

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Huntington Beach, CA 90802-4302
(562) 590-5071



January 25, 2001

RECORD PACKET COPY**Tu13a**

TO: Commissioners & Interested Persons

FROM: Deborah Lee, Deputy Director
Teresa Henry, District Manager
Meg Vaughn, Staff Analyst

SUBJECT: **CITY OF HUNTINGTON BEACH**
LOCAL COASTAL PROGRAM AMENDMENT 1-99

Scheduled for Public Hearing and Commission Action at the meeting of February 13-16, 2001 at the Embassy Suites, 333 Madonna Road, San Luis Obispo.

SUMMARY OF AMENDMENT REQUEST:

Request by the City of Huntington Beach to amend both the Land Use Plan and Implementation Plan portions of the LCP by changing the land use designation and zoning from Visitor Serving Commercial to High Density Residential, at an approximately 1.82 acre site located at the area along Pacific Coast Highway between 16th Street and 18th Street, inland to the alley south of Walnut, in the City of Huntington Beach, Orange County.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends denial of the Land Use Plan amendment because it is not in conformity with the Chapter 3 policies of the Coastal Act. Staff recommends denial of the Implementation Plan amendment because it is not in conformity with nor adequate to carry out the provisions of the certified Land Use Plan.

Staff is recommending denial of the LCP amendment request because the amendment would allow an area identified in the LUP as a significant visitor serving node within the City to be redesignated to the lower priority use of high density residential. Staff believes the proposed amendment is inconsistent with the visitor serving policies of the Coastal Act. The subject site is located across the street from the beach and bluff top park, and at a signalized intersection on the beach access corridor of Pacific Coast Highway.

The motions to accomplish this are found on page 3.

Additional Information:

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

STANDARD OF REVIEW:

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

SUMMARY OF PUBLIC PARTICIPATION:

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

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

The City of Huntington Beach Planning Commission held a public hearing regarding Local Coastal Program Amendment 1-99 on March 9, 1999. In addition, the City of Huntington Beach City Council held public hearings regarding Local Coastal Program Amendment 1-99 on July 19, 1999, July 6, 1999, May 3, 1999, and April 19, 1999. The public hearings were advertised in the City's local newspaper (Huntington Beach Independent) and notice was sent to property owners within a 1,000 foot radius and interested parties. All legal notices for the public hearings made reference to the future Local Coastal Program Amendment. Prior to the public hearings, a Planning Commission study session was held on January 26, 1999 to discuss the subject property. The study session was open to the general public. All staff reports were made available for public review in the City's Department of Community Development and the Huntington Beach Public Library. In general, the comments received dealt with the potential loss of commercial property and private views from adjacent residences.

MOTIONS AND RESOLUTIONS

I. DENIAL OF THE LAND USE PLAN AMENDMENT AS SUBMITTED

MOTION

"I move that the Commission certify Land Use Plan Amendment No. 1-99 as submitted by the City of Huntington Beach."

Staff recommends a **NO** vote. Failure of this motion will result in the denial of the amendment and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

Resolution to deny the amendment to the Land Use Plan as submitted:

The Commission hereby denies certification of Land Use Plan Amendment No. 1-99 as submitted by the City of Huntington Beach and adopts the findings set forth below on the grounds that the amendment does not conform with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan Amendment would not comply with the California Environmental Quality Act because there are feasible alternatives or mitigation measures which would substantially lessen any significant adverse impacts which the Land Use Plan Amendment may have on the environment.

II. DENIAL OF THE AMENDMENT TO THE LCP IMPLEMENTING ACTIONS AS SUBMITTED

MOTION

"I move that the Commission reject the Implementation Program Amendment No. 1-99 to the City of Huntington Beach LCP as submitted."

Staff recommends a **YES** vote. Passage of this motion will result in rejection of the Implementation Program Amendment and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners present.

JS
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Resolution to reject the amendment to the Implementing Actions as submitted

The Commission hereby denies certification of the Implementation Program Amendment for the City of Huntington Beach certified Local Coastal Program and adopts the findings set forth below on grounds that the Implementation Program Amendment, as submitted, does not conform with, or is inadequate to carry out, the provisions of the Land Use Plan as certified. Certification of the Implementation Program Amendment would not meet the requirements of the California Environmental Quality Act as there are feasible alternatives or mitigation measures available that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program Amendment as submitted.

III. FINDINGS FOR DENIAL OF THE LAND USE PLAN AMENDMENT

A. Land Use Plan Amendment Description

The City of Huntington Beach has requested to amend the Land Use Plan (LUP) portion of the City's certified Local Coastal Program (LCP) by changing the land use designation from Visitor Serving Commercial to High Density Residential at an approximately 1.82 acre site bounded by Pacific Coast Highway on the South, 16th Street on the east, 18th Street on the west, and the alley south of Walnut Avenue on the north (see exhibits A and B). The subject site fronts on Pacific Coast Highway and is located across the street from the City Beach and bluff top park which includes bicycle and pedestrian paths. The subject site consists of 20 lots. The lots located between 16th and 17th Streets are approximately 25 feet by 163 feet. The lots located between 17th and 18th Streets are approximately 25 feet by 159 feet. The 10 lots located between 17th and 18th Streets are under single ownership. The 10 lots located between 16th and 17th Streets are owned by five different owners.

The proposed change in land use designation would allow a maximum of 30 residential units per acre at the site. The maximum number of units that could be allowed under the proposed designation if all the lots between 16th and 17th Streets were developed together would be 28 (30 units/acre x 0.94 = 28.2). The maximum number of units that could be allowed under the proposed designation if all the lots between 17th and 18th Streets were developed together would be 27 (30 units/acre x 0.91 = 27.3).

If each of the lots between 16th and 17th Streets was developed individually, under the proposed land use designation, each lot would be allowed 2 units (each lot is 25 feet by 163 feet = 4075 square feet = 0.094 acre; 0.09 acre x 30 units/acre = 2 units). A maximum of two units would also be allowed on each of the lots between 17th and

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18th Streets (25 feet by 159 feet = 3975 square feet = .09 acre; .09 acre x 30 units/acre = 2 units).

B. Local Coastal Program Amendments 3-98, 2-97, and 3-94

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

Since approval of LCP amendment 2-97, one additional half block has converted from Visitor Serving Commercial to High Density Residential under LCP amendment 3-98. LCP amendment 3-98 allowed the re-designation of the half block bounded by Pacific Coast Highway, Goldenwest Street, the alley south of Walnut Ave. and 22nd Street from Visitor Serving Commercial to High Density Residential (see exhibit F). In approving LCP amendment 3-98 the Commission found that even with the conversion of the site to residential a substantial amount of Visitor Serving Commercial areas would remain along Pacific Coast Highway. In addition, the Commission found that the small lot size of the subject lots would make commercial development difficult. These lots have been developed with 6 single family residences; the remaining lots are vacant.

Although both LCP amendments 2-97 and 3-98 allowed high density residential development, the sites have been developed only with single family residences.

On March 9, 1995, the Commission approved Huntington Beach LCP amendment 3-94 which allowed a land use and zone change from High Density Residential to Visitor Serving Commercial at a two block area along Pacific Coast Highway between 8th and 6th Streets, inland to the alley south of Walnut (see exhibit F). The Commission's approval was based on the higher priority afforded visitor serving commercial uses over residential uses under the Coastal Act and the City's certified LUP. Approval of LCP amendment 3-94 linked an existing visitor serving node along Pacific Coast Highway with the existing visitor serving area inland of the City's municipal pier. These blocks are currently developed with a motel, a gas station, a doughnut shop, a coffee house, and a surf shop.

C. Visitor Serving Use

Section 30213 of the Coastal Act states:

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

Section 30222 of the Coastal Act states:

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

Section 30250(c) states:

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

The Coastal Act places a higher priority on visitor-serving commercial uses than on private residential uses. Visitor serving uses provide greater public benefit than private residential uses because a larger segment of the population is able to take advantage of and enjoy the use. The location of the proposed land use designation change is immediately across Pacific Coast Highway from the beach and bluff top park. The site is located at a signalized intersection which facilitates pedestrian movement between the subject site and the beach and beach related amenities. Bicycle paths exist along Pacific Coast Highway. In addition, a bluff top park with bicycle and pedestrian paths exists along the beach across the street from the site. Abundant metered parking exists along both sides of Pacific Coast Highway in the subject area. Also, the City's certified Land Use Plan identified the site as one of three visitor serving nodes along Pacific Coast Highway between Goldenwest and 6th Streets. The nodes were intended to concentrate commercial development in the area. The specific locations for the commercial nodes were selected because they are near existing traffic signals and beach accessways. One of the three nodes originally identified in the City's LUP remains and with the conversion of two half blocks from high density residential to visitor serving commercial under LCP amendment 3-94 became connected to the main downtown visitor serving core located inland of the pier. Another visitor serving node (located between Goldenwest and 21st Street) identified in the City's LCP was converted to high density residential under LCP amendments 2-97 and 3-98. The subject site is the third visitor serving node identified in the LCP.

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The City has indicated that the amendment request is necessary because the existing land use designation is incompatible with the surrounding land use designations. The land use designation to the north (across the alley) is residential. The land use designation east of the property (across 16th Street) is residential. West of the subject site (across 18th Street) is residential. South of the property (across Pacific Coast Highway) is the beach, which is designated Open Space Recreation. The land use designation from 22nd Street to 18th Street and from 16th Street to 9th Street along Pacific Coast Highway is High Density Residential. The land use designation for all the lots between Walnut Avenue and the alley south of Walnut Avenue from Goldenwest Street to 5th Street is High Density Residential. Approval of this amendment will result in an absence of any visitor serving commercial uses along Pacific Coast Highway from Seapoint Street to 9th Street, a distance of approximately four miles. The City's pier related commercial district begins at 9th Street.

Recently the Commission approved the Palm and Goldenwest Specific Plan under LCP amendment 1-00. The Palm and Goldenwest Specific Plan includes the area that fronts on Pacific Coast Highway between Seapoint and Goldenwest Streets. The Specific Plan designates the 96 acres along Pacific Coast Highway for Visitor Serving Use. However, the Visitor Serving Use will not become effective until resource production at the Specific Plan site ceases. The City anticipates resource production to continue at the Specific Plan site for a minimum of 15 to 20 years. Because of this extended time delay the amount of visitor serving commercial uses that may occur in the future under the Specific Plan cannot be considered as offsetting the loss of Visitor Serving uses proposed under this current amendment.

The City has indicated that the existing land use designation is incompatible with the surrounding land use designation. However, the subject site has been land use designated visitor serving commercial in the certified Land Use Plan since it was certified 1984. Moreover, other areas of the City's coastal zone include visitor serving commercial designations that abut residential development. For example the blocks along Pacific Coast Highway between 9th and 6th Streets abut residential development and have nevertheless been successfully developed with visitor serving uses (see below). And the recently approved Palm and Goldenwest Specific Plan includes residentially designated areas adjacent to visitor serving areas (called Mixed Use-Horizontal Integration of Housing in the Specific Plan).

In addition, the City points out that under the existing designation the land has often been vacant. However, the blocks along Pacific Coast Highway between 9th and 6th Streets (one of the visitor serving nodes identified in the LUP) which are designated visitor serving are developed with visitor serving uses including a fast food restaurant (Taco Bell), two motels (Quality Inn and Huntington Surf Inn), a Chevron gas station, a doughnut shop, a coffee house, and a surf shop. These blocks are similar to the

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subject site in terms of size and location next to residential development. Yet they have been successfully developed with visitor serving uses.

The existing land use designation does allow some residential development. The LUP, in describing the visitor serving commercial land use category, states: "In visitor-serving commercial development the street level or one-third of the total floor area shall be devoted to visitor serving commercial uses; however at least 50 percent of the street level shall be visitor-serving commercial." Once this requirement is met the remainder of the development would be allowed to be residential. Office uses are also allowed as long as this requirement is met. Thus, the subject site could be developed with some residential development without changing the land use designation.

Moreover, the Commission must consider the cumulative effect of the loss of visitor serving use at the subject site. Section 30250 of the Coastal Act requires that new development not have significant adverse effects, either individually or cumulatively, on coastal resources. Although two half blocks may not seem to be a significant amount, the cumulative effect of such a loss can be great. Two half blocks designated for visitor serving use have already been lost (between Goldenwest and 21st Street). Although that may be considered to be offset by the conversion of the two half blocks between 8th and 6th Streets from residential to visitor serving, the proposed loss of visitor serving use will not be offset by a similar conversion. Each loss of visitor serving use adds up and cumulatively creates a significant loss of the potential for this higher priority use within the coastal zone.

For the reasons identified above, including the site's proximity to the beach, bicycle and pedestrian paths, beach parking, and its location at a signalized intersection, the specific location of the subject site is an appropriate location for visitor serving commercial use. In addition, the proposed loss of the higher priority visitor serving use will have an adverse cumulative impact on the overall amount of visitor serving uses within the coastal zone. Moreover, the likelihood that the site can be developed with visitor serving uses is demonstrated by the fact that other similar sites (identified above) are successfully developed with visitor serving uses.

The Commission finds that the amendment request is inconsistent with the Coastal Act policies which require that visitor serving uses be protected and the use of lands suitable for visitor serving commercial facilities shall have priority over private residential development. Therefore, the Commission denies the City's Land Use Plan amendment request 1-99 because it is inconsistent with the Chapter 3 policies of the Coastal Act.

IV. FINDINGS FOR DENIAL OF THE IMPLEMENTATION PLAN AMENDMENT

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

A. Implementation Plan Amendment Description

The City of Huntington Beach has requested to amend the Implementation Plan (IP) portion of the City's certified Local Coastal Program (LCP) by changing the zoning from Downtown Specific Plan District 1 (Visitor Serving Commercial) to Downtown Specific Plan 2 (Residential) at an approximately 1.82 acre site located at the two half block area along Pacific Coast Highway between 18th Street and 16th Street inland to the alley south of Walnut.

The proposed zoning for the site, Downtown Specific Plan (DTSP) District 2 (Residential), limits density according to lot size. On small parcels, medium densities (15 du/acre) are permitted and high density (35 du/acre) is allowed on larger sized parcels. The density increases as parcel size increases, providing greater incentives for larger consolidations. The 35 du/acre is allowed when a full block is consolidated for a single development. Following is a discussion of the different densities allowed in District 2 depending on lot size.

DTSP District 2 allows a higher density when lots are consolidated. The two blocks at the subject site extend inland only as far as the alley and so are considered half blocks rather than whole blocks (a whole block would extend to the next street).

DTSP District 2 allows one dwelling unit per lot for lots with less than 50 feet of street frontage. Because each of the subject lots is 25 feet wide, each lot would be allowed only one dwelling unit if developed individually.

If only two lots were consolidated, the street frontage would be 50 feet. DTSP District 2 allows a density of one dwelling unit per 1,700 square feet of lot area for lots with 50 feet of street frontage. Based on this the maximum number of dwelling units for a two lot consolidation on the block between 16th and 17th Streets would be four units. A two lot consolidation on the block between 17th and 18th Streets would also yield a maximum of four units. For lots with street frontage of 51' to 100' the density allowed is 1 dwelling unit/1,400 square feet of net lot area. The number of units allowed in this case would depend on the number of lots consolidated.

For consolidated lots with 101 feet or more of street frontage but less than a full block, the density allowed is 1 dwelling unit per 900 square feet of net lot area. This density, (1du/900 sq. ft.) is the maximum that could be applied to each of the half

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blocks at the subject site. This would allow a maximum of 45 units if all the lots on the block between 16th and 17th Streets were consolidated ($25' \times 163' = 4075$ sq. ft. $\times 10$ lots = 40,750 sq. ft $\times 1$ du/900 sq. ft. of lot area = 45 units). And a maximum of 44 units if all the lots on the block between 17th and 18th Streets were consolidated ($25' \times 159' = 3975$ sq. ft. $\times 10$ lots = 39,750 $\times 1$ du/900 sq. ft. of lot area = 44 units).

It should be noted however, that the maximum density for DTSP District 2 is 35 units per acre (1 dwelling unit per 900 sq. ft. equates to 48.4 dwelling units per acre). If the 35 du/acre density is applied to the site, the maximum number of units allowed would be 63 dwelling units (total number of units for the subject site). The 35 units per acre density is based on gross acres, while the 1 unit per 900 square feet is based on net lot area. This could have an effect on the final number of units that could be allowed at the subject site. Also of note is the fact that the LUP allows only 30 units per acre. As discussed in the LUP findings, if the 30 du/acre density is applied to the site, the maximum number of units allowed would be 55 units (total number of units for the subject site).

The prior rezonings approved under LCP amendments 2-97 and 3-98 have resulted in development of single family residences, rather than high density, multi-family developments. The owner of all the lots on the block between 17th and 18th Streets has indicated to the City his intent to develop the site with single family residences.

It should be noted that none of the individual lots meet the DTSP minimum lot size requirements. In order to develop them with commercial use the lots would have to be consolidated. Currently all 10 of the lots on the block between 17th and 18th Streets are under single ownership. The City has indicated that the owner of these lots intends to build single family residences. The 10 lots on the block between 17th and 16th Streets are owned by 5 different owners.

B. Visitor Serving Uses

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

Section 30213 of the Coastal Act states:

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

Section 30222 of the Coastal Act states:

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

Section 30250(c) states:

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

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

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

5. Protect, encourage, and where feasible provide visitor serving facilities in the coastal zone which are varied in type and price.

5a. Encourage the provision of additional restaurants and hotel/motel accommodations in keeping with the alternative chosen by the City Council.

The certified LUP also states, on page 31:

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

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

The certified Land Use Plan places a higher priority on visitor serving uses than on residential uses. The proposed IP amendment would result in a loss of the higher priority visitor serving zone in order to accommodate the lower priority residential zone. The proposed change is inconsistent with the LUP policies cited above.

As described in the findings for denial of the LUP amendment, the subject site is an appropriate location for visitor serving commercial use. It is located across Pacific Coast Highway from the beach and bluff top park. There are bicycle and pedestrian paths along the beach in this area as well as along Pacific Coast Highway. And the site is located at a signalized intersection of Pacific Coast Highway.

Other visitor serving areas in the Huntington Beach coastal zone are those adjacent to the pier and downcoast of the pier. Also, visitor serving uses are located at Peter's Landing, between Pacific Coast Highway and Huntington Harbor at Anderson Street. However, the LUP states its intent to provide sufficient strategically located areas to serve the needs of visitors. The LUP identifies the need for some visitor serving uses in the area between Goldenwest and 6th Streets. Approval of the proposed amendment would eliminate all visitor serving uses between Goldenwest and 9th Street. This would result in an absence of all visitor serving commercial uses along Pacific Coast Highway from Seapoint Street to 9th Street, a distance of approximately four miles. The subject site was identified for visitor serving use in the LUP based on its location at a signalized intersection and beach access point. The LUP specifically identifies the subject site as location that is appropriate for visitor serving use.

The City has indicated that the proposed zone change is appropriate because the current zone is incompatible with the residential zoning in this area and because the loss of visitor serving zoning at the site is offset by the increase in visitor serving commercial area that is identified in the certified Palm Goldenwest Specific Plan.

However, as described in the findings for denial of the Land Use Plan amendment, the juxtaposition of the visitor serving commercial zone with the residential zoning has existed since the LCP was certified. In addition, residentially zoned areas abut visitor serving commercially zoned areas in other areas of the City's coastal zone and are nevertheless successfully developed. Further, the zone change that the City cites as a basis for allowing the loss of visitor serving at the subject site (the Palm and Goldenwest Specific Plan) will not provide any visitor serving uses at the site for at least 15 to 20 years (due to on-going oil production).

The existing zoning at the site, District 1 Visitor Serving Commercial, does allow some residential development. The IP states: "Residential uses will also be permitted in this District, as long as the necessary visitor-serving uses are included in the development." Regarding potential residential uses in the Visitor Serving Commercial zone, the IP states (Downtown Specific Plan Section 4.3.01):

(c) Visitor-serving commercial uses must be a part of all development proposed in this District, with the following minimum requirements; for projects with less than a half-block of frontage, the entire street level must be devoted to visitor-serving uses; for projects with a half-block or more of frontage, either the entire street level, or at least one-third (1/3) of the total floor area must be devoted to visitor-serving commercial uses.

(d) Residential uses are allowed only in conjunction with visitor-serving commercial uses. The required visitor-serving commercial portion of any initial construction shall be provided prior to or at the same time as any residential portion. No residential unit shall be occupied until the required commercial portion is completed. Projects which are proposed to be phased must proportionately develop the commercial and residential concurrently.

Once this requirement is met the remainder of the development would be allowed to be residential. Thus the subject sites could be developed with some residential development without the proposed zone change.

For these reasons, the Commission finds that the proposed IP amendment is inconsistent with and inadequate to carry out the visitor serving policies of the City's certified Land Use Plan. Therefore, the Commission denies IP amendment 1-99.

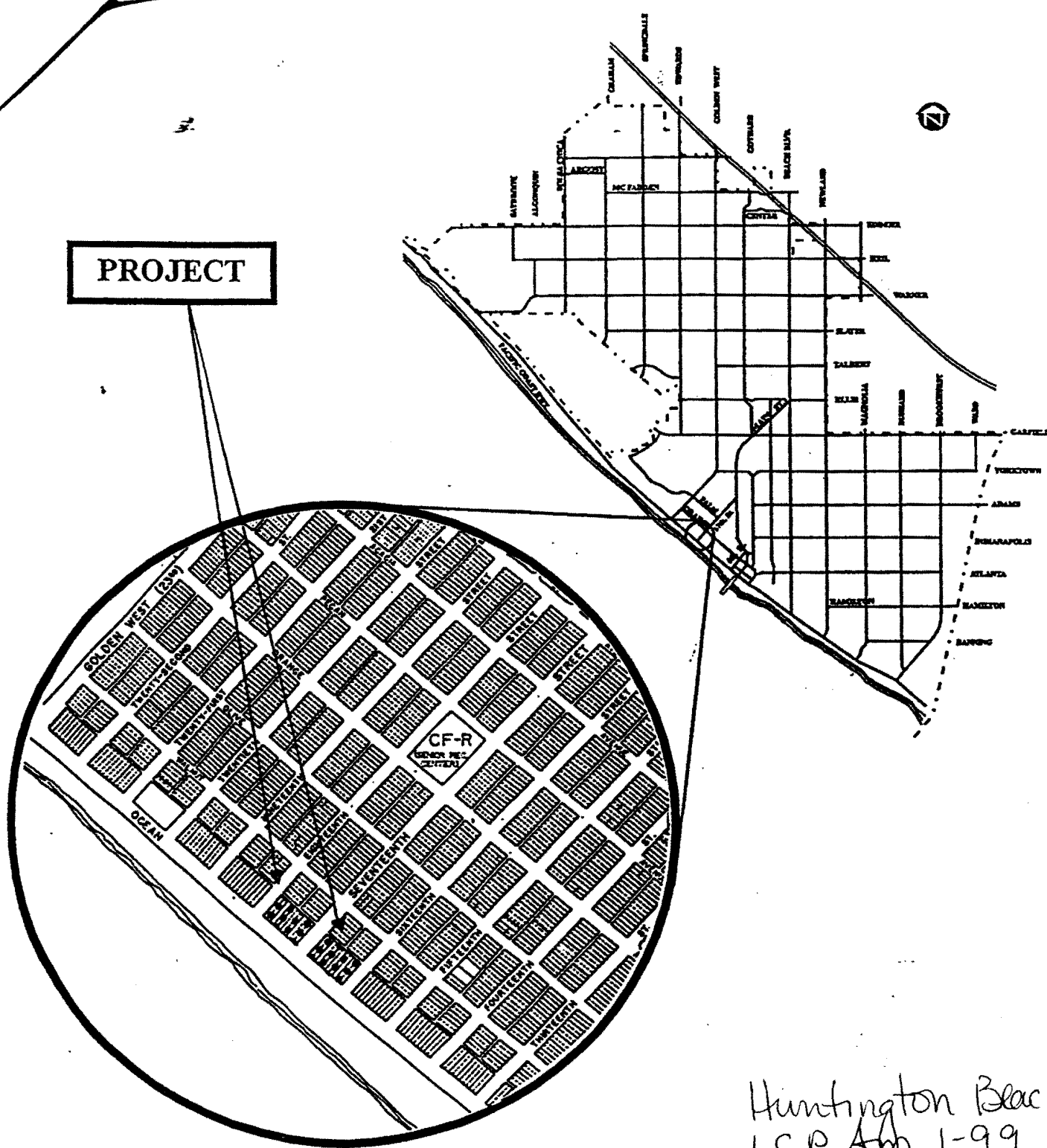
V. California Environmental Quality Act

Section 21080.5 of the California Environmental Quality Act (CEQA) exempts local governments from the requirement of preparing an environmental impact report (EIR) in connection with its local coastal program (LCP). Instead, the CEQA responsibilities are assigned to the Coastal Commission. However, the Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under Section 21080.5 of CEQA, the Commission is relieved of the responsibility to prepare an EIR for each LCP. Nevertheless, the Commission is required in an LCP submittal to find that the LCP does conform with the provisions of CEQA. The City of Huntington Beach LCP amendment 1-99 consists of a Land Use Plan (LUP) amendment and an Implementation Plan (IP) amendment.

As outlined in this staff report, the LUP amendment is not in conformity with the visitor serving policies of Chapter 3 of the Coastal Act. The IP amendment is not in conformity with nor adequate to carry out the visitor serving policies of the certified LUP. Therefore, the Commission finds that approval of the LCP amendment will result in significant adverse environmental impacts under the meaning of CEQA. A feasible alternative exists in that the site can retain the visitor serving commercial land use

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designation and zoning. Therefore, the Commission finds that there are feasible alternatives under the meaning of CEQA which would reduce the potential for significant adverse environmental impacts. Therefore, the Commission denies LCP amendment request 1-99.

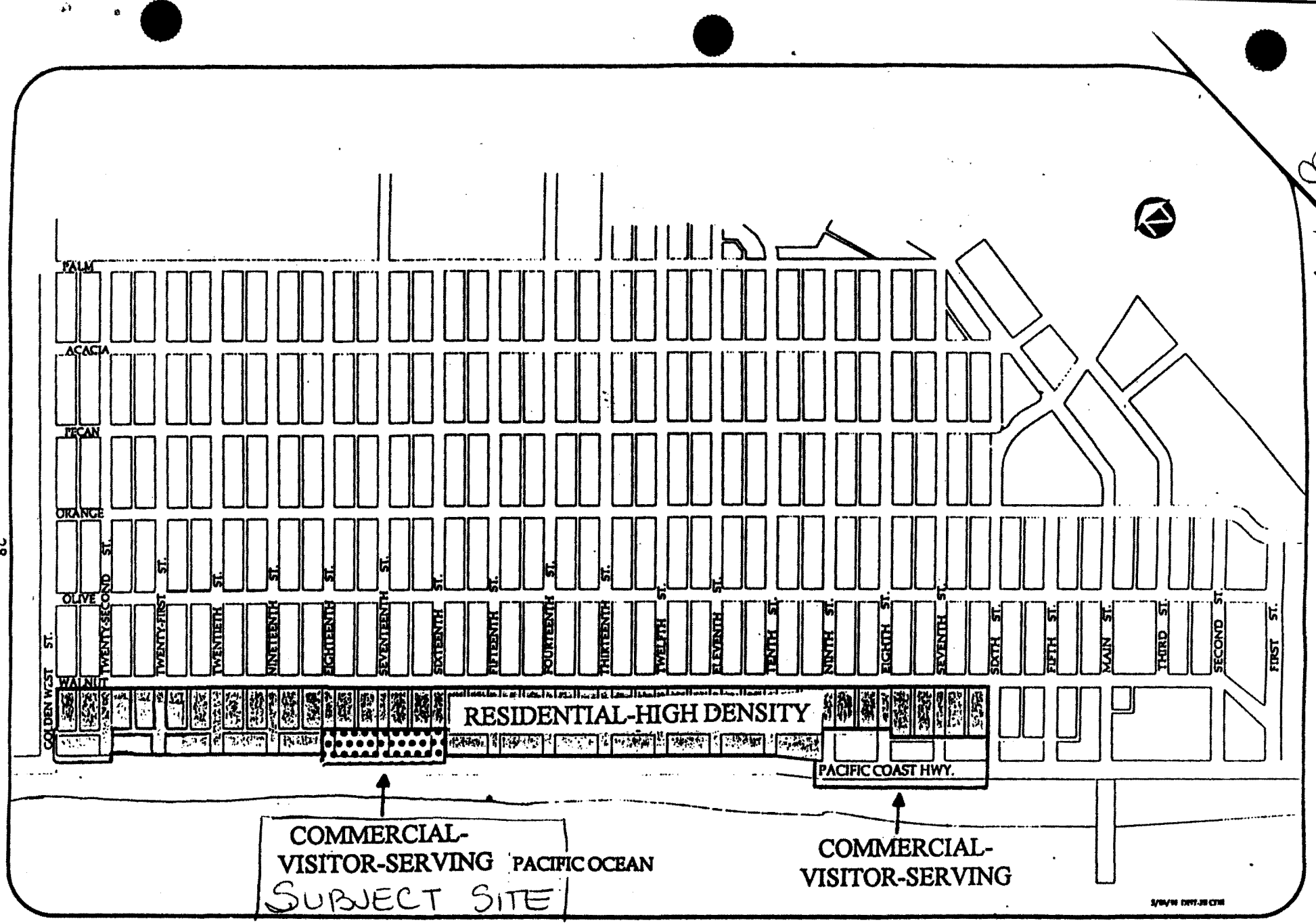


VICINITY MAP

THE CITY OF HUNTINGTON BEACH

Exhibit B

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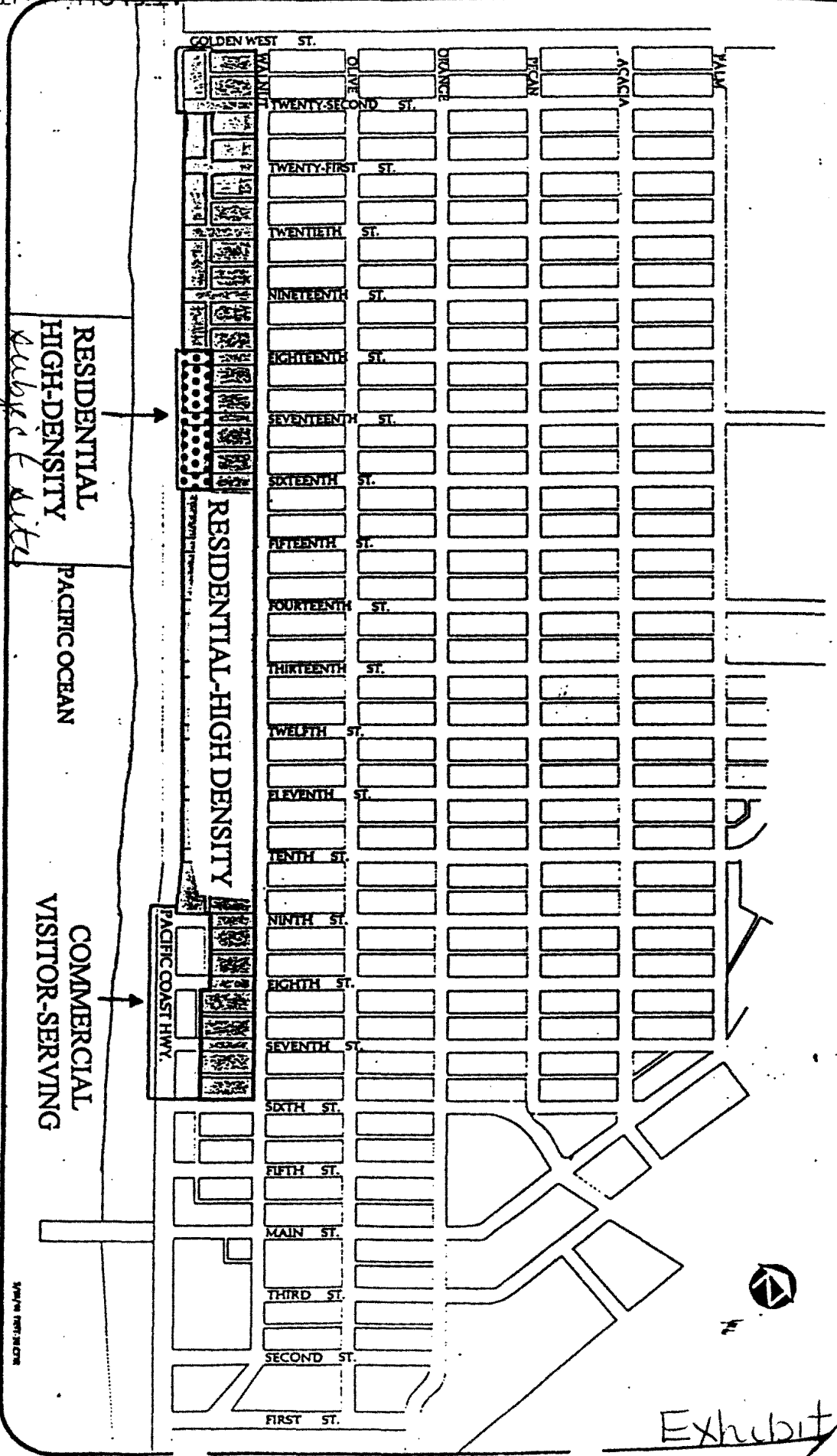


HUNTINGTON BEACH CALIFORNIA
PLANNING DEPARTMENT

EXISTING :

LCP Am. 1-99
Land Use
Designation
Existing

Exhibit C



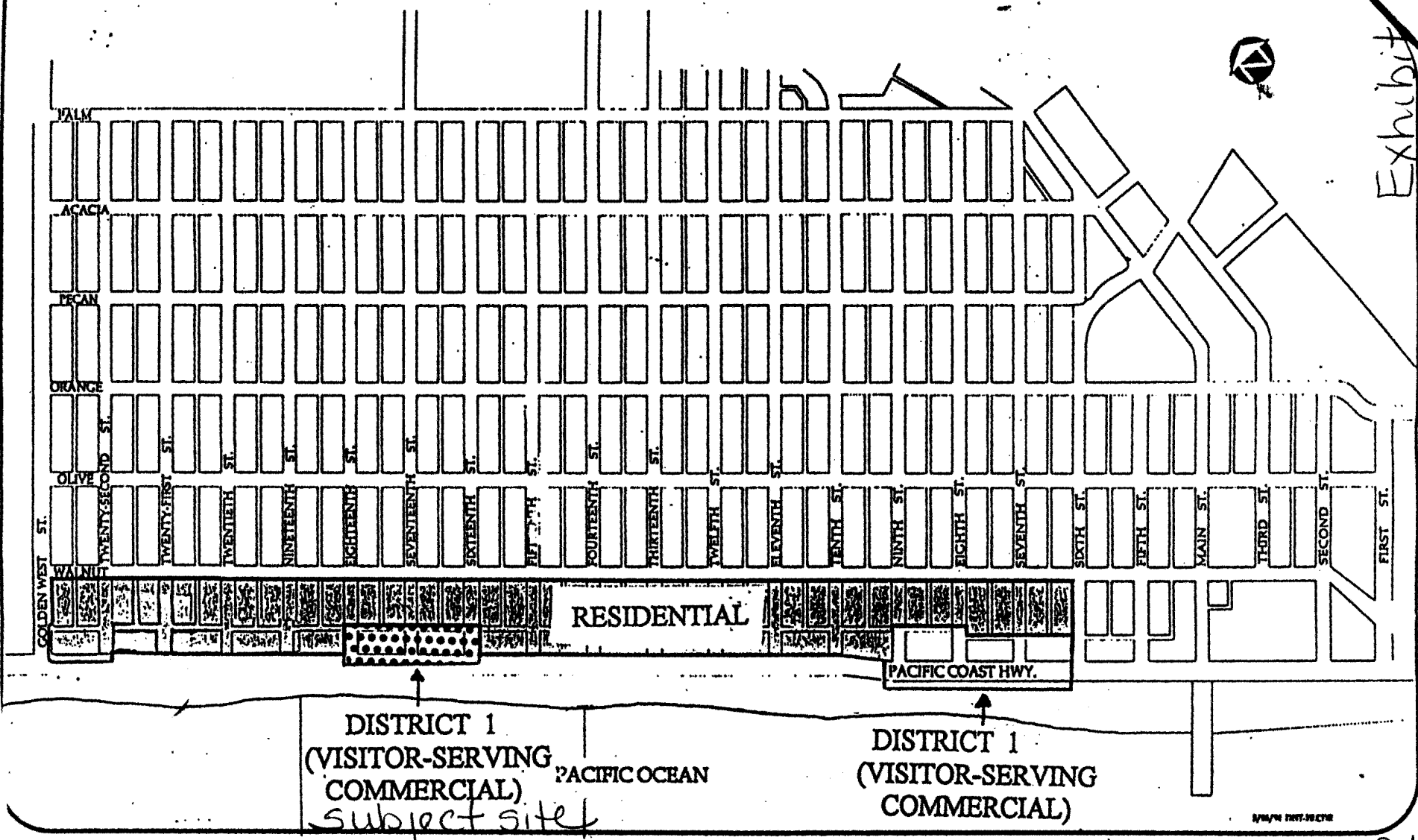
HUNTINGTON BEACH CALIFORNIA
PLANNING DEPARTMENT

PROPOSED

LCP Am. 1-99
Land Use
Designation
proposed

Exhibit D

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EXISTING ZONING

Huntington Beach LCP Am
1-99

DOWNTOWN SPECIFIC PLAN

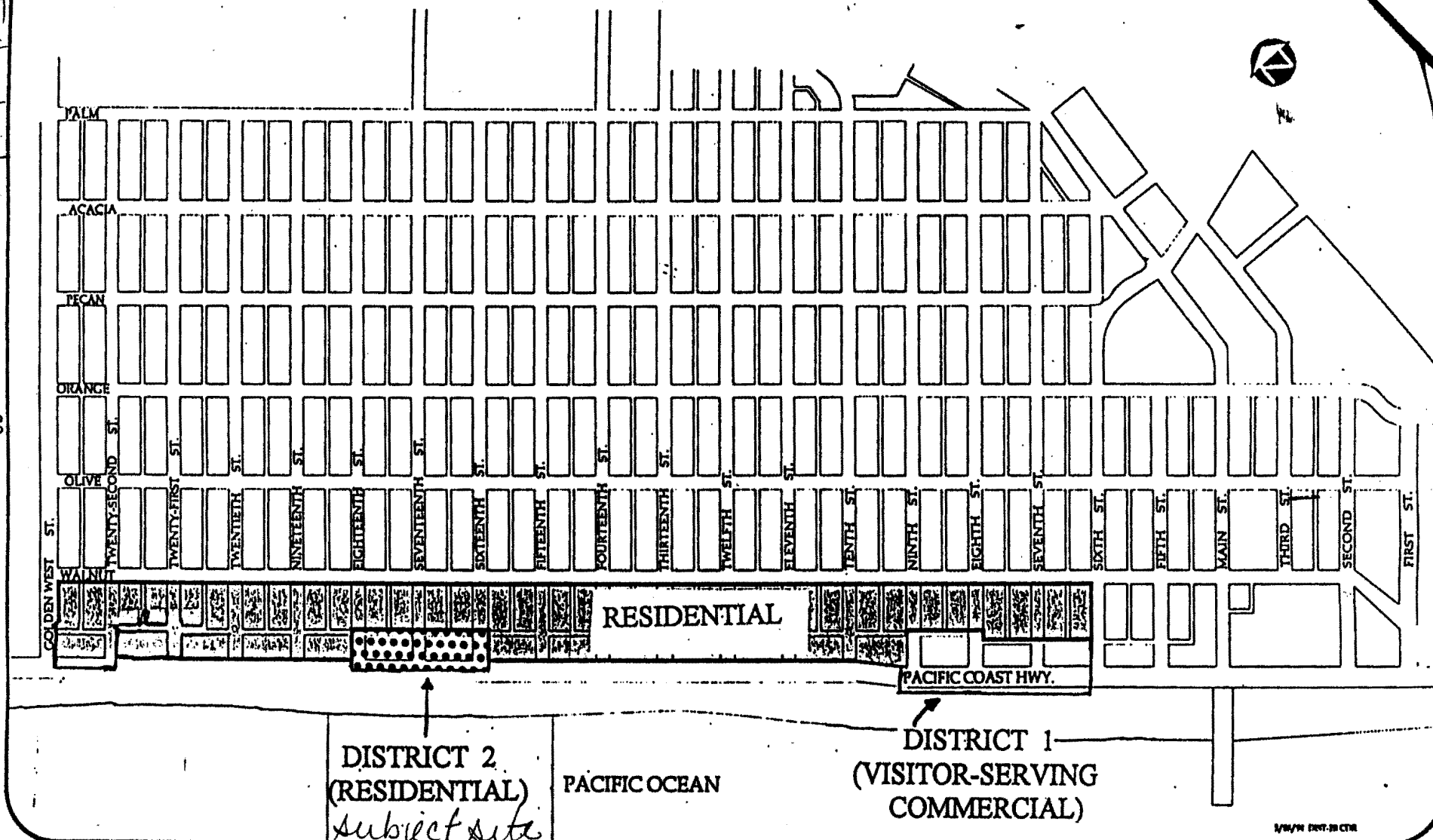


HUNTINGTON BEACH CALIFORNIA
PLANNING DEPARTMENT

Exhibit E

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ATTACHMENT NN 47



1/10/11 DIST-20 CTR

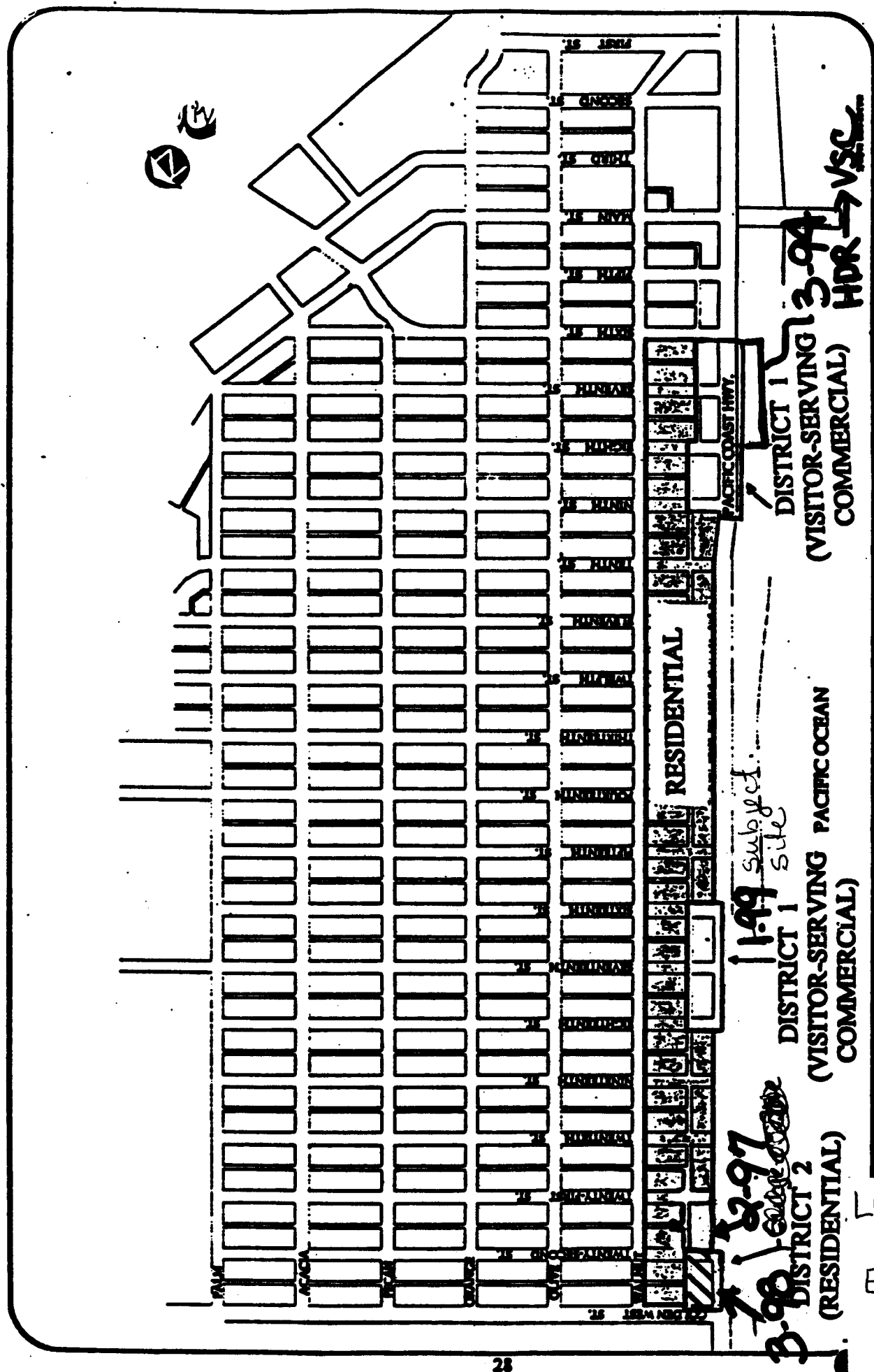
Huntington Beach LCP Am. 1-9c

PROPOSED ZONING

DOWNTOWN SPECIFIC PLAN



HUNTINGTON BEACH CALIFORNIA
PLANNING DEPARTMENT

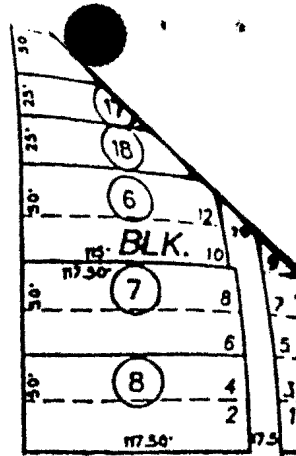
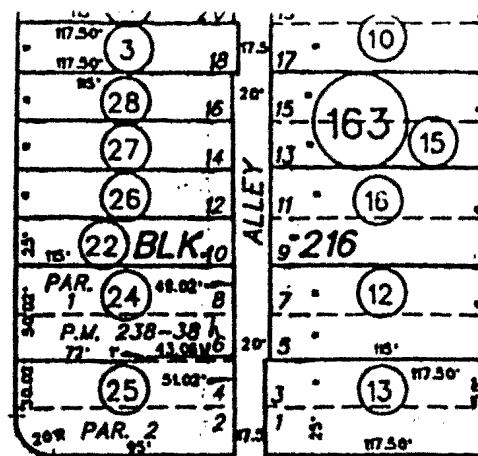
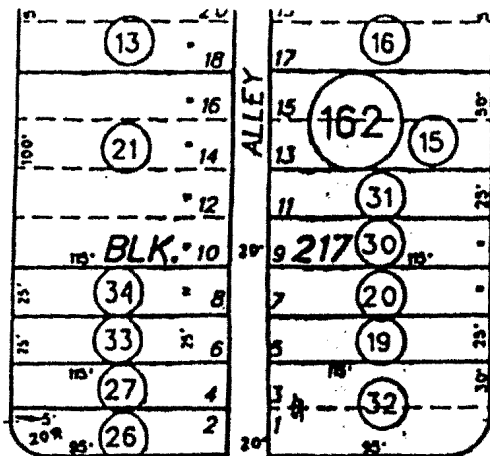
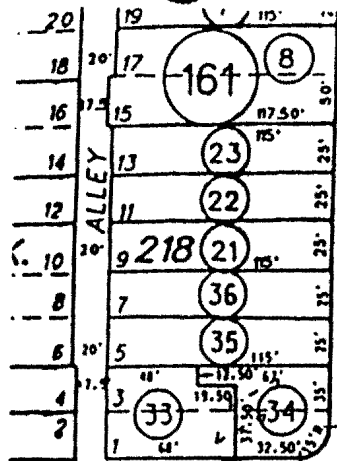


Previous LCP Amendments

INGTON BEACH CALIFORNIA
WING DEPARTMENT

DOWNTOWN SPECIFIC PLAN

LCP Am
1-99
Exhibit
F



NUT

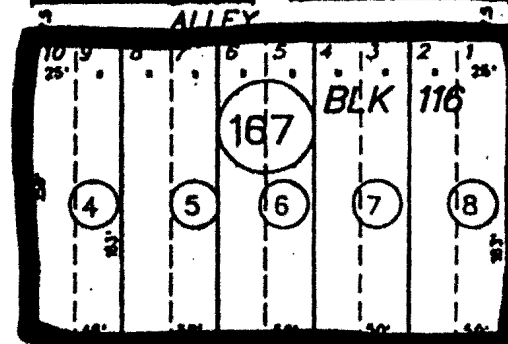
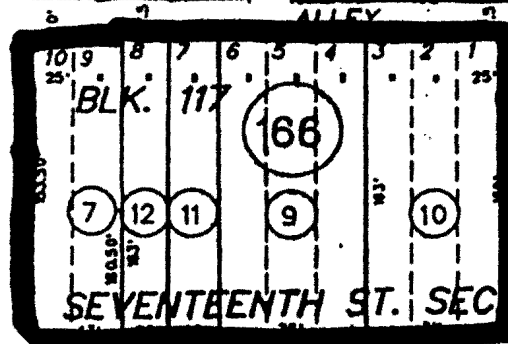
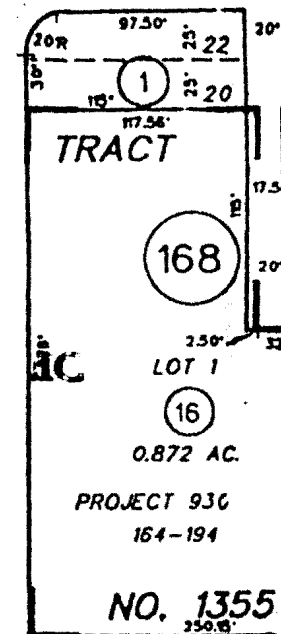
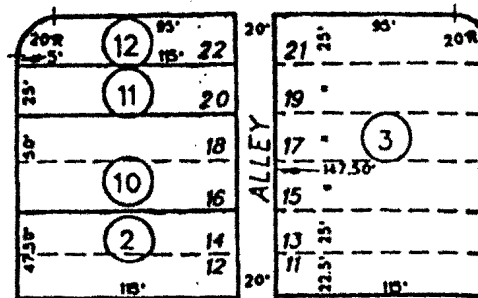
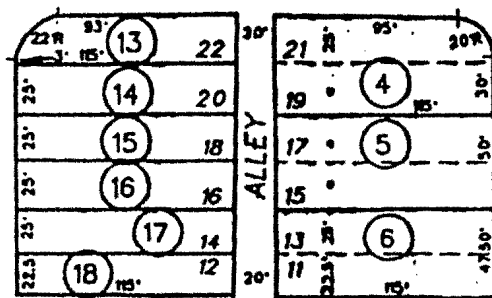
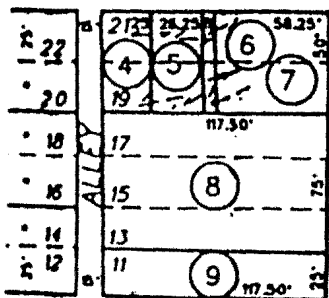


Exhibit G
Parcel Map
Assessor's
Subject Site
ALCP Am. 1-99

NINGTON BEACH
NINGTON BEACH, SEVENTEENTH ST. SEC. M.M. 3-36
M.M. 4-10
111 635-48

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

ASSESS
BOOK 1
COUNT

