 3 and 7. In the event of ambiguity, the development standards of Sections 3 and 7 will take precedence.

Community design guidelines which have been promoted through suggested modifications to Sections 3 and 7 include requirements related to open space, parking, and public access. Both Section 3 and 7 have added suggested modifications to require that any public on-street parking lost (which includes the street fronting the Specific Plan area) through development within the specific plan area will be replaced on a one to one basis either on-street or in public parking lots within the coastal zone of the City of Huntington Beach.

Open Space: In terms of Open Space, the Design Guidelines are deficient. The Open Space Guidelines (Section 4.2.3) do not require that the four acres of open space north of Seapoint be improved when the AERA parcel is developed and they only require that the "*Open areas should be appropriately landscaped*".

The four acre open space north of Seapoint is immediately adjacent to the Bolsa Chica Wetlands and Harriett Wieder Regional Park. Development in both these areas is limited to promoting recreational values and native habitat. Section 9.5.5 (Environmentally Sensitive Habitats) of the City's Coastal Element requires that environmentally sensitive habitat areas be preserved and enhanced. Further, this section also requires that any development occurring next to environmentally sensitive habitat assure that it will not degrade the habitat and will be compatible with the continuance of the native habitat. To assure that the four acre open space parcel is appropriately developed, suggested modifications have been proposed and incorporated into Sections 6.4 and 7.8. Section 6.4 has also been modified, through suggested modifications, to require that the landscaping enhancements be completed

Implementation Program Findings

Section 3 Palm and Goldenwest Specific Plan has been modified to delete the potential for "*other uses*" as the PLC parcel has been designated for residential development. Section 3.2.4 has been revised, through a suggested modification to delete the reference to second kitchen units and "*other uses*". The potential for second kitchen units is being eliminated to assure that the residential cap of 315 residential units is not exceeded. The phrase "*other uses*" is being deleted as it would allow the potential for other forms of development not contemplated as part of this specific plan. Similarly, Section 3.2.11 has been modified to delete the phrase "*minor deviations*" since this term has not been defined. To further clarify the nature of development that will be allowed on the PLC parcel, a new section is being added to the specific plan to define "*Prohibited Uses*". This new section clearly establishes that other uses, such as industrial or commercial development, are not allowed in the residential area.

Section 7 has been modified to promote visitor serving commercial uses. Specifically Section 7.4 has been revised to delete non-visitor serving forms of development such as: timeshares, City Hall, and schools. Timeshares are not a primary visitor serving commercial use. Additionally, no management plan or other development criteria were included to specify how the time shares would be managed or how many would be allowed in the Specific Plan. Consequently, it would be possible that virtually the entire AERA parcel could be developed as timeshare units under the Specific Plan as submitted. Finally, Section 7.4 has been modified to delete a reference to "*other uses determined to be similar in nature*" since other uses not contemplated by the Commission could be approved.

To further assure that visitor serving commercial development occurs, a new section, Section 7.5 has been added. This section lists prohibited uses such as industrial, residential, timeshares, and civic uses and community uses which are not visitor serving. Through the suggested modifications discussed above, the Commission finds the Specific Plan adequate to carry out the Land Use Plan as amended.

B. Amending the Palm and Goldenwest Specific Plan

The Palm and Goldenwest Specific Plan has been submitted to the Commission as a local coastal program amendment consistent with the requirement of Section 30514 of the Coastal Act. Section 30514 of the Coastal Act states that local coastal programs can be amended but that amendments do not take effect until certified by the Commission. Though the City has clearly submitted this plan for adoption by the Commission, the plan does not clearly restate this concept. For example, Sections 2 and 6 of this Specific Plan which discuss the Plan's development concept do not identify the Specific Plan as a component of the City's Local Coastal Program. Though unlikely, the lack of references to the Specific Plan being a component of the City's Local Coastal Program could result in amendments, especially minor ones, being acted on by the City without Commission review. To avoid this potential oversight, language has been added to Sections 2 and 6 that as conceptual development is refined through future specific plans which require that this Specific Plan be amended that they must be

through the suggested modifications does the Commission find that the Specific Plan is consistent with Coastal Element and adequate to carry out the Coastal Element.

D. Water Quality

As a beach community, the City of Huntington Beach is economically tied to the public recreational opportunities afforded by its beaches. Preserving beach water quality is critical to promoting the public recreational opportunities afforded by the beaches. In commenting to the City on the draft Specific Plan, the California Department of Parks and Recreation notes that "*Bolsa Chica State Beach stretches from the Huntington Beach Pier to the Huntington/Sunset beach border and provides millions of visitors annually an opportunity to surf, swim, view wildlife, fish and/or camp. These recreation opportunities not only serve the visitors to the City of Huntington Beach but also significantly support the City's economy in areas such as lodging, food industries, recreation equipment sales, and many other tourism dependent markets.*" (Letter of October 6, 1999, Exhibit 4). To assure that the quality of coastal waters is maintained, new storm drains must be constructed to minimize the potential for the introduction of pollutants into coastal waters. Urban runoff has been documented to have a significant adverse impact on water quality. According to a July 14, 2000 article from the Los Angeles Times, urban runoff is adversely affecting beach water quality (Exhibit 5). The Orange County Register also ran two articles on the adverse impacts of beach contamination from urban runoff on July 19, 2000 (Exhibits 6 & 7).

Anticipated development of the Specific Plan will result in new storm water systems being constructed. These new storm water systems will eventually drain into the Pacific Ocean. The discharge of storm water into the Pacific Ocean must be managed to assure that it will not have an adverse impact on the public's ability to enjoy the recreational amenities provided by the beach. These new storm drain systems provide an opportunity to design them prior to construction to assure that pollution carried by the storm drain system into coastal waters is minimized. Section 9.5.4 (Water and Marine Resources) of the City's Coastal Element contains various policies for promoting measures to mitigate the adverse impacts of human activities on human health, marine organisms, and the marine environment in general. Consequently, the construction of new storm water systems allows the imposition of requirements to assure that coastal waters are protected and enhanced.

To address water quality concerns from urban runoff, the City has included Mitigation Measure 2 from the Mitigated Negative Declaration for the Specific Plan. Mitigation Measure 2 requires that future development will employ a variety of best management practices and shall comply with the requirements of Municipal Non-Point Source National Pollution Discharge Elimination Standards (NPDES) and a future Water Quality Management Plan. Though the City has included this mitigation measure, the Commission finds that additional requirements have to be imposed through suggested modifications to Sections 2.6.4 and 6.7 to provide additional criteria to assure that water discharged from the storm drain system into the marine environment will not adversely

Implementation Program Findings

either prior to or concurrent with the first coastal development permit that involves construction of future commercial development. Section 7.8 has been modified to include a new Section 7.8.2 to require the use of native vegetation and that no irrigation will be allowed.

Parking: As submitted, Section 8.7.9 is deficient as it does not provide criteria for requiring that adequate parking be provided. Section 8.7.9 simply requires that *"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 buffer between buildings and the parking areas and screened by landscaping and berming."* To address the adequacy of parking, a new Section 7.12 has been added in the development standards section to require that adequate parking for proposed development be documented through parking studies and provided as needed. Further, in the event that any existing on-street parking is lost due to proposed development, such as along Pacific Coast Highway, that the on-street parking be replaced on a one to one basis.

Public access: The City's Coastal Element contains several policies promoting public access to the coast. The public access policies are contained in Section 9.5.1 (Recreation and Shoreline Access) of the City's Coastal Element. Section 9.5.1 of the City's Coastal Element notes that the coastal zone contains significant public recreational opportunities. Of great importance are the City's nine miles of beaches. In order to provide meaningful and enjoyable recreational opportunities, it is important that the City facilitate the ability of the public to get to the beach.

The anticipated visitor serving commercial development on the AERA parcel will attract additional visitors to the coastal zone. These visitors, as part of their visit to Huntington Beach will also desire to visit the beach. The AERA parcel, however, is on the inland side of Pacific Coast Highway which is a major thoroughfare. Consequently, it will be difficult for visitors to the AERA parcel to safely cross Pacific Coast Highway as pedestrians. Due to traffic signalization, pedestrians can cross Pacific Coast Highway at either Seapoint or Goldenwest. These two streets, however are separated by 1.2 miles. This separation is excessive and the Specific Plan as submitted does not contain any proposal for new access across Pacific Coast Highway to facilitate public access to the beach.

Within Section 9.5.1 (Recreation and Shoreline Access), Policy 4c of the City's Coastal Element promotes safe pedestrian access to the beach from the inland side of Pacific Coast Highway. Development of the AERA parcel will result in additional visitors to the coastal zone who will want to visit the beach as part of their visit to Huntington Beach. To facilitate the ability of visitors to the AERA parcel to also visit the beach, consistent with Policy 4c, the Commission is adding, through suggested modifications, language to Section 7.13 of the Specific Plan which requires that new public access be provided across Pacific Coast Highway and that it be constructed prior to or concurrent with the first coastal development permit for construction on the AERA parcel. Only as modified

Implementation Program Findings

another 15-20 years. Both these sites, before they can be used for other purposes, must have the existing oil facilities removed and any contamination cleaned up. The remediation requirements are contained in Sections 2.5 and 6.5 of the Specific Plan. Section 9.5.6 (Energy) of the City's Coastal Element contains the policies related to energy facilities. Though this section does not contain specific policies related to oil well abandonment, it does contain policies which require that, when a coastal development permit is issued for oil related activities, mitigation measures must be provided, facilities be consolidated and compatibility of oil activities be provided with surrounding uses to the maximum extent feasible. Sections 2.5 and 6.5 of the Specific Plan as submitted are inadequate in terms of providing adequate guidance for site clean-up and interim restoration. Specifically there is no requirement that the Specific Plan area be cleared of oil related development in accordance with the requirements of the California Department of Conservation, Division of Oil and Gas, and interim restoration.

Both Section 2.5 and Section 6.5 have been modified, through suggested modifications, to separate the grading concept from oil well abandonment process. The oil well abandonment process has been modified to require conformance with the requirements of the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Toxic Substances Control, and the Regional Water Quality Control Board. Specifically, when a site is abandoned, requirements are mandated that it be restored on an interim basis, and adequate screening, setbacks, and aesthetic treatments will be provided to minimize hazards and nuisance posed by remaining oil development. Only as modified through the suggested modifications does the Commission find that the Specific Plan is consistent with Coastal Element and adequate to carry out the Coastal Element.

X. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 21080.5 of the California Environmental Quality Act (CEQA) exempts local governments from the requirement of preparing an environmental impact report (EIR) in connection with a local coastal program (LCP). Instead, the CEQA responsibilities are assigned to the Coastal Commission. Additionally, the Commission's Local Coastal Program review and approval procedures have been found by the Resources Agency to be functionally equivalent to the environmental review process. Thus, under Section 21080.5 of CEQA, the Commission is relieved of the responsibility to prepare an environmental impact report for each local coastal program submitted for Commission review and approval. Nevertheless, the Commission is required when approving a local coastal program to find that the local coastal program does conform with the provisions of CEQA.

The Palm and Goldenwest Specific Plan introduces a new land use designation "*Mixed Use-Horizontal Integration of Housing*" which does not currently exist as a defined land

Implementation Program Findings

affect human health or marine organisms. Additional requirements, beyond the basic requirements of Mitigation Measure Number 2, include the possible diversion of dry weather runoff into the local wastewater treatment plant, requirements that installed devices to filter storm water runoff will be inspected and maintained, and that irrigation be minimized. Only as modified through the suggested modifications does the Commission find that the Specific Plan is consistent with Coastal Element and adequate to carry out the Coastal Element.

E. Landscaping

Landscaping standards appear in Sections 3.2.6 and 7.8 of the Specific Plan. Though the majority of the site is in a highly urban area, four acres of open space are designated on the north side of Seapoint. This four acre parcel will be near both the Bolsa Chica lowlands and Harriet Wieder Regional Park. Both these areas are to be developed as natural habitat. Section 9.5.5 (Environmentally Sensitive Habitats) of the Coastal Element contains policies for guiding development in and adjacent to environmentally sensitive habitat areas. Policy 9 requires that environmentally sensitive habitat areas, such as Bolsa Chica and Harriett Wieder Regional Park, be protected. One means of protecting and enhancing environmentally sensitive habitat areas is to require nearby parcels containing landscaping which consist of native vegetation. The use of native vegetation is beneficial since it would minimize the ability of invasive non-native species from expanding into either the Bolsa Chica Lowlands or Harriett Wieder Regional Park. To assure that the four acres of open space will be developed with native vegetation, Section 7.8 has been modified to require that only native vegetation be used, that no irrigation be allowed, and that the site be landscaped with native vegetation in conjunction with the first development permit for construction within the AERA parcel.

Furthermore, as discussed in the Water Quality section of this report, irrigation is to be minimized. To minimize irrigation and to be consistent with the requirements of Section 2.6.4, Section 3.2.6 has been modified through a suggested modification to require that any irrigation which is necessary be designed to provide the minimum amount of water necessary to maintain the plants. This suggested wording has also been added to Section 7.8 for landscaping south of Seapoint. As noted in the proceeding paragraph, no irrigation will be allowed on the four acres of open space north of Seapoint as the landscaping is to consist of native vegetation. Only as modified through the suggested modifications does the Commission find that the Specific Plan is consistent with Coastal Element and adequate to carry out the Coastal Element.

F. Oil Well Abandonment

The Specific Plan notes that the site has been historically used as an oilfield. Oil production has ceased on the PLC parcel allowing it to be developed for residential purposes. The AERA parcel, however, is expected to be used for oil production for

RESOLUTION NO. 2000-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
HUNTINGTON BEACH, CALIFORNIA, ADOPTING
LOCAL COASTAL PROGRAM AMENDMENT NO. 98-3 TO AMEND THE
LOCAL COASTAL PROGRAM LAND USE PLAN
TO REDESIGNATE THE REAL PROPERTY GENERALLY LOCATED
BETWEEN PACIFIC COAST HIGHWAY AND PALM AVENUE, WEST OF
GOLDENWEST FROM MEDIUM RESIDENTIAL AND RESOURCE PRODUCTION
WITH A VISITOR SERVING OVERLAY TO
MIXED USE HORIZONTAL INTEGRATION OF HOUSING WITH A SPECIFIC
PLAN OVERLAY [MH-F2/30 (Avg. 15)-sp] AND
AMEND THE LOCAL COASTAL PROGRAM IMPLEMENTING ORDINANCES TO
REFLECT SPECIFIC PLAN NO. 98-1 AND ZONING MAP AMENDMENT NO. 98-3
AND REQUESTING ITS CERTIFICATION BY THE
CALIFORNIA COASTAL COMMISSION

WHEREAS, pursuant to the State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council, after notice duly given, have held separate public hearings relative to Local Coastal Program Amendment No. 98-3, wherein both bodies have carefully considered all information presented at said hearings; and

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

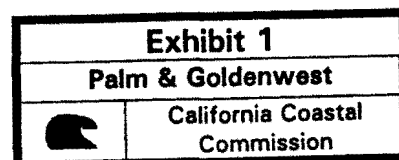
After due consideration of the findings and recommendations of the Planning Commission and all evidence presented to said City Council, the City Council finds that such local coastal program amendment is proper and consistent with the General Plan, the intent of the Certified Huntington Beach Local Coastal Program and Chapter 6 of the California Coastal Act; and

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

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

1. The real property that is the subject of this Resolution is bounded by Palm Avenue and Pacific Coast Highway and Goldenwest and Seapoint Streets, with approximately four of those acres located on the west side of Seapoint, and is more particularly described in the legal description and sketch collectively attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.

2. The Local Coastal Program Land Use Plan for the Subject Property is hereby changed from Medium Residential and Resource Production with a Visitor



CEQA Consistency

use designation in the Land Use Plan. To incorporate this new land use designation the Land Use Plan, suggested modifications have been made to the City's Land Use Plan. Without the incorporation of this new land use category which guarantees the availability of visitor serving development in portions of the Specific Plan area, the Land Use Plan amendment, as submitted, is not adequate to carry out and is not in conformity with the policies of Chapter 3 of the Coastal Act. As modified, the Commission finds that approval of the Land Use Plan amendment will not result in significant adverse environmental impacts under the meaning of the California Environmental Quality Act.

Relative to the Implementation Program, the Commission finds that approval of the Implementation Program with the incorporation of the suggested modifications to implement the Land Use Plan would not result in significant adverse environmental impacts under the meaning of CEQA. Absent the incorporation of these suggested modifications to effectively mitigate potential resource impacts, such a finding could not be made. Specifically, the Implementation Plan, as modified, further defines when public improvements are to be provided, measures to protect water quality, enhances public access, assures site remediation, clarifies types of development not allowed in the Specific Plan area, and reiterates when LCP amendments would be required.

Given the proposed mitigation measures, the Commission finds that the City of Huntington Beach Local Coastal Program Amendment HNB 1-00 (Palm and Goldenwest Specific Plan), as modified, will not result in significant unmitigated adverse environmental impacts under the meaning of the CEQA. Further, future individual project require coastal development permits issued by the City of Huntington Beach. Throughout the coastal zone, specific impacts associated with individual development projects are assessed through the CEQA environmental review process; thus, an individual project's compliance with CEQA would be assured. Therefore, the Commission finds that there are no feasible alternatives under the meaning of CEQA which would reduce the potential for significant adverse environmental impacts which have not been explored.


Exhibit 1	
Palm & Goldenwest	
	California Coastal Commission

EXHIBIT A

Serving Overlay to Mixed Use Horizontal Integration of Housing with a specific plan overlay [MH-F2/30 (Avg. 15) -sp] (Exhibit B).

3. That Local Coastal Program Amendment No. 98-3 consisting of Zoning Map Amendment No. 98-3 and Specific Plan No. 98-1 (SP-12), a copy of which is attached as Exhibit C and incorporated by this reference as though fully set forth herein, is hereby approved.

4. That the California Coastal Commission is hereby requested to consider, approve and certify Huntington Beach Local Coastal Program Amendment No. 98-3.

5. That pursuant to Section 13551(b) of the Coastal Commission Regulations, Huntington Beach Local Coastal Program Amendment No. 98-3 will take effect automatically upon Coastal Commission approval, as provided in *Public Resources Code* Sections 30512, 30513 and 30519.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 7th day of February 2000.

David Sawyer
Mayor

ATTEST:

Connie Brockway
City Clerk

APPROVED AS TO FORM:

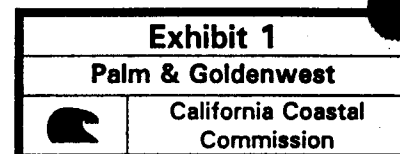
Gail Hatten
1-23-00 City Attorney
Gelt 1/21/2000

REVIEWED AND APPROVED:

Melanie J. Fanning
City Administrator

INITIATED AND APPROVED:

Tom J. Kelly
Director of Planning



LEGAL DESCRIPTION FOR SP -12

PALM/GOLDENWEST SPECIFIC PLAN NO. 98-3

Page 2 of 3

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.

Exhibit 1

Palm & Goldenwest

California Coastal
Commission

LEGAL DESCRIPTION FOR SP -12

PALM/GOLDENWEST SPECIFIC PLAN NO. 98-3

Page 1 of 3


BEING THOSE PORTIONS OF PARCEL 1, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS DESCRIBED IN THAT CERTAIN CONDITIONAL CERTIFICATE OF COMPLIANCE NO. 96-5, RECORDED FEBRUARY 28, 1996 AS INSTRUMENT NO. 19960095326, TOGETHER WITH PORTIONS OF PARCEL 1, AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 96-2, RECORDED FEBRUARY 28, 1996 AS INSTRUMENT NO. 19960095323, BOTH OF OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

PARCEL 1 OF SAID CERTIFICATE OF COMPLIANCE NO. 96-5;

TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF PARCEL 1 OF SAID CERTIFICATE OF COMPLIANCE NO. 96-2;

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 1 OF SAID CERTIFICATE OF COMPLIANCE NO. 96-2, SAID POINT BEING NORTH 41°37'22" EAST, 602.85 FEET, MEASURED ALONG SAID SOUTHEASTERLY LINE FROM THE MOST SOUTHERLY CORNER OF SAID PARCEL 1; THENCE LEAVING SAID SOUTHEASTERLY LINE NORTH 48°22'38" WEST, 774.02 FEET; THENCE NORTH 41°37'22" EAST, 100.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 1; THENCE SOUTH 48°22'38" EAST, 699.00 FEET ALONG SAID NORTHEASTERLY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY, 47.12 FEET ALONG SAID CURVE AND SAID NORTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 48°22'38" EAST 45.00 FEET ALONG SAID NORTHEASTERLY LINE TO THE MOST EASTERLY CORNER OF SAID PARCEL 1, SAID POINT ALSO BEING ON THE CENTERLINE OF GOLDENWEST STREET AS SHOWN ON SAID CERTIFICATE OF COMPLIANCE NO. 96-2; THENCE SOUTH 41°37'22" WEST, 70.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1 AND SAID CENTERLINE OF GOLDENWEST STREET TO THE POINT OF BEGINNING.

Exhibit 1	
Palm & Goldenwest	
	California Coastal Commission

LEGAL DESCRIPTION FOR SP -12

PALM/GOLDENWEST SPECIFIC PLAN NO. 98-3

Page 3 of 3

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF SAID PARCEL 1 OF CERTIFICATE OF COMPLIANCE NO. 96-2;

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 1 OF SAID CERTIFICATE OF COMPLIANCE NO. 96-2, SAID POINT BEING NORTH $41^{\circ}37'22''$ EAST, 602.85 FEET, MEASURED ALONG SAID SOUTHEASTERLY LINE FROM THE MOST SOUTHERLY CORNER OF SAID PARCEL 1; THENCE LEAVING SAID SOUTHEASTERLY LINE NORTH $48^{\circ}22'38''$ WEST, 744.02 FEET; THENCE NORTH $41^{\circ}37'22''$ EAST, 100.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 1; THENCE SOUTH $48^{\circ}22'38''$ EAST, 699.00 FEET ALONG SAID NORTHEASTERLY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY, 47.12 FEET ALONG SAID CURVE AND SAID NORTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$; THENCE SOUTH $48^{\circ}22'38''$ EAST 45.00 FEET ALONG SAID NORTHEASTERLY LINE TO THE MOST EASTERLY CORNER OF SAID PARCEL 1, SAID POINT ALSO BEING ON THE CENTERLINE OF GOLDENWEST STREET AS SHOWN ON SAID CERTIFICATE OF COMPLIANCE NO. 96-2; THENCE SOUTH $41^{\circ}37'22''$ WEST, 70.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1 AND SAID CENTERLINE OF GOLDENWEST STREET TO THE POINT OF BEGINNING.

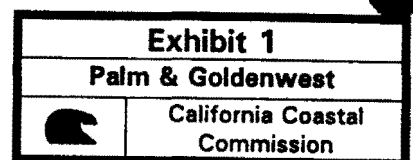



Exhibit 1	
Palm & Goldenwest	
	California Coastal Commission

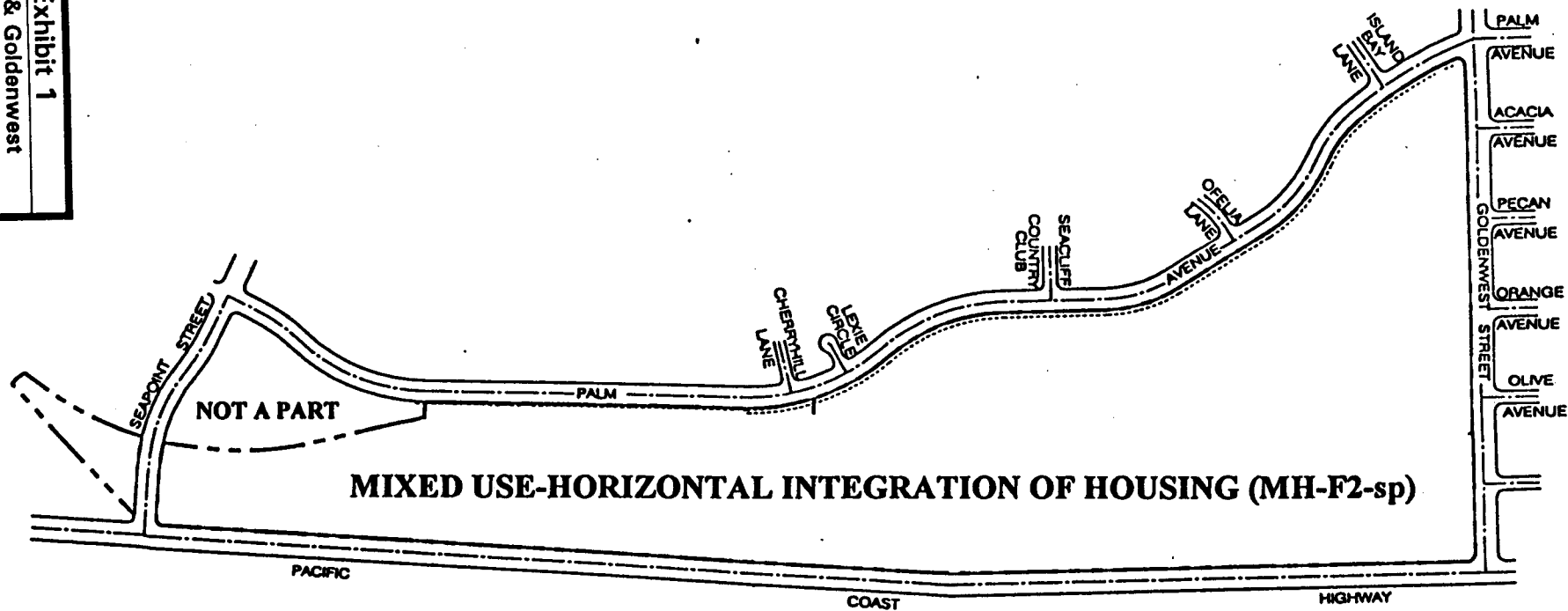



Exhibit 1	
Palm & Goldenwest	
	California Coastal Commission

EXHIBIT B

RESOLUTION NO. 2000-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
HUNTINGTON BEACH, CALIFORNIA, ADOPTING
SPECIFIC PLAN NO. 98-1 TO CHANGE THE
ZONING DESIGNATION FROM HIGH DENSITY RESIDENTIAL
WITH AN OIL AND COASTAL OVERLAY (RH-O-C), GENERAL COMMERCIAL
WITH AN OIL AND COASTAL OVERLAY (CG-O-CZ), GENERAL INDUSTRIAL
WITH AN OIL AND COASTAL OVERLAY (IG-O-CZ),
AND GENERAL INDUSTRIAL
WITH AN OIL PRODUCTION AND COASTAL OVERLAY (IG-01-CZ) TO
SP-12 (PALM/GOLDENWEST SPECIFIC PLAN)
ON REAL PROPERTY BOUNDED BY PALM AVENUE AND
PACIFIC COAST HIGHWAY AND GOLDENWEST AND SEAPOINT STREETS,
WITH APPROXIMATELY FOUR OF THOSE ACRES LOCATED
ON THE WEST SIDE OF SEAPOINT

WHEREAS, pursuant to the State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate public hearings relative to Specific Plan No. 98-1, wherein both bodies have carefully considered all information presented at said hearings, and after due consideration of the findings and recommendations of the Planning Commission and all evidence presented to said City Council, the City Council finds that such zone change is proper and consistent with the General Plan.

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

1. The Palm/Goldenwest Specific Plan, attached hereto as **Exhibit A** and incorporated by this reference as though fully set forth herein, is hereby adopted and approved.
2. The real property bounded by Palm Avenue and Pacific Coast Highway (PCH) and Goldenwest and Seapoint Streets, with approximately four of those acres located on the west side of Seapoint, and more particularly described in the legal description and sketch collectively attached hereto as **Exhibit B** and incorporated by this reference as though fully set forth herein, is hereby changed from High Density Residential with an Oil and Coastal Overlay (RH-O-C), General Commercial with an Oil and Coastal Overlay (CG-O-CZ), General Industrial with an Oil and Coastal Overlay (IG-O-CZ), and General Industrial with an Oil Production and Coastal Overlay (IG-01-CZ) to SP-12 (Palm/Goldenwest Specific Plan.).

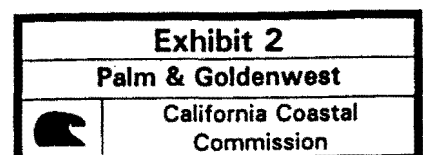


EXHIBIT 2

RESOLUTION NO: 2000-14

2 PAGES LONG

EXHIBIT 3

ORDINANCE NO: 3454

14 PAGES LONG

PASSED AND ADOPTED by the City Council of the City of Huntington Beach
at a regular meeting thereof held on the 7th day of February 2000.

David Sawyer
Mayor

ATTEST:

Connie Brockway
City Clerk

APPROVED AS TO FORM:

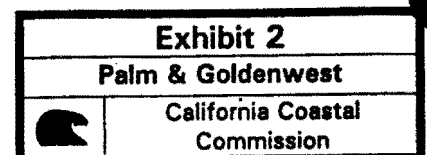
Gail Hunter
1-23-00 City Attorney
GCH *pe 1/21/00*

REVIEWED AND APPROVED:

Melanie Felling
City Administrator

INITIATED AND APPROVED:

H. J. [Signature]
Director of Planning



SECTION 3. This ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach
at a regular meeting thereof held on the 22nd day of February 2000.

David Sawyer
Mayor

ATTEST:

Connie Brachway
City Clerk

APPROVED AS TO FORM:

Bill Hutton
City Attorney 1-23-00 11/21/2000

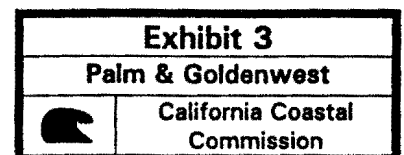
REVIEWED AND APPROVED:

Melanie X. Felling
City Administrator

INITIATED AND APPROVED:

Howard Z...
Director of Planning

Exhibit A: Legal Description and Sketch
Exhibit B: Zoning Map



ORDINANCE NO. 3454

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH
AMENDING THE ZONING MAP OF THE HUNTINGTON BEACH ZONING AND
SUBDIVISION ORDINANCE FOR THE REAL PROPERTY BOUNDED BY
PALM AVENUE AND PACIFIC COAST HIGHWAY AND GOLDENWEST AND
SEAPOINT STREETS, WITH APPROXIMATELY FOUR OF THOSE ACRES
LOCATED ON THE WEST SIDE OF SEAPOINT TO CHANGE THE ZONING
DESIGNATION FROM HIGH DENSITY RESIDENTIAL WITH AN OIL AND
COASTAL OVERLAY (RH-O-C), GENERAL COMMERCIAL WITH AN OIL AND
COASTAL OVERLAY (CG-O-CZ), GENERAL INDUSTRIAL WITH AN OIL AND
COASTAL OVERLAY (IG-O-CZ), AND GENERAL INDUSTRIAL WITH AN OIL
PRODUCTION AND COASTAL OVERLAY (IG-01-CZ) TO SP-12
(PALM/GOLDENWEST SPECIFIC PLAN)
(ZONING MAP AMENDMENT NO. 98-3)

WHEREAS, pursuant to the State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate public hearings relative to Zoning Map Amendment No. 98-3, wherein both bodies have carefully considered all information presented at said hearings, and after due consideration of the findings and recommendations of the Planning Commission and all evidence presented to said City Council, the City Council finds that such zone change is proper, and consistent with the General Plan.

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

SECTION 1. That the real property that is the subject of this Ordinance is generally bounded by Palm Avenue and Pacific Coast Highway and Goldenwest and Seapoint Streets, with approximately four of those acres located on the west side of Seapoint, and more particularly described in the legal description and sketch collectively attached here to as Exhibit A and incorporated by this reference as though fully set forth herein.

SECTION 2. That the Zoning Map of the Huntington Beach Zoning and Subdivision Ordinance, a copy of which is attached hereto as Exhibit B, is hereby amended to reflect Specific Plan Amendment No. 98-1, adopted by separate Resolution and Zoning Map Amendment No. 98-3 as described herein. The Director of Planning is hereby directed to prepare and file amended maps for District Maps 3Z, 4Z and 10Z of the Huntington Beach Zoning and Subdivision Ordinance. A copy of such maps, as amended, shall be available for inspection in the Office of the City Clerk.

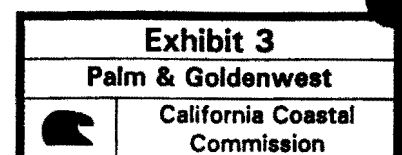



Exhibit 3	
Palm & Goldenwest	
	California Coastal Commission

EXHIBIT A

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

I, CONNIE BROCKWAY, the duly elected, qualified City Clerk of the City of Huntington Beach, and ex-officio Clerk of the City Council of said City, do hereby certify that the whole number of members of the City Council of the City of Huntington Beach is seven; that the foregoing ordinance was read to said City Council at a regular meeting thereof held on the 7th day of February, 2000, and was again read to said City Council at a regular meeting thereof held on the 22nd day of February, 2000, and was passed and adopted by the affirmative vote of at least a majority of all the members of said City Council.

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

NOES: None

ABSENT: None

ABSTAIN: None

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

Connie Brockway City Clerk

Deputy City Clerk

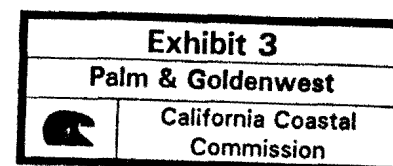
Connie Brockway

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

LEGAL DESCRIPTION FOR SP -12

PALM/GOLDENWEST SPECIFIC PLAN NO. 98-3

Page 2 of 3



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.

LEGAL DESCRIPTION FOR SP -12

PALM/GOLDENWEST SPECIFIC PLAN NO. 98-3

Page 1 of 3

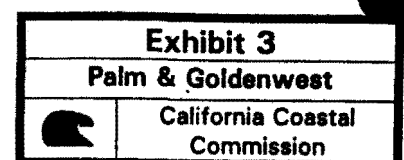
BEING THOSE PORTIONS OF PARCEL 1, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS DESCRIBED IN THAT CERTAIN CONDITIONAL CERTIFICATE OF COMPLIANCE NO. 96-5, RECORDED FEBRUARY 28, 1996 AS INSTRUMENT NO. 19960095326, TOGETHER WITH PORTIONS OF PARCEL 1, AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 96-2, RECORDED FEBRUARY 28, 1996 AS INSTRUMENT NO. 19960095323, BOTH OF OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

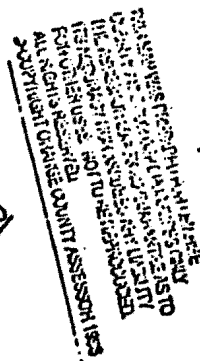
PARCEL 1 OF SAID CERTIFICATE OF COMPLIANCE NO. 96-5;

TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF PARCEL 1 OF SAID CERTIFICATE OF COMPLIANCE NO. 96-2;

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 1 OF SAID CERTIFICATE OF COMPLIANCE NO. 96-2, SAID POINT BEING NORTH $41^{\circ}37'22''$ EAST 602.85 FEET, MEASURED ALONG SAID SOUTHEASTERLY LINE FROM THE MOST SOUTHERLY CORNER OF SAID PARCEL 1; THENCE LEAVING SAID SOUTHEASTERLY LINE NORTH $48^{\circ}22'38''$ WEST, 774.02 FEET; THENCE NORTH $41^{\circ}37'22''$ EAST, 100.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 1; THENCE SOUTH $48^{\circ}22'38''$ EAST, 699.00 FEET ALONG SAID NORTHEASTERLY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 30.00 FEET THENCE SOUTHERLY, 47.12 FEET ALONG SAID CURVE AND SAID NORTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$; THENCE SOUTH $48^{\circ}22'38''$ EAST 45.00 FEET ALONG SAID NORTHEASTERLY LINE TO THE MOST EASTERLY CORNER OF SAID PARCEL 1, SAID POINT ALSO BEING ON THE CENTERLINE OF GOLDENWEST STREET AS SHOWN ON SAID CERTIFICATE OF COMPLIANCE NO. 96-2; THENCE SOUTH $41^{\circ}37'22''$ WEST, 70.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1 AND SAID CENTERLINE OF GOLDENWEST STREET TO THE POINT OF BEGINNING.



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* PRIVATE SI

LEGAL DESCRIPTION FOR SP -12

PALM/GOLDENWEST SPECIFIC PLAN NO. 98-3

Page 3 of 3

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF SAID PARCEL 1 OF CERTIFICATE OF COMPLIANCE NO. 96-2;

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 1 OF SAID CERTIFICATE OF COMPLIANCE NO. 96-2, SAID POINT BEING NORTH $41^{\circ}37'22''$ EAST, 602.85 FEET, MEASURED ALONG SAID SOUTHEASTERLY LINE FROM THE MOST SOUTHERLY CORNER OF SAID PARCEL 1; THENCE LEAVING SAID SOUTHEASTERLY LINE NORTH $48^{\circ}22'38''$ WEST, 744.02 FEET; THENCE NORTH $41^{\circ}37'22''$ EAST, 100.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 1; THENCE SOUTH $48^{\circ}22'38''$ EAST, 699.00 FEET ALONG SAID NORTHEASTERLY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY, 47.12 FEET ALONG SAID CURVE AND SAID NORTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$; THENCE SOUTH $48^{\circ}22'38''$ EAST 45.00 FEET ALONG SAID NORTHEASTERLY LINE TO THE MOST EASTERLY CORNER OF SAID PARCEL 1, SAID POINT ALSO BEING ON THE CENTERLINE OF GOLDENWEST STREET AS SHOWN ON SAID CERTIFICATE OF COMPLIANCE NO. 96-2; THENCE SOUTH $41^{\circ}37'22''$ WEST, 70.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 1 AND SAID CENTERLINE OF GOLDENWEST STREET TO THE POINT OF BEGINNING.

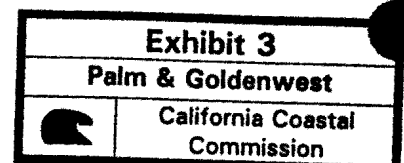



Exhibit 3	
Palm & Goldenwest	
	California Coastal Commission

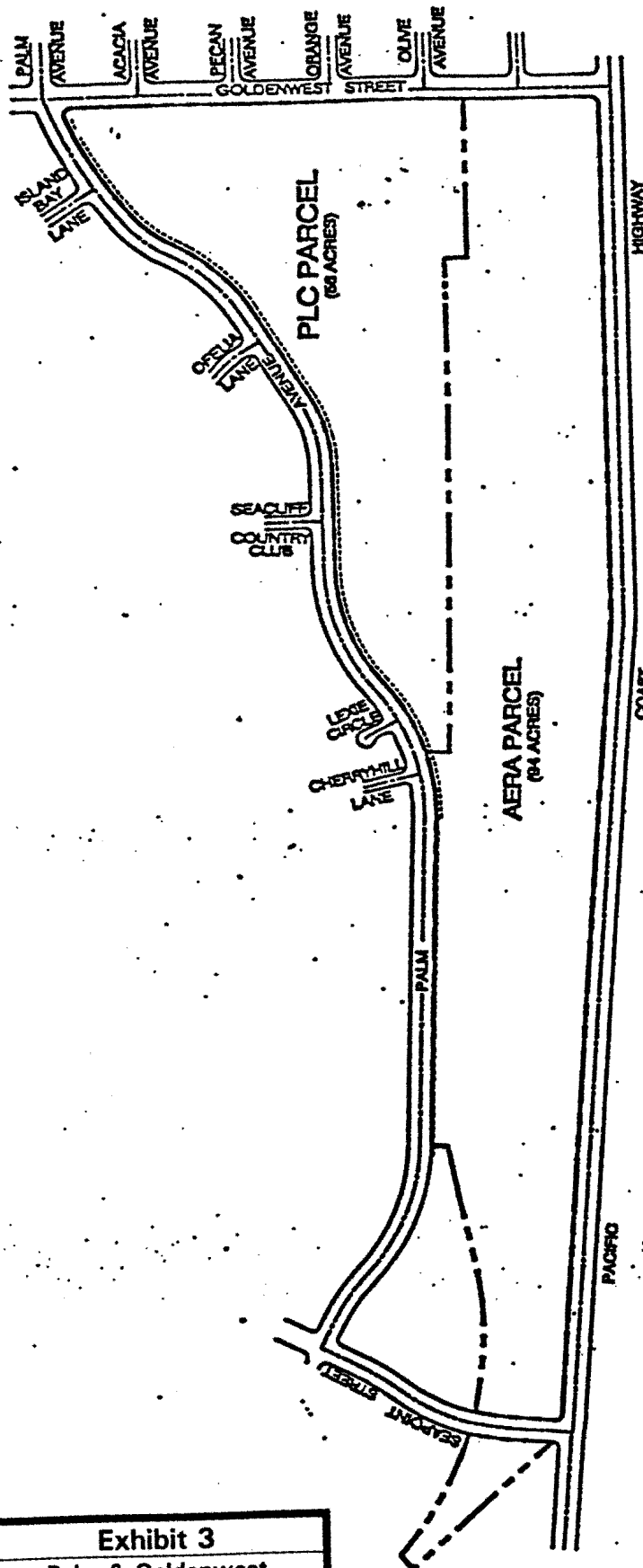



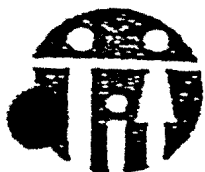
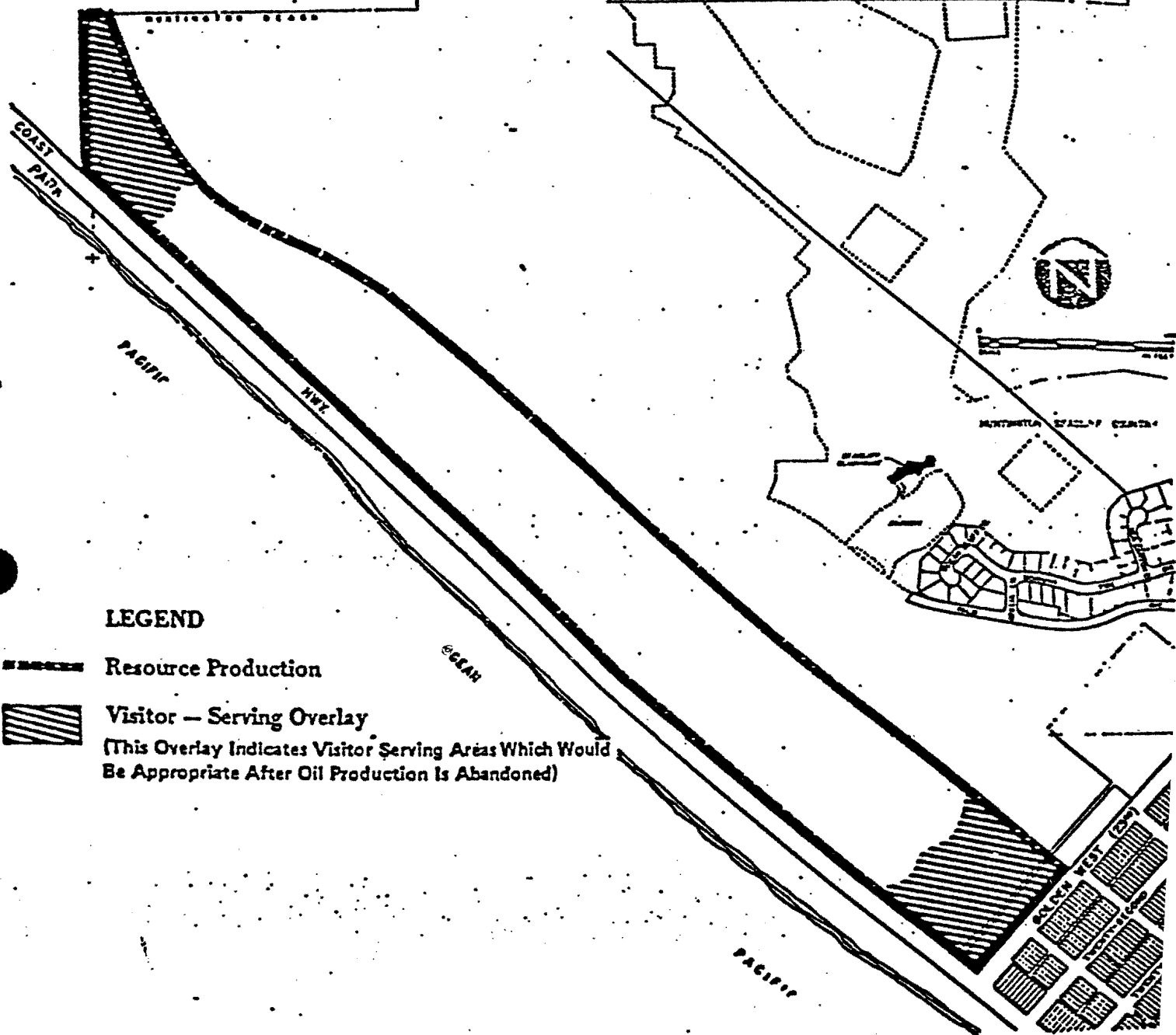
Exhibit 3	
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EXHIBIT B



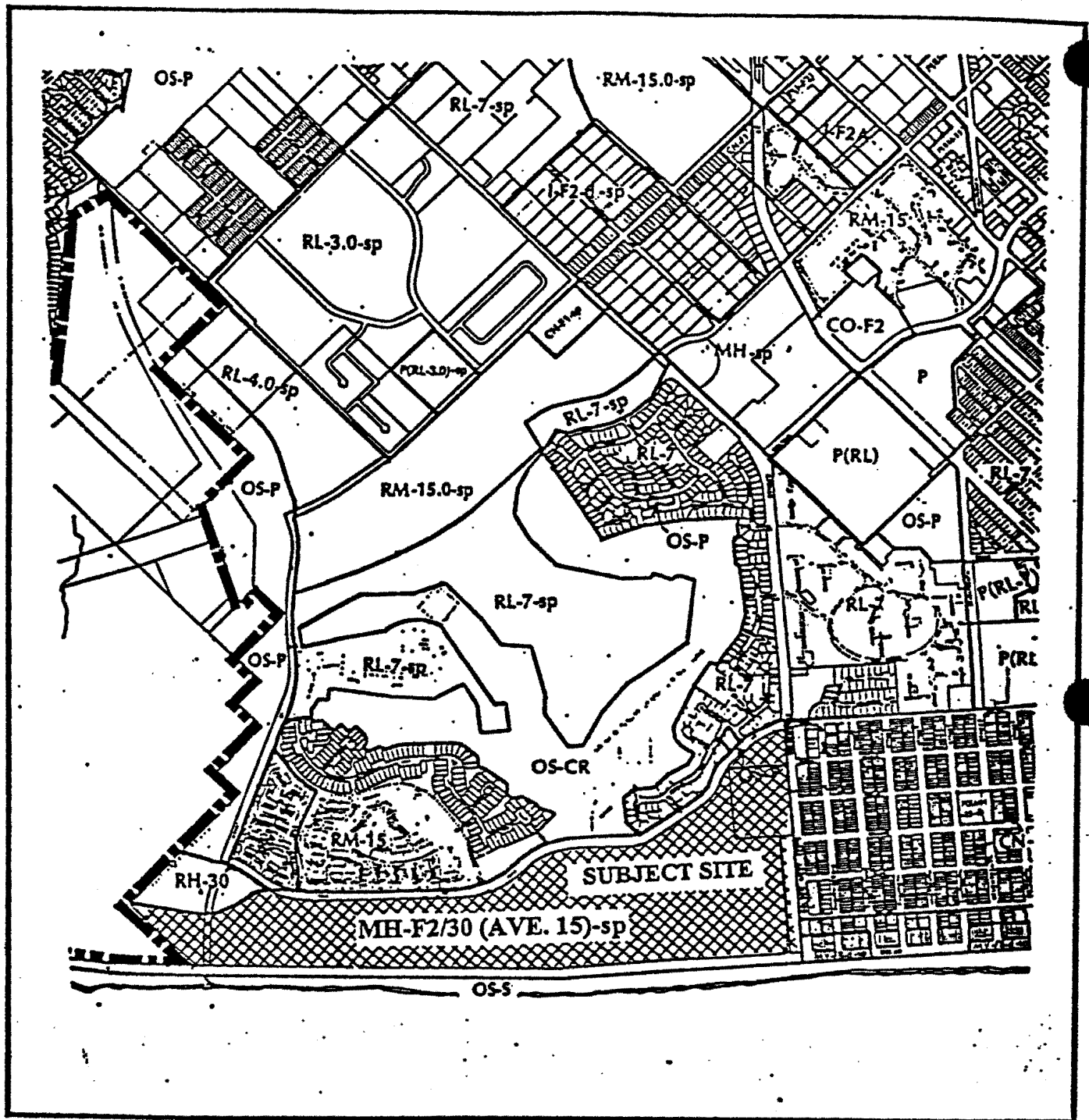
HUNTINGTON BEACH CALIFORNIA
PLANNING DIVISION

106.

Exhibit 3	
Palm & Goldenwest	
	California Coastal Commission

LAND USE PLAN OVERLAY
GOLDENWEST STREET TO
HUNTINGTON BEACH
MESA BLUFFS


ENVIRONMENTAL ASSESSMENT
ATTACHMENT NO. 2a
ATTACHMENT NO. 2b




ENVIRONMENTAL ASSESSMENT

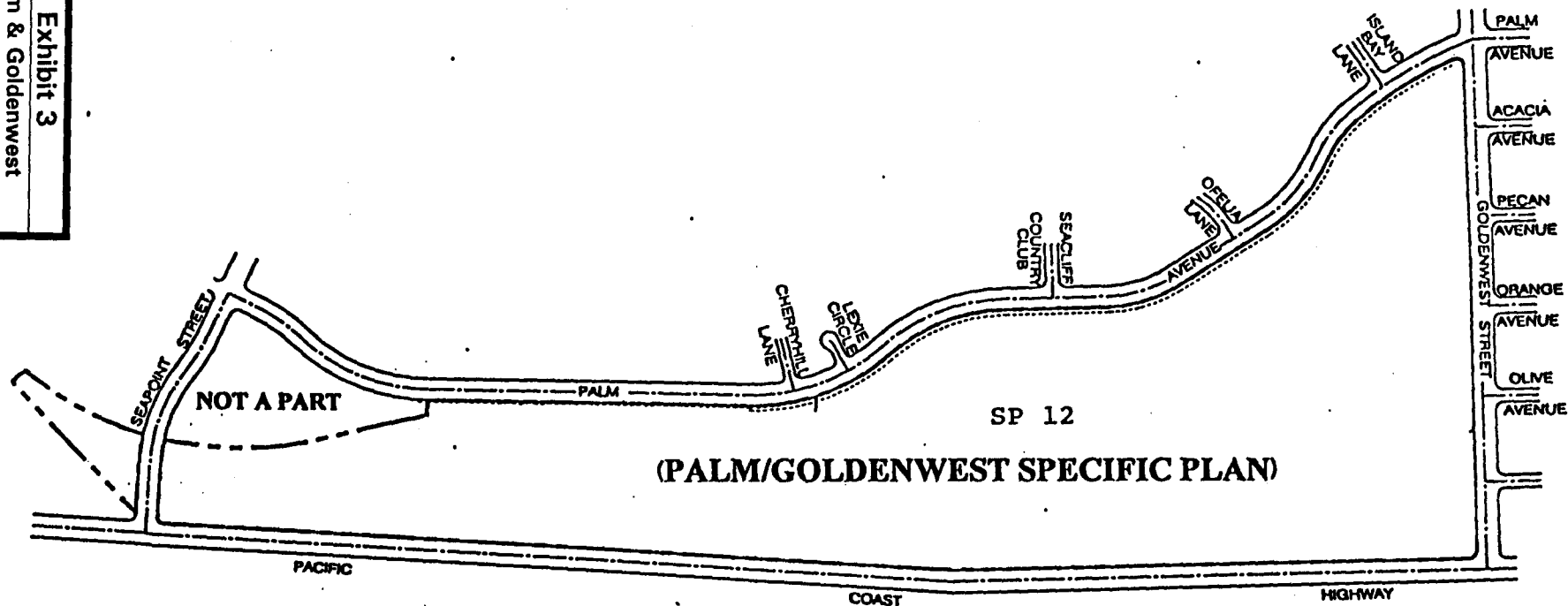
GENERAL PLAN DESIGNATIONS

ATTA

Exhibit 3	
Palm & Goldenwest	
	California Coastal
	Commission

ATTACHMENT NO. 95

	Exhibit 3
	Palm & Goldenwest
	California Coastal Commission



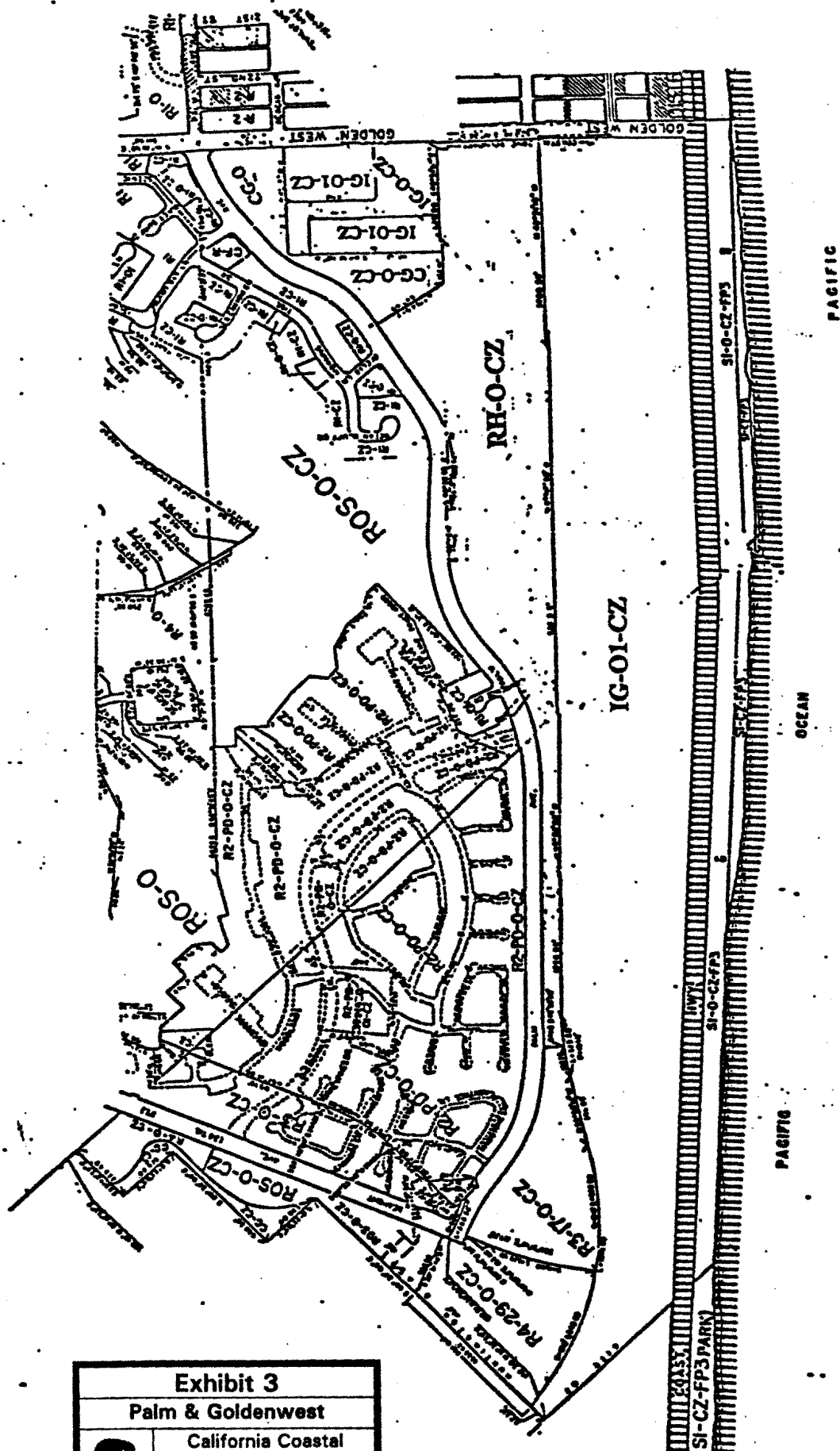



Exhibit 3	
Palm & Goldenwest	
	California Coastal Commission

EXISTING ZONING DESIGNATIONS

City of Huntington Beach

ATTACHMENT NO. 3

summer months when contaminants are concentrated by low volume flows throughout the storm drain system and visitation to the beaches is highest. Contaminants not only created human health problems and lost recreational opportunity but also may be affecting coastal wetland areas when storm drain systems are allowed to flow into these sensitive ecological areas.

The proposed storm drain plan for the Palm/Goldenwest specific plan (Exhibit 2.6-1) indicates urban run-off from this developed area will enter the Pacific Ocean directly through the Goldenwest Street storm drain and into the Bolsa Chica wetland area via the Seacliff Country Club drainage system. According to City staff, the Goldenwest Street storm drain deposits its water at Bolsa Chica State Beach near the Goldenwest/Pacific Coast Highway intersection. The Seacliff Country Club storm drain system flows into the Bolsa Chica wetlands and eventually into the Anaheim Bay. This water may also eventually interface the Pacific Ocean at Bolsa Chica State Beach if a proposed tidal inlet is approved.

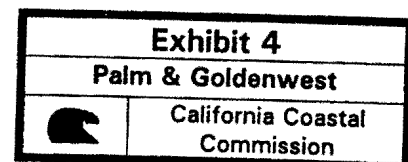
We believe the environmental conditions the City evaluated prior to its approval of the 1996 General Plan has changed. State law now mandates a more comprehensive approach towards water testing. This testing program has found ocean water to be at levels of contamination which mandate the closure of our beaches when urban run-off has tainted the Pacific Ocean. A significant loss of coastal recreational opportunities was a result of these beach closures and the economic impacts to the region were significant. We disagree with the findings of the Program Environmental Impact Report for the 1996 General Plan which concluded that the development of the Seacliff Promenade would not have a negative impact to water quality. We believe the project will contribute to the urban run-off already reaching our beaches and may push the concentrations of contaminants to levels which may impact human health. If this occurs, the recreational and economic benefits our beaches provide will again be lost.

Thank you again for the opportunity to comment. Please call Richard Rozzelle, Associate Park and Recreation Specialist, if you have any questions.

Sincerely,


Mike Tope
District Superintendent

Cc: California Coastal Commission
Beth Walls, DPR RMD
Nadell Gayou, Resources Agency

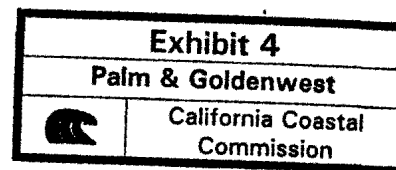


DEPARTMENT OF PARKS AND RECREATION

Orange Coast District
3030 Avenida del Presidente
San Clemente, California 92672
(949) 492-0802



October 6, 1999



Mary Beth Broeren, Senior Planner
City of Huntington Beach
2000 Main Street
Huntington Beach, California 92648

CALIFORNIA COASTAL COMMISSION

Re: Seacliff Promenade Conceptual Master Plan, Palm/Goldenwest Specific Plan
SCH# 99091078

Dear Ms. Broeren:

Thank you for the opportunity to comment on the Seacliff Promenade Conceptual Master Plan, Palm/Goldenwest Specific Plan and environmental assessment No. 98-8.

The planning area described in the above documents is adjacent to of nearly two miles of Bolsa Chica State Beach which is a unit of the California State Park system. To the west of the planning area are the Bolsa Chica wetlands where planning for wetland restoration by the Bolsa Chica Steering Committee is currently underway. The natural resources found at both Bolsa Chica State Beach and the Bolsa Chica wetland are rare to the Southern California bight and require the protection of all public agencies involved with planning for the future.

Bolsa Chica State Beach stretches from the Huntington Beach Pier to the Huntington Beach/Sunset Beach border and provides millions of visitors annually an opportunity to surf, swim, view wildlife, fish and/or camp. These recreational opportunities not only serve the visitors to the City of Huntington Beach but also significantly support the City's economy in areas such as lodging, food industries, recreational equipment sales and many other tourism dependent markets.

The California Department of Parks and Recreation is mandated by law to manage and protect the natural and cultural resources found within the units of the State Park system for the enjoyment of visitors and citizens of the State of California. Inclusive in this effort is to help ensure the public and the natural resources find the quality of water to be at acceptable levels based on scientific evaluation. The unfortunate closure of Huntington State Beach, Huntington City Beach and a portion of Bolsa Chica State Beach last summer due to poor water quality may be an indication of what is in store for the future. Most experts agree that the pollution affecting the Huntington Beach coastline came from coastal and upland areas where urban runoff is allowed to flow untreated into the storm drain system. These storm drains then flow directly into the Pacific Ocean at or near populated beaches. This problem is particularly evident during summer

health

Bacteria back

BEACHES: Warning signs are up again in Huntington, raising fears in a city vexed by last year's closures and jeopardizing a prominent surfing tournament.

July 13, 2000

By OLIVIA HAWKINSON
and GARY ROBBINS
The Orange County Register

HUNTINGTON BEACH -- County health officials on Wednesday afternoon warned swimmers and surfers not to enter the ocean along a 1.5-mile stretch from Huntington Street to Magnolia Street after they discovered high levels of enterococcus bacteria in water samples. The warning comes a week before the Bluetorch Pro and the U.S. Open of Surfing contests -- the city's biggest beach bash of the summer.



TAKING THEIR CHANCES: Body boarders head to the surf Wednesday despite health warnings at Huntington Beach. *Click image for larger photo.*

Photo by CHAS METIVIER/The Orange County Register

Related story:

• Business owners, contest officials cross their fingers

The posting was the first to creep near the pier since last summer, when fluctuating bacteria levels frustrated beachgoers and cost the city and county more than \$2 million to investigate. Scientists have not found the source, though they suspect urban runoff from the Talbert Marsh and the Santa Ana River.

Officials emphasized that Wednesday's warning was not a closure, but county health official Monica Mazur said people should stay out of the ocean until the bacteria goes down so they don't get sick.

The warning could last for several days, until scientists report consistent readings of low bacteria.

Lifeguards posted white warning signs at about 2 p.m., but hundreds of swimmers - many of them tourists - went in the water.

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•Health History
•Pollen Maps
•Q & A
•Special Features
•This Week In Health
•Tip Of The Day
•Today's Health Minute
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SCIENCE & TECHNOLOGY
SERVICES & PROMOTIONS
SPORTS & RECREATION
TRAVEL
WEATHER

Exhibit 6

Palm & Goldenwest



California Coastal
Commission

Steve Rynas

From: Marty Frum
Sent: Friday, July 14, 2000 7:48 AM
To: ALL STAFF
Subject: Improvement in WQ at Huntington Beach

Friday, July 14, 2000 (LA Times)

Contamination Signs Removed From Part of Beach

By JEFF GOTTLIEB, Times Staff Writer

HUNTINGTON BEACH--The Orange County Health Care Agency Thursday cut by 60% the coastal area where signs warning of contaminated water were posted.

But officials continued to advise people to stay out of the remaining 40%--about 4,000 feet of ocean. There were no predictions on when the remaining signs would come down.

Richard Bernard, a spokesman for Huntington Beach, said preliminary studies show that enterococcus bacteria that is the cause of the contamination could be coming from the Talbert Marsh and the Santa Ana River.

The results of the studies are undergoing scientific review. Monica Mazur, a county environmental health specialist, said that in addition to the marsh and the river, researchers are looking at the ocean soil and the beach sand as potential sources of contamination.

"Researchers are putting data together and sharing information so they understand the big picture," she said.

Organizers of a pro surfing competition set to start Wednesday near the Huntington Beach pier, just north of the original contamination area, said they were prepared in case they needed to move the event.

The Bluetorch Pro competition is one of two World Championship Tour stops in the mainland United States.

Ian Cairns, a vice president of Broadband Interactive Group, event coordinator, said organizers were looking at beaches in south Orange County and Los Angeles and San Diego counties if the contamination spreads. The pier is about a mile from the contamination area.

However, he did not expect that to happen. "We're getting way in front of ourselves," Cairns said. "I'm not an alarmist. I'm an optimist."

If the contamination reached the pier, the event could be postponed until the water cleared or "you pick up your clipboard and take your surfers and go up the beach," he said.

Last summer about four miles of the beach was fouled for more than two months, putting a severe financial crimp on businesses that rely on beach tourism. Huntington State Beach alone saw a drop of at least \$250,000 in revenue, state officials said.

As a result of that closing, city and county officials are spending nearly \$1 million to divert 2.5 million gallons of runoff a day away from the coastline to a sewage treatment plant.

Urban runoff, which is suspected of causing the contamination, results from such sources as animal feces, fertilizers and the flushing of many of the products of modern life into storm drains and into the ocean.

"Urban runoff is going to be solved when all of us who live within 50 miles of the beach steward our coastal environment better," said Chris Evans, executive director of the Surfrider Foundation.



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health

Business owners, contest officials cross their fingers

BEACHES: Merchants and officials are nervous, but bathers enjoy the surf and sun.

July 13, 2000

By OLIVIA HAWKINSON
and GARY ROBBINS
The Orange County Register

HUNTINGTON BEACH - Bacteria warnings pushed Junior Lifeguards up the beach Wednesday and forced surfing-contest organizers to develop a contingency plan at Huntington City Beach.

Beach concessionaires, all too familiar with the repercussions of water warnings, reported normal business but nervous stomachs.

Lifeguards posted white warning signs in the sand along a 1½-mile stretch of coastline from Huntington Street to Magnolia Street after county health officials found high levels of enterococcus bacteria in water samples.

"Last summer is fresh in our minds," said Aida Ali, whose family owns the Zack's chain of food and rental concessions along the city and state beaches. "Business has been a little slower in this area since then."

Fluctuating bacteria levels plagued the city from June to October last year, frustrating beach-goers and costing the city and county more than \$2 million to investigate the problem.

The city moved its Junior Lifeguard Program away from the warning area, said Marine Safety Lt. Kyle Lindo.

"The Huntington Street posting is right in front of where we run our Junior Lifeguard Program, which we just moved further north," Lindo said.



A BAD SIGN: Warning signs again go up in Huntington Beach as the mysterious bacteria return.

CHAS METIVIER/The Orange County Register

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• [Bacteria back](#)

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Surfing-contest officials watched the situation nervously, saying they'll develop a contingency plan if the high levels spread farther north. The city's Junior Lifeguard training was moved north from its regular spot at Huntington Street, said Kyle Lindo, a marine-safety supervisor.

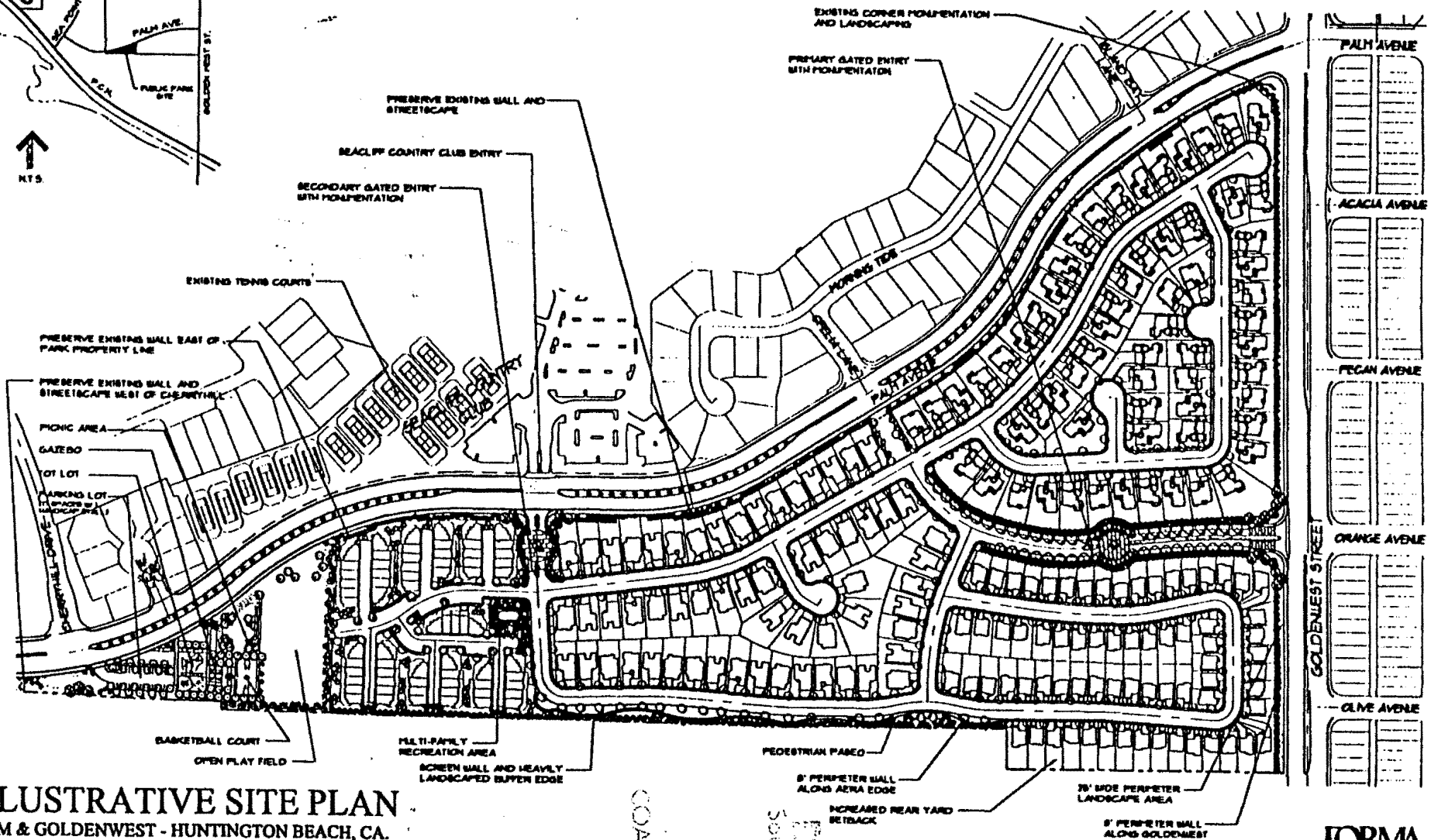
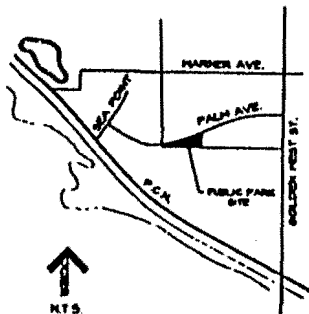
The state requires coastal counties to post such advisories when the number of enterococcus bacteria exceeds 104 per 100 milliliters of water. The bacteria point to the possible presence of organisms that can give ocean-goers stomachaches, diarrhea, nausea, and ear, eye, nose and throat infections.

#1 newspaper in Orange County, California

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ILLUSTRATIVE SITE PLAN

PALM & GOLDENWEST - HUNTINGTON BEACH, CA.

PLC LAND COMPANY

23 CORPORATE PLAZA, SUITE 250

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Surfing-contest organizers also developed a contingency plan, saying they'll move the Bluetorch Pro and U.S. Open of Surfing, which start Wednesday, elsewhere in Huntington Beach if bacteria drift closer to the pier.

"We've got a real serious concern about the health of the athletes," said Ian Cairns, who has organized the U.S. Open since 1995. "We're not going to do anything to endanger their health.

"There's a small south swell running, so it's wait and see today," Cairns said. "We're being positive - we think this is going to clear up."

Hundreds of swimmers and body boarders ignored the warning signs and flocked to the water under sunny skies.

"The signs bothered me a little - all that bacteria could be kind of nasty," said Danielle Hinesly, 14, who was visiting from Oregon. "Oh well. If we get sick, we get sick."

Some swimmers missed the signs - posted about every 100 feet, or near lifeguard towers - completely.

"If I'd seen the signs, I'd probably have taken the kids to another beach," said Art Bustamante, 54, a visitor from Tucson who brought seven children to the beach.

Three of Bustamante's charges, who'd never seen the ocean before, were wet, grinning and burying each other in sand.

"I just wet my feet," Bustamante said. "But these kids are my responsibility.

"I'm not a consistent visitor. If I was, I probably wouldn't come here during these warnings."

Beach-closure hot line:
(714) 667-3752

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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 twice a year, 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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7.4 PRINCIPAL PERMITTED USES OF THE PALM AND GOLDENWEST SPECIFIC PLAN SHALL BE MODIFIED TO READ AS FOLLOWS:

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
- 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.~~

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