

CALIFORNIA COASTAL COMMISSION

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

W13a

October 13, 2011



TO: Commissioners and Interested Persons

FROM: Charles Lester, Executive Director
Sherilyn Sarb, Deputy Director
Karl Schwing, Supervisor, Regulation & Planning, Orange County Area
Meg Vaughn, Staff Analyst

SUBJECT: Concurrence with the Executive Director's determination that the action of the City of Huntington Beach accepting certification with suggested modifications of Major LCP Amendment No. 2-10 (Parkside Implementation Plan Amendment) is legally adequate. For Commission review at its November 2-4, 2011 meeting in Huntington Beach.

STAFF RECOMMENDATION

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

BACKGROUND

The City of Huntington Beach submitted Major Local Coastal Program (LCP) Amendment Request No. 2-10 for Commission certification pursuant to City Council Resolution No. 2009-28 which included the following Ordinances: Nos. 3831, 3832, 3833, 3834, and 3835. Huntington Beach LCPA 2-10 amended the Implementation Plan (IP) portion of the City's certified Local Coastal Program (LCP) by modifying the zoning map for the approximately 50 acre area known as the "Parkside" site, and by modifying zoning text in order to implement the LUP changes approved under LCPA 1-06, regarding the Parkside site, as well as making changes to zoning text that will apply throughout the City of Huntington Beach Coastal Zone. Huntington Beach LCPA 2-10 made changes to the certified Implementation Plan only. On October 13, 2010, the Coastal Commission approved with suggested modifications the proposed Implementation Plan amendment.

Issues raised by the amendment request included: whether adequate implementation of the archaeological/cultural resources policies of the certified Land Use Plan and sufficient implementation to carry out the biological resources and water quality protection policies of the certified Land Use Plan were included. The issues raised by the amendment as proposed were addressed by the Commission through adoption of a number of suggested modifications necessary to assure compliance of the IP amendment with the City's certified LUP.

On November 1, 2010 the Huntington Beach City Council adopted Resolution No. 2010-81 acknowledging receipt of the Coastal Commission action and accepting and agreeing to the suggested modifications. On November 15, 2010 the City Council adopted Ordinance No. 3903 approving revisions to the Implementation Plan by incorporating the Commission's suggested modifications.

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The City has submitted the modifications to the Executive Director for a determination that they are consistent with the Commission's action on October 13, 2010.

As provided in Section 13544 of the California Code of Regulations, the Executive Director must determine whether the City's action is legally adequate and report that determination to the Commission. In this case, the Executive Director has determined that the City's action is legally adequate. Unless the Commission objects to the Executive Director's determination, the certification of Huntington Beach LCP Amendment No. 2-10 shall become effective upon the filing of the required Notice of Certification with the Secretary of Resources as provided in Public Resources Code Section 21080.5(d)(2)(E).

RECOMMENDATION

Staff recommends that the Commission **CONCUR** with the Executive Director's determination as set forth in the attached letter (to be sent after Commission endorsement).

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STATE OF CALIFORNIA – NATURAL RESOURCES AGENCY

Edmund G. Brown, Jr., *Governor*

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



November X, 2011

Scott Hess
Director of Planning
2000 Main Street
Huntington Beach, CA 92648

Re: Effective Certification
City of Huntington Beach Local Coastal Program Amendment No. 2-10
(Parkside Implementation Plan Amendment)

Dear Mr. Hess:

We are pleased to notify you that on November 3, 2011, the Commission concurred with the Executive Director's determination that the action of the City of Huntington Beach accepting certification of Local Coastal Program (LCP) Amendment No. 2-10 with suggested modifications was legally adequate. Therefore, the LCP amendment will be fully effective upon filing of the notice of the Commission's certification with the Secretary of the Resources Agency as provided by Public Resources Code Section 21080.5(d)(2)(E).

City of Huntington Beach LCP Amendment 2-10 was submitted for Commission certification pursuant to City Council Resolution No. 2009-28. Huntington Beach LCPA 2-10 implements the LUP changes approved under LCPA 1-06, regarding the Parkside site, and makes zoning text changes that will apply throughout the City of Huntington Beach Coastal Zone.

On October 13, 2010, the Commission approved LCP Amendment No. 2-10 with suggested modifications. On November 1, 2010, the Huntington Beach City Council adopted Resolution No. 2010-81 acknowledging receipt of the Coastal Commission action and accepting and agreeing to the suggested modifications. On November 15, 2010, the City Council adopted Ordinance No. 3903 amending the Local Coastal Program Implementation Plan by incorporating the modifications suggested by the Commission. On November 3, 2011, the Commission concurred with the Executive Director's determination that the City Council's acceptance of the Commission's suggested modification was legally adequate.

On behalf of the Coastal Commission, I would like to congratulate the City on the completion of LCP Amendment 2-10. If you have any questions, please contact Meg Vaughn at our Long Beach office (562) 590-5071.

Sincerely,

Teresa Henry
District Manager

cc: Mary Beth Broeren, Planning Manager

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RESOLUTION NO. 2010-81

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF HUNTINGTON BEACH WHICH ACKNOWLEDGES RECEIPT
OF THE COASTAL COMMISSION ACTION AND ACCEPTS AND AGREES
TO LOCAL COASTAL PROGRAM AMENDMENT NO. 2-10 AS MODIFIED

WHEREAS, the California Coastal Commission reviewed and approved Huntington Beach Local Coastal Program Amendment No. 2-10 as modified at the October 13, 2010 Coastal Commission hearing; and

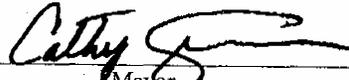
Section 13537 of the Coastal Commission Regulations requires the local government to accept and agree to the modification by resolution within six (6) months, or the certification will expire; and

Upon the City Council action staff will forward Resolution No. 2010-81 for final Coastal Commission certification,

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

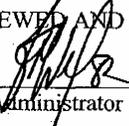
That the City Council accepts and agrees to the Coastal Commission's approval of Local Coastal Program Amendment 2-10 by modifying Huntington Beach Zoning and Subdivision Ordinance Sections 203.06, 216.04, 216.18, 221.10 and 230.82 as suggested by the Coastal Commission in document attached hereto as Exhibit "A" and incorporated by this reference as though fully set forth herein. Said suggested modification shall become effective 30 days after adoption of Resolution No. 2010-81 or upon final Coastal Commission certification, whichever occurs latest.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 1st day of November, 2010.



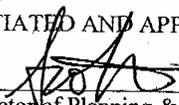
Mayor

REVIEWED AND APPROVED:



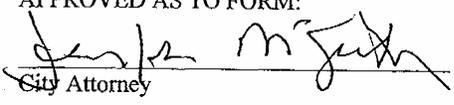
City Administrator

INITIATED AND APPROVED:



Director of Planning & Building

APPROVED AS TO FORM:



City Attorney

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EXHIBIT A

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STATE OF CALIFORNIA - NATURAL RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, Governor

CALIFORNIA COASTAL COMMISSION

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



October 12, 2010

Additional Suggested Modifications

Changes to the modification from the language as it appears in the staff report are shown in ~~bold, double underline, double strike through~~ for deletions and **underline** for additions.

1. Modify Suggested Modification No. 3: Chapter 221 Coastal Overlay District, page 7-8, as follows:

221.10 Requirements for New Development Adjacent to ~~Environmentally Sensitive Habitat Area (ESHA)~~ Resource Protection Area

As a condition of new development adjacent to a resource protection area, which includes any wetland, Environmentally Sensitive Habitat Areas (ESHA), associated buffers, land zoned Coastal Conservation, as the same are defined in the City's Local Coastal Program, an applicant shall comply with the requirements listed below.

The requirements shall be applicable to **all** lots within new subdivisions as well as development proposed on existing lots **within and/or** adjacent to ~~an ESHA, wetlands, associated buffer,~~ resource protection areas. ~~or land zoned Coastal Conservation, unless otherwise indicated.~~

A. Landscape Plan shall be prepared that prohibits the planting, naturalization or persistence of invasive plants, and encourages low-water-~~use~~ plants, and plants primarily native to coastal Orange County **of local stock**.

H. **Walls, fences, gates and boundary treatments shall use wood, wrought iron, frosted or partially-frosted glass or other visually permeable barriers that are designed to prevent creation of a bird strike hazard. Clear glass or Plexiglas shall not be installed unless appliqués (e.g. stickers/decals) designed to reduce bird-strikes by reducing reflectivity and transparency are also used.**

2. Add the following new suggested modification, page 9:

Suggested Modification No. 6: Chapter 216 CC Coastal Conservation District

Modify proposed subsection 216.18 Performance Standards as follows:

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Before the coastal development permit can be issued, the project shall comply with the following standards to the satisfaction of the Director:

- A. Wetlands and environmentally sensitive habitat areas that are designated for preservation after a permit hearing granting project approval on the property shall be preserved through a conservation easement, deed restriction or other similar mechanism consistent with Public Resources Code Section 30010. Such easements or restrictions need not authorize any public right of access or use. Exclusive use and possession of the area may remain with the applicant.
 2. Any areas where vegetation is temporarily removed shall be replanted with a native or ~~an adaptable~~ non-invasive species in a quantity and quality equal to the vegetation removed.
-

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Suggested Modification No. 2: Water Quality

Modify proposed new Section 230.82 C as follows:

C. Water Quality. Every use must comply with rules, regulations and standards of the Federal government, State and Regional Water Quality Control Boards, Orange County Municipal NPDES Storm Water Permit (Santa Ana Regional Water Quality Control Board Order No. R8-2009-0030, dated May 22, 2009, or any amendment to or re-issuance thereof), and the City of Huntington Beach Municipal Codes including Chapters 14.24, 14.25, and 17.05, and the California Coastal Act where applicable. An applicant for a zoning permit, ~~or a building permit, or a coastal development permit~~ must demonstrate compliance with aforementioned rules, regulations and standards prior to permit approval. General Plan and Local Coastal Program Goals, Objectives and Policies shall be incorporated into water quality management programs prepared for development projects as applicable and to the maximum extent practicable. A Water Quality Management Plan, prepared by a REGISTERED CALIFORNIA CIVIL ENGINEER, California Professional Engineer, Professional Geologist or Engineering Geologist, or California licensed Landscape Architect, shall be required for all projects that may adversely impact water quality (including, but not limited to projects identified in the Orange County Municipal NPDES Storm Water Permit as priority development projects and projects creating more than 2500 square feet of impervious surface that are within 200 feet of, or drain directly to, Resource Protection Areas, and/or waterbodies listed on the Clean Water Act Section 303(d) list of impaired waters).

This change, reflected above, was requested by the City to make the language consistent with the City's local model WQMP (which is based on their municipal stormwater program and the NPDES permit), which specifies a Registered California Civil Engineer must review individual project Water Quality Management Plans.

4. Letters Received

Attached are six letters received regarding Huntington Beach LCPA 2-10 (Parkside IP Amendment). The six letters support the staff recommendation.

Also attached is one ex-parte communication form received regarding this item.

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STATE OF CALIFORNIA - NATURAL RESOURCES AGENCY

Arnold Schwarzenegger, Governor

CALIFORNIA COASTAL COMMISSION

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



W 15a

September 29, 2010

TO: Commissioners and Interested Persons

FROM: Sherilyn Sarb, South Coast Deputy Director (Orange County)
Teresa Henry, District Manager
Karl Schwing, Supervisor, Regulation & Planning, Orange County Area
Meg Vaughn, Coastal Program Analyst

SUBJECT: Major Amendment Request No. 2-10 to the City of Huntington Beach Certified Local Coastal Program (For Public Hearing and Commission Action at the October 13-15, 2010 meeting in Oceanside).

SUMMARY OF LCP AMENDMENT REQUEST NO. 2-10

Request by the City of Huntington Beach to amend the Implementation Plan (IP) portion of the Local Coastal Program (LCP) by amending the zoning map for the approximately 50 acre area known as the "Parkside" side, and zoning text amendment intended to implement the LUP changes approved under LCPA 1-06, regarding the Parkside site, as well as zoning text changes that will apply throughout the City of Huntington Beach Coastal Zone. The Implementation Plan amendment is proposed via City Council Resolution No. 2009-28 and as reflected in the following Ordinances: Nos. 3831, 3832, 3833, 3834, and 3835, each of which is attached to the submittal resolution.

The issues raised by the amendment request are the lack of implementation for the archaeological/cultural resources policies of the certified Land Use Plan and insufficient implementation to carry out the biological resources and water quality protection policies of the certified Land Use Plan. Staff is recommending suggested modifications to bring the proposed Implementation Plan amendment into conformity with the policies of the certified Land Use Plan.

Local Coastal Program Amendment 2-10 affects only the Implementation Plan portion of the certified LCP. No changes are proposed to the Land Use Plan.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after public hearing:

Deny the amendment request to the Implementation Plan **as submitted**.
Approve the amendment request to the Implementation Plan **if modified as recommended**.

The proposed amendment, if modified as recommended, would be in conformance with and adequate to carry out the provisions of the certified Land Use Plan. **The motions to accomplish this recommendation are found on pages 3 and 4.**

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MOTION: *I move that the Commission certify the Implementation Plan Amendment No. 2-10 for the City of Huntington Beach if it is modified as suggested by staff.*

STAFF RECOMMENDATION:

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Implementation Plan with suggested modifications and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO CERTIFY THE IMPLEMENTATION PLAN WITH SUGGESTED MODIFICATIONS:

The Commission hereby certifies the Implementation Plan Amendment 2-10 for the City of Huntington Beach if modified as suggested and adopts the findings set forth below on grounds that the Implementation Plan amendment with the suggested modifications conforms with, and is adequate to carry out, the provisions of the certified Land Use Plan. Certification of the Implementation Plan amendment if modified as suggested complies with the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Plan on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts on the environment.

II. SUGGESTED MODIFICATIONS

Certification of City of Huntington Beach LCP Amendment Request No. 2-10 is subject to the following modifications.

The Commission's suggested additions are shown in **bold, underlined text**.

The Commission's suggested deletions are shown in underlined, strike-out text.

Suggested Modification No. 1: Archaeological/Cultural Resources

Add new subsection 230.82 E to Chapter 230 Site Standards as follows:

Section 230.82 E

Archaeological/Cultural Resources. Within the coastal zone, applications for grading or any other development that has the potential to impact significant archaeological/cultural resources shall be preceded by a coastal development

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permit application for implementation of an Archaeological Research Design (ARD). This is required when the project site contains a mapped archaeological site, when the potential for the presence of archaeological/cultural resources is revealed through the CEQA process, and/or when archaeological/cultural resources are otherwise known or reasonably suspected to be present. A coastal development permit is required to implement an ARD when such implementation involves development (e.g. trenching, test pits, etc.). No development, including grading, may proceed at the site until the ARD, as reflected in an approved coastal development permit, is fully implemented. Subsequent development at the site shall be subject to approval of a coastal development permit and shall be guided by the results of the approved ARD.

Archaeological Research Design (ARD). The ARD shall be designed and carried out with the goal of determining the full extent of the on-site archaeological/cultural resources and shall include, but not be limited to, postulation of a site theory regarding the archaeological and cultural history and pre-history of the site, investigation methods to be implemented in order to locate and identify all archaeological/cultural resources on site (including but not limited to trenching and test pits), and a recognition that alternative investigation methods and mitigation may become necessary should resources be revealed that indicate a deviation from the initially espoused site theory. The ARD shall include a Mitigation Plan based on comprehensive consideration of a full range of mitigation options based upon the archaeological/cultural resources discovered on site as a result of the investigation. The approved ARD shall be fully implemented prior to submittal of any coastal development permit application for subsequent grading or other development of the site. The ARD shall also include recommendations for subsequent construction phase monitoring and mitigation should additional archaeological/cultural resources be discovered.

The ARD shall be prepared in accordance with current professional practice, in consultation with appropriate Native American groups as identified by the Native American Heritage Commission (NAHC), NAHC, and the State Historic Preservation Officer, subject to peer review, approval by the City of Huntington Beach, and, if the application is appealed, approval by the Coastal Commission. The peer review committee shall be convened in accordance with current professional practice and shall be comprised of qualified archaeologists.

Mitigation Plan. The ARD shall include appropriate mitigation measures to ensure that archaeological/cultural resources will not be adversely impacted. These mitigation measures shall be contained within a Mitigation Plan. The Mitigation Plan shall include an analysis of a full range of options from In-situ preservation, recovery, and/or relocation to an area that will be retained in permanent open space. The Mitigation Plan shall include a good faith effort to avoid impacts to archaeological/cultural resources through methods such as, but not limited to,

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project redesign, capping, and placing an open space designation over cultural resource areas.

A coastal development permit application for any subsequent development at the site shall include the submittal of evidence that the approved ARD, including all mitigation, has been fully implemented. The coastal development permit for subsequent development of the site shall include the requirement for a Monitoring Plan for archaeological and Native American monitoring during any site grading, utility trenching or any other development activity that has the potential to uncover or otherwise disturb archaeological/cultural resources as well as appropriate mitigation measures for any additional resources that are found. The Monitoring Plan shall specify that archaeological monitor(s) qualified by the California Office of Historic Preservation (OHP) standards, and Native American monitor(s) with documented ancestral ties to the area appointed consistent with the standards of the Native American Heritage Commission (NAHC) shall be utilized. The Monitoring Plan shall include, but not be limited to: 1) procedures for selecting archaeological and Native American monitors; 2) monitoring methods; 3) procedures that will be followed if additional or unexpected archaeological/cultural resources are encountered during development of the site including, but not limited to, temporary cessation of development activities until appropriate mitigation is determined.

Furthermore, the Monitoring Plan shall specify that sufficient archaeological and Native American monitors must be provided to assure that all activity that has the potential to uncover or otherwise disturb cultural deposits will be monitored at all times while those activities are occurring. The Monitoring Plan shall be on-going until grading activities have reached sterile soil.

The subsequent mitigation plan shall be prepared in consultation with Native American Heritage Commission (NAHC), Native American tribal group(s) that have ancestral ties to the area as determined by the NAHC, and the State Historic Preservation Officer, subject to peer review.

All required plans shall be consistent with the City of Huntington Beach General Plan and Local Coastal Program and in accordance with current professional practice, including but not limited to that of the California Office of Historic Preservation and the Native American Heritage Commission, and shall be subject to the review and approval of the City of Huntington Beach and, if appealed, the Coastal Commission.

Suggested Modification No. 2: Water Quality

Modify proposed new Section 230.82 C as follows:

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C. Water Quality. Every use must comply with rules, regulations and standards of the Federal government, State and Regional Water Quality Control Boards, **Orange County Municipal NPDES Storm Water Permit (Santa Ana Regional Water Quality Control Board Order No. R8-2009-0030, dated May 22, 2009, or any amendment to or re-issuance thereof), and the City of Huntington Beach Municipal Codes including Chapters 14.24, 14.25, and 17.05, and the California Coastal Act where applicable.** An applicant for a zoning permit, ~~or a~~ building permit, **or a coastal development permit** must demonstrate compliance with aforementioned rules, regulations and standards **prior to permit approval.** General Plan and Local Coastal Program Goals, Objectives and Policies shall be incorporated into water quality management programs prepared for development projects as applicable and to the maximum extent practicable. **A Water Quality Management Plan, prepared by a California Professional Engineer, Professional Geologist or Engineering Geologist, or California-licensed Landscape Architect, shall be required for all projects that may adversely impact water quality (including, but not limited to projects identified in the Orange County Municipal NPDES Storm Water Permit as priority development projects and projects creating more than 2500 square feet of impervious surface that are within 200 feet of, or drain directly to, Resource Protection Areas, and/or waterbodies listed on the Clean Water Act Section 303(d) list of impaired waters).**

Suggested Modification No. 3: Chapter 221 Coastal Zone Overlay District

Make the following modifications to proposed new Section 221.10 to Chapter 221 CZ Coastal Zone Overlay District

221.10 Requirements for New Development Adjacent to ~~Environmentally Sensitive Habitat Area (ESHA)~~ Resource Protection Area

As a condition of new development adjacent to a resource protection area, which includes any wetland, Environmentally Sensitive Habitat Areas (ESHA), associated buffers, land zoned Coastal Conservation, as the same are defined in the City's Local Coastal Program, an applicant shall comply with the requirements listed below.

The requirements shall be applicable to **all** lots within new subdivisions as well as development proposed on existing lots **within and/or** adjacent to **an ESHA, wetlands, associated buffer, resource protection areas, or land zoned Coastal Conservation, unless otherwise indicated.**

- A. Landscape Plan shall be prepared that prohibits the planting, naturalization or persistence of invasive plants, and encourages low-water-use plants, and plants primarily native to coastal Orange County.
- B. Domestic Animal Control Plan ... no change
- C. Pest Management Control Plan ... no change

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- D. ~~All~~ Street lighting, exterior residential lighting and recreational lighting adjacent to resource protection areas shall ~~minimize impacts to wildlife not significantly disrupt habitat values~~ within the resource protection areas.
- E. Covenants, Conditions and Restrictions (CC&Rs) in a form approved by the Office of the City Attorney shall be recorded specifying that ~~the requirements and restrictions of this Section apply. landscaping for individual housing lots and recreation areas that are directly adjacent to a resource protection area shall not include any exotic invasive plant species.~~ The CC&Rs shall be binding on each of the lots, shall run with the land affected by the subdivision and shall be included or incorporated by reference in every deed transferring one or more of the lots in the subdivision.
- F. The project applicant shall provide any buyer of a housing unit within the CZ Overlay District an information packet that explains the sensitivity of the natural habitats within or adjacent to the project site and the need to minimize impacts on the designated resource protection area(s), and the prohibition on landscaping that includes exotic invasive plant species ~~on lots that are directly adjacent to a resource protection area.~~ The information packet shall include a copy of the Domestic Animal Control Plan and Pest Management Plan and be required for all sales of housing units pursuant to the CC&Rs.
- G. Protective fencing or barriers ... no change
- H. Uses allowed adjacent to designated **wetlands and** Environmentally Sensitive Habitat Areas shall assure the continuance of the habitat value and function of preserved and restored wetlands and ESHA.

Suggested Modification No. 4: Chapter 216 Coastal Conservation District

Modify proposed subsection 216.04 H Definitions as follows:

- I. Resource Protection Area. Any area that consists of **any of the following: wetlands, Environmentally Sensitive Habitat Areas, or a buffer areas (as these terms are defined in the Glossary of the City's certified Land Use Plan) Local Coastal Program and/or land that is zoned Coastal Conservation.**

Suggested Modification No. 5: Chapter 203 Definitions

Add the following definition to Chapter 203 Definitions, Section 203.06 Definitions (in alphabetical order):

Resource Protection Area. Within the coastal zone, any area that consists of any of the following: wetlands, Environmentally Sensitive Habitat Areas,

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buffer areas (as these terms are defined in the Glossary of the City's certified Land Use Plan), and/or land that is zoned Coastal Conservation.

III. FINDINGS

The following findings support the Commission's denial as submitted and approval of the proposed LCP Implementation Plan amendment if modified. The Commission hereby finds and declares as follows:

A. Amendment Description

The City of Huntington Beach has requested an amendment to the Implementation Plan (IP) portion of the certified Local Coastal Program (LCP). The primary document comprising the City's certified Implementation Plan is the City's Zoning and Subdivision Ordinance (ZSO), but the certified IP also includes a number of specific plans. All changes proposed under this amendment effect the ZSO. The City's current amendment submittal is intended to establish the zoning for the area known as the Parkside site. It is also intended to provide implementation for the changes to the City's certified Land Use Plan Amendment (LUPA) adopted pursuant to LUPA 1-06. LUPA 1-06 specifically addressed the Parkside site as well as some Land Use Plan (LUP) text and policies that apply City-wide. The Parkside site has been an area of deferred certification within the City. Approval of this Implementation Plan amendment would result in effective certification for the Parkside area.

As stated by the City, the proposed Implementation Plan amendment is intended to 1) establish the zoning at the 50 acre site known as Parkside that mirrors the land use designations approved by the Coastal Commission for the site under LUPA 1-06; and, 2) to amend the City's Implementation Plan to incorporate various changes to bring the IP into conformance with the certified Land Use Plan as modified by approved LUPA 1-06.

LUPA 1-06 established Subarea 4-K to address land use issues at the Parkside site. To implement the standards contained in Subarea 4-K of Table C-2 of the certified Land Use Plan, the proposed amendment would modify ZSO Chapters 210, 216, and 221. To implement the new and modified public access, recreation, water quality and ESHA policies of the Land Use Plan that are effective citywide, the amendment proposes changes to Chapter 210 Residential District, Chapter 216 Coastal Conservation District, Chapter 221 Coastal Zone Overlay District, and Chapter 230 Site Standards District of the ZSO.

More specifically, the Implementation Plan is proposed to be amended in the following ways:

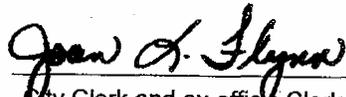
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Res. No. 2010-81

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

I, JOAN L. FLYNN the duly elected, qualified City Clerk of the City of Huntington Beach, and ex-officio Clerk of the City Council of said City, do hereby certify that the whole number of members of the City Council of the City of Huntington Beach is seven; that the foregoing resolution was passed and adopted by the affirmative vote of at least a majority of all the members of said City Council at a **regular** meeting thereof held on **November 1, 2010** by the following vote:

AYES: Carchio, Green, Bohr, Dwyer, Hansen
NOES: None
ABSENT: Coerper, Hardy
ABSTAIN: None



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