



City of Huntington Beach Planning Department
STAFF REPORT

TO: Planning Commission
FROM: Howard Zelefsky, Director of Planning
BY: Ricky Ramos, Associate Planner
DATE: February 24, 2004

SUBJECT: MITIGATED NEGATIVE DECLARATION NO. 01-06/ZONING TEXT AMENDMENT NO. 01-05/LOCAL COASTAL PROGRAM AMENDMENT NO. 01-01 (Huntington Harbour Bay Club Specific Plan Amendment)

APPLICANT: Mike Adams, PO Box 382, Huntington Beach, CA 92648

PROPERTY

OWNERS: Ferydoun Ahadpour, 1442 Galaxy Drive, Newport Beach, CA 92660
Huntington Beach Bay Club Master Association, 13001 Seal Beach Blvd, Unit 300, Seal Beach, CA 90740 (plus individual condo owners)

LOCATION: 4121-4281 Warner (North side of Warner between Sceptre Lane and Edgewater Lane)

STATEMENT OF ISSUE:

- ◆ Mitigated Negative Declaration No. 01-06 request:
 - Analyze the potential environmental impacts associated with the implementation of the proposed project
- ◆ Zoning Text Amendment No. 01-05 request:
 - Amend Specific Plan No. 4 (Huntington Harbour Bay Club Specific Plan) by: 1) Reconfiguring Planning Areas A through D; 2) Allowing residential use in Planning Area B; 3) Adding development standards for the future residential development in Planning Area B; and 4) Updating the overall format of the Specific Plan.
- ◆ Local Coastal Program Amendment No. 01-01 request:
 - Amend the City's Local Coastal Program in accordance with the Zoning Text Amendment
- ◆ Staff's Recommendation: Approve Mitigated Negative Declaration No. 01-06, Zoning Text Amendment No. 01-05, and Local Coastal Program Amendment No. 01-01 with modifications based upon the following:
 - Project impacts can be mitigated to a less than significant level.
 - The amended Specific Plan will allow uses which are compatible with the surrounding area and consistent with the project site's General Plan land use designation.

- The amended Specific Plan will allow the replacement of an underutilized commercial facility with a more compatible residential use that will provide new housing opportunities for the community.
 - The amended Specific Plan conforms to the public access and public recreation policies of the Coastal Act.
- ◆ Staff’s Suggested Modification:
Zoning Text Amendment No. 01-05
- The use of the City’s adopted Small Lot Development Standards for the proposed single family residential development in Planning Area B in lieu of the applicant’s proposed development standards

RECOMMENDATION:

Motion to:

- A. “Approve Mitigated Negative Declaration No. 01-06 with findings and mitigation measures (Attachment No. 1);”
- B. “Approve Zoning Text Amendment No. 01-05 with findings (Attachment No. 1) and forward the draft Ordinance (Attachment No. 2) to the City Council for adoption; and”
- C. “Approve Local Coastal Program Amendment No. 01-01 with findings (Attachment No. 1) and forward the draft Resolution (Attachment No. 3) to the City Council for adoption.”

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. “Approve Zoning Text Amendment No. 01-05 and Local Coastal Program Amendment No. 01-01 as requested by the applicant and forward the draft Ordinance and Resolution to the City Council for adoption.” (*Applicant’s Request*)
- B. “Deny Mitigated Negative Declaration No. 01-06, Zoning Text Amendment No. 01-05, and Local Coastal Program Amendment No. 01-01 with findings for denial.”
- C. “Continue Mitigated Negative Declaration No. 01-06, Zoning Text Amendment No. 01-05, and Local Coastal Program Amendment No. 01-01 and direct staff accordingly.”

PROJECT PROPOSAL:

Mitigated Negative Declaration No. 01-06, prepared pursuant to the provisions of the California Environmental Quality Act, analyzes the potential environmental impacts associated with the implementation of the proposed project. The study identifies appropriate measures to mitigate the potential environmental impacts of the project to a less than significant level. It concludes that the project will not result in significant environmental impacts after implementation of mitigation measures, standard conditions of approval, and code requirements.

Zoning Text Amendment No. 01-05 represents a request pursuant to Chapter 247 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to amend Specific Plan No. 4 (Huntington Harbour Bay Club Specific Plan) by: 1) Reconfiguring Planning Areas A through D; 2) Allowing residential use in Planning Area B; 3) Adding development standards for the future residential development in Planning Area B; and 4) Updating the overall format of the Specific Plan.

Local Coastal Program Amendment No. 01-01 represents a request pursuant to Chapter 247 of the HBZSO to amend the City's Local Coastal Program pursuant to Zoning Text Amendment No. 01-05.

Specific Plan No. 4 (Huntington Harbour Bay Club Specific Plan) was adopted in 1983 and regulates the use and development of the 10.6-acre site. The Specific Plan area is divided into Planning Areas A through D (see Attachment No. 6). The Huntington Harbour Bay Club site currently consists of a number of activities approved and developed in numerous phases over many years beginning in the early 1960s. One such use is the Huntington Harbour Marina located in Planning Area C. The marina can accommodate 164 boats up to 45 feet in length. There is a small marina office building with public restroom facilities and a parking lot with 128 parking spaces. Adjacent public facilities include a 0.40 acre beach connected to the marina via a ten-foot wide public promenade. Ten additional parking spaces are set aside for beach access.

The 36-unit Huntington Harbour Bay Club condominium project occupies Planning Area D. The project is divided into two three-story buildings with all required parking located in a semi-subterranean structure. The project includes a recreation area consisting of a swimming pool, spa, and a clubhouse.

The Huntington Harbour Bay Club banquet facility located in the western portion of the site (presently Planning Area B) consists of approximately 15,000 square feet in a two-story structure. The facility is only used for private functions and does not maintain regular hours of operation. There are other facilities on the property which have not been used in years and are currently in a state of deterioration. These facilities are located in the existing Planning Area A and include two tennis courts with changing rooms and a building formerly known as the "Barefoot Bar" (750 sq. ft.), located at the entrance to the marina.

In the early 1960s, Christiana Corporation began development of the Huntington Harbour waterfront residential project. Huntington Beach was one of the fastest growing cities in the country during the 1960s, primarily due to the annexation of large land areas adjacent to the City core. The Huntington Harbour area was one of these numerous annexations. The Bay Club facilities served as part of the real estate developer's promotional efforts to attract potential buyers. The Bay Club originally served as the Huntington Harbour clubhouse, with semi-private dining and drinking along with the recreational activities of a racquet club and community beach. The community facilities never became popular with the majority of the area's new residents.

A number of unsuccessful attempts were made to turn the facilities into a viable commercial restaurant and racquet club. By the late 1970s the facilities were primarily used for banquets, private parties and special occasions. The activities at the site have tapered off over the years and have become a less than compatible activity with the surrounding residential uses. The recreational facilities were unable to obtain

financial support from the community and have long since fallen into disrepair. While the banquet facility is still available for rent by the public, no events have taken place there in the past six months.

The applicant's proposal is to revise the existing Specific Plan to allow up to 11 detached single family residential units where the banquet facility, tennis courts, and changing rooms presently exist. This involves a substantial reconfiguration of Planning Areas A and B so that the proposed residential project will be located entirely within Planning Area B. The boundaries of Planning Areas C and D will be revised slightly to follow actual parcel lines. Development standards applicable to the proposed residential project in Planning Area B have been included in the amended Specific Plan. Development standards for Planning Areas C and D have largely been carried over into the amended Specific Plan. Lastly, the overall format of the document has been updated to be consistent with newer Specific Plans adopted by the city.

The applicant indicates that the request is necessary because the desire for additional residential units and elimination of the current banquet facility has been growing over the past few years. The Huntington Harbour Bay Club Specific Plan proposes to implement the next step in establishing greater community compatibility by eliminating the banquet type activities and the remains of the former racquet club and allowing a continuation of high quality residential uses. If the amended Specific Plan is approved the applicant will submit separate entitlements to permit the actual development of up to 11 single family dwellings on 1.6 acres located in Planning Area B. The future residential development will require the demolition of the existing banquet facility, tennis courts, and changing rooms.

Background:

The Huntington Harbour Bay and Racquet Club was established in February 1963 by Use Variance 505. In 1974 zoning on the subject site was changed from R1 (Single Family Residential) to ROS (Recreational Open Space). Additions to the facility were subsequently made under Use Variance No. 76-61 in October 1976. In November 1979, the Planning Commission approved Conditional Use Permit No. 79-20 which allowed the construction of five racquetball courts at the southwest corner of the site, a new banquet facility adjacent to the existing club, and five guest cottages to be located over the existing men's locker room. However, this entitlement expired and the improvements were never completed.

In January 1981 the applicant filed Conditional Use Permit No. 81-6 for another modification to the facilities including the addition of 42 guest cottages, modifications to the marina, addition of two tennis courts in the southeast corner of the site, removal of a total of four tennis courts along the westerly and southerly property lines, elimination of the beach and "barefoot bar", and reconfiguration of the parking area. The Planning Commission and City Council denied this request. In 1985 the Planning Commission approved Tentative Tract Map No. 11881/Condition Use Permit No. 85-15/Coastal Development No. 85-2/Conditional Exception No. 85-18 to allow the subdivision of the property, the construction of 42 residential condos, the addition of 20 boat slips, and a restaurant upgrade.

In February 1983 the City Council approved General Plan Amendment No. 82-1 from Open Space to Mixed Development for the property and Zoning Map Amendment No. 82-16 from ROS to Huntington Harbour Bay Club Specific Plan. In November 1989 Conditional Use Permit No. 89-36/Conditional

Exception No. 89-53/Coastal Development Permit No. 89-20 were approved for the construction of the 36 unit Bay Club residential condominiums.

Code Enforcement History: The City has received complaints over the years regarding deteriorated structures, rubbish accumulation, and overgrown/dead vegetation at the racquet club.

ISSUES:

Subject Property And Surrounding Land Use, Zoning And General Plan Designations:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property	M-sp (Mixed Use – Specific Plan Overlay)	Specific Plan No. 4	Banquet Facilities, Tennis Courts, Marina, Condos, Parking Lot
North of Subject Property	OS-W (Open Space Water Recreation), RL-7 (Residential Low Density)	OS-WR-CZ (Open Space-Water Recreation-Coastal Zone), RL (Residential Low Density)	Channel, Single Family Residential
East of Subject Property (across Edgewater Ln.)	RL-7	RL	Single Family Residential
South of Subject Property (across Warner Ave.)	-	-	Bolsa Chica (County)
West of Subject Property (across Sceptre Ln.)	RL-7	RL	Town Homes

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is M-sp (Mixed Use – Specific Plan Overlay). This designation permits single or mixed uses containing commercial and residential. The Coastal Element states that mixed-use developments in the coastal zone will focus on providing visitor serving commercial opportunities along the inland side of PCH and within the Downtown Specific Plan Area. The amended Specific Plan is in conformance with this designation because it will allow for the continuation of residential development on the site in conjunction with the existing public marina. The proposed project is also consistent with the goals and objectives of the City’s General Plan as follows:

A. Land Use Element

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

Objective LU 8.1 - Maintain the pattern of existing land uses while providing opportunities for the evolution, including intensification and re-use, of selected subareas in order to improve their character and identity.

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

Objective LU 11.1 - Provide for the development of structures that integrate housing with commercial uses, and ensure the compatibility of these uses.

Policy LU 11.1.2 - Limit commercial uses in mixed-use development projects to those uses that are compatible with the residences.

Objective LU 15.1 - Ensure that large scale, mixed-use, and multi-phased development projects and significant land use and activity districts achieve a consistent character, are compatible with their surrounding environment, and benefit the City.

The amended Specific Plan will allow the replacement of an underutilized commercial facility, which represents a nominal source of sales tax and jobs, with a more compatible residential use that will provide new housing opportunities for the community.

B. Urban Design Element

Objective UD 2.1 - Minimize the visual impacts of new development on public views to the coastal corridor, including views of the sea and the wetlands.

Policy UD 2.1.1 - Require that new development be designed to consider coastal views in its massing, height, and site orientation.

As shown in the view analysis for the Huntington Harbour Bay Club (see Attachment No. 4), there are limited views across the area occupied by the banquet facility and tennis courts due to existing structures, fencing, and landscaping. The proposed single family residential development will not result in any noticeable impact to any public views across the Specific Plan area.

C. Circulation Element

Policy CE 2.3.2 - Limit driveway access points and require adequate driveway widths onto arterial roadways and require driveways be located to ensure the smooth and efficient flow of vehicles, bicycles and pedestrians.

Policy CE 2.3.4 - Require that new development mitigate its impact on City streets, including but not limited to, pedestrian, bicycle, and vehicular conflicts, to maintain adequate levels of service.

A mitigation measure outlined in the Mitigated Negative Declaration will require the applicant to submit a signal warrant and access study to address the need for a traffic signal or other access modifications near the project site to facilitate eastbound turns into Warner.

D. Coastal Element

Goal C 2 – Provide coastal resource access opportunities for the public where feasible and in accordance with the California Coastal Act requirements.

Policy C 2.5.1 - Require that existing public access to the shoreline and Huntington Harbour waterways be maintained and enhanced, where necessary and feasible, notwithstanding overriding safety, environmental or privacy issues.

Policy C 3.4.4 - Encourage the provision of public boating support facilities compatible with surrounding land uses and water quality.

Objective C 4.1.1 - The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect public views to and along the ocean and scenic coastal areas.

Policy C 4.2.1 - Ensure that the following minimum standards are met by new development in the Coastal Zone as feasible and appropriate:

- a) Preservation of public views to and from the bluffs, to the shoreline and ocean and to the wetlands.
- b) Adequate landscaping and vegetation.
- c) Evaluation of project design regarding visual impact and compatibility.
- d) Incorporate landscaping to mask oil operations and major utilities, such as the electrical power plant on Pacific Coast Highway.

Policy C 4.2.2 - Require that the massing, height, and orientation of new development be designed to protect public coastal views.

Policy C 6.1.1 - Require that new development include mitigation measures to prevent the degradation of water quality of groundwater basins, wetlands, and surface water.

The amended Specific Plan will continue to require public access to the shoreline. The view analysis for the Huntington Harbour Bay Club (see Attachment No. 4) shows that the proposed single family residential development will not result in any noticeable impact to any public views across the Specific Plan area. Water quality measures have been incorporated into the amended Specific Plan.

Zoning Compliance:

The adoption of the amended Specific Plan will establish a revised set of development regulations for Planning Area B which is proposed for a maximum of 11 small lot single family residential units. The

City has an adopted Small Lot Residential Development Ordinance. However, the applicant’s proposed development standards deviate from the City’s adopted regulations. Staff supports the use of the City’s adopted Small Lot Development Standards for the residential development in Planning Area B to be consistent with similar recently approved projects.

The following is a zoning conformance matrix which compares the applicant’s proposed development standards for the single family residential use in Planning Area B with the City’s adopted Small Lot Development Standards.

SECTION	ISSUE	CODE PROVISION	PROPOSED
230.24(C)	Building Site/Lot Size	Min.3,100 sq. ft. (3,400 sq. ft. avg.)	Min. 3,200 sq. ft.
	Lot Frontage	Min. 40 ft. (30 ft. Cul-de-sac and knuckle)	Min. 40 ft.
	Lot Depth	None	Min. 80 ft.
	Height Dwellings	Max. 30 ft.; max. 2 stories except 3 rd level permitted <500 sq. ft.; min. 5/12 roof pitch; no decks above the second story	Max. 30 ft.
	Accessory Structures	Max. 15 ft.	
	Setbacks		
	Front Dwelling Covered Porches (unenclosed) Garage Upper Story	Min. 15 ft. + offsets in front façade Min. 10 ft. Min. 18 ft. Upper story setback shall be varied	Min. 10 ft. Min. 5 ft. (front or side entry garage)
	Side	Min. 8 ft. aggregate; min. 3 ft. 0 ft. permitted with min. 8 ft. on other side	Min. 3 ft.
	Street Side	Min. 10 ft.; includes min. 4 ft. landscape lettered lot (6 ft. between bldg. and property line)	Min. 5 ft.
	Rear Dwelling Garage	Min. 15 ft.; 50% of bldg. width may be at 13 ft. 3 ft.; 0 ft. if garage is designed to back to another garage	Min. 5 ft.
	Lot Coverage	Max. 50% + 5% for covered porches, patio covers, balconies	Max. 60%
	Floor Area Ratio	Max. 0.7	None
	Interior Garage Dimension (width x depth)	Min. 400 sq. ft. Min. 18 ft. wide	None
	Building Separation to Accessory Building	Min. 6 ft.	Min. 5 ft.

SECTION	ISSUE	CODE PROVISION	PROPOSED
	Open Space	Min. 600 sq. ft. private and/or common per unit. Private open space excludes side and front yard setback areas. Common open space requires min. 10 ft. dimension	Common - one area required (no standards specified) Private – Patios or balconies required <u>Patios:</u> <u>Studio/1 bedroom</u> – Min. 120 sq. ft.; min. 10 ft. dimension <u>2 bedrooms</u> – Min. 200 sq. ft.; min. 10 ft. dimension <u>3 or more bedrooms</u> – Min. 300 sq. ft.; min. 10 ft. dimension <u>Balconies:</u> <u>Studio/1 bedroom</u> – Min. 60 sq. ft.; min. 6 ft. dimension <u>2 or more bedrooms</u> – Min. 120 sq. ft.; min. 6 ft. dimension
	Street Sections Streets Sidewalks/Parkways	Subject to City review; Min. 36 ft. curb-to-curb may be permitted provided all units in the development are equipped with automatic sprinkler systems; On-street parking shall be provided on both sides of the street Sidewalks required on both sides of the street; Min. 6 ft. landscape parkways may be provided on both sides of the street. Sidewalk widths shall be designed to Public Works Standards	Per City standards
	Walls and Fences	Block walls required; may allow wrought iron element where appropriate	Primarily ornamental iron with limited use of masonry/concrete walls
	Landscaping	Tree wells adjacent to landscape parkways on the street side of curb is encouraged; however, shall not encroach into the min. 24 foot wide drive aisle. Landscaping requirements in Chapter 323 shall apply.	None
231.04.B	Off-Street Parking 0-4 bedrooms 5 or more bedrooms Guest	2 enclosed and 2 open 3 enclosed and 3 open Min. 1 on-street space per unit (parking plan required)	Min. 2 enclosed per unit; 1 additional space per unit on site, either enclosed or open (driveway apron may count) Same (either along an interior street, or clustered within a designated area)

Any proposal for new construction will be evaluated for compliance with parking requirements at submittal of entitlement applications. The following table depicts the parking analysis for the existing uses within the Specific Plan area based upon the Specific Plan and Section 231.04 of the HBZSO:

EXISTING USES	CODE PROVISION	PARKING SPACES REQUIRED PER HBOC AND SP-4	PARKING SPACES PROVIDED
Banquet Facility (8,500 s.f. of banquet area)	1/100 s.f. of banquet area	85	125 total (67 in parking lot*, 58 in tennis courts)
Coastal Access Parking	10	10	10
Marina (164 total slips)	164 public slips x 0.75/slip	123	61
36 Condominiums	36 units x 2.5 spaces/unit	90	105 total (72 semi- subterranean, 33 open)
TOTAL		308	301

* Parking lot available for banquet facility, marina, and public beach access.

There are two parking lots with a total of 138 parking spaces that provide parking for the banquet facility, marina, and public beach access. In addition, the tennis courts provide another 58 parking spaces for the banquet facility. If the amended Specific Plan is approved, the applicant must demonstrate that with the construction of the new single family residences in Planning Area B and the reconfiguration of the marina and public beach access parking within Planning Area A, adequate parking will continue to be provided by code for all the existing and proposed uses. A minimum of 133 parking spaces must be maintained to provide adequate parking for public beach access and the 164 slips in the marina.

Urban Design Guidelines Conformance:

The amended Specific Plan requires all development proposals within the Specific Plan area to conform to the Citywide Urban Design Guidelines as well as those outlined in the document itself.

Environmental Status:

Staff has completed the environmental assessment and determined that no significant impacts are anticipated as a result of the proposed project that could not be mitigated to a level of insignificance. Subsequently, Mitigated Negative Declaration No. 01-06 (Attachment No. 4) was prepared with mitigation measures pursuant to Section 240.04 of the HBZSO and the provisions of the California Environment Quality Act (CEQA).

The Planning Department advertised draft Mitigated Negative Declaration No. 01-06 for thirty (30) days commencing on April 24, 2003 and ending on May 23, 2003. Comments were received from Caltrans, the Weatherly Bay Homeowners' Association, HB Union High School District, and the Environmental Board. Staff has prepared a response and errata and included them with the attached Negative Declaration.

Environmental Board Comments:

The Environmental Board reviewed the Negative Declaration and provided a letter outlining the following recommendations and issues:

- Recommendation for a condition that prior to the issuance of building permits, the applicant shall submit a "Boat Pump-Out Management Plan" to the Public Works Department for review and approval.
- Require the public beach, beach access parking, and pathways be posted so that members of the general public can easily identify them.
- Recommendation for a condition that any pipelines connecting Warner Pond to the harbor be identified and protected during demolition and construction.

Attachment No. 4 includes a copy of the Board's comments as well as staff's response. Prior to any action on Zoning Text Amendment No. 01-05 and Local Coastal Program Amendment No. 01-01, it is necessary for the Planning Commission to review and act on Mitigated Negative Declaration No. 01-06. Staff, in its initial study of the project, is recommending that the mitigated negative declaration be approved with findings and mitigation measures.

Coastal Status:

The Specific Plan area is located within the coastal zone; Therefore, the proposed amendment to the Specific Plan requires a concurrent amendment to the Local Coastal Program, which will be forwarded to the Coastal Commission for certification. The proposed project complies with the Coastal Zone requirements, including public access and preservation of visual resources, and will implement the goals, policies, and objectives of the Coastal Element of the General Plan.

Redevelopment Status: Not applicable.

Design Review Board: The amended Specific Plan includes a requirement that all development proposals shall be subject to Design Review Board action.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements: The Departments of Public Works, Building and Safety, Fire, Economic Development, Community Services, and Police have reviewed the proposal. Their recommendations have been incorporated into the amended Specific Plan.

Community Meeting:

The applicant and staff attended a community meeting with the owners of the 36-unit Bay Club condominium complex on January 27, 2003. At that meeting the residents were generally in support of the request and expressed concerns primarily about:

- Maintaining adequate separation between the condominiums and the proposed single family residences;
- Limiting the height of the proposed single family residences;
- Providing adequate parking;
- Providing primary access off Sceptre Lane and secondary access only off Warner Ave.; and
- Assuring that no additional boat slips are added.

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on February 12, 2004, and notices were sent to property owners of record and tenants within a 1000 ft. radius of the subject property, individuals/organizations requesting notification (Planning Department’s Notification Matrix), applicant, and interested parties. All letters in support or opposition received as of February 19, 2004 have been included in Attachment No. 8.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

MND/ZTA/LCPA: March 10, 2003

MANDATORY PROCESSING DATE(S):

None for legislative actions

ANALYSIS:

The primary issues with this request are land use compatibility, conformance to the Local Coastal Program, the development standards for the proposed residential development in Planning Area B, and the overall revision to the Specific Plan.

Land Use Compatibility

The Specific Plan area is surrounded by residential uses to the north, east, and west. To the south, across Warner Ave., is the Bolsa Chica. The Specific Plan area already includes an existing 36-unit residential condo complex. The proposed 11 single family residential units within the 1.6 acre Planning Area B is an extension of the primarily residential character of the area and results in a density of seven dwelling units (d.u.) per acre (11 d.u./1.6 acres = 7 d.u./acre). This is consistent with the RL-7 (Residential Low Density – 7 d.u. per acre) General Plan land use designation for the residential uses surrounding the Specific Plan area and is less than the density of the existing 36-unit condo complex in Planning Area D (36 d.u./1.7 acres = 21 d.u./acre). At ultimate build out the overall density of the Specific Plan area would be a maximum of 10 d.u./acre (47 total d.u./5 acres).

As described in the project proposal the existing banquet facility is a less than compatible use due to impacts such as noise and traffic, particularly during late night events. The amended Specific Plan, which

will result in the demolition of the existing banquet facilities and tennis courts and construction of single family residences, will result in greater compatibility with the area.

Conformance to the Local Coastal Program

The Coastal Act favors visitor serving commercial uses designed to enhance public opportunities for coastal recreation over residential, general industrial, or general commercial development within the coastal zone. The banquet facility and tennis courts proposed to be replaced with residential development are visitor serving commercial uses. However, the applicant has indicated that demand for the facilities has declined over the years and as a result the facilities are no longer being maintained. Staff supports the amendment to the Specific Plan because it will allow the replacement of an underutilized commercial facility, which represents a nominal source of sales tax and jobs, with a more compatible residential use that will provide new housing opportunities for the community. Moreover, because the existing public marina is considered a coastal dependent visitor serving commercial use and will remain, staff believes the amendment to the Specific Plan meets the intent of providing visitor serving and coastal dependent uses within the coastal zone.

At the recent Planning Commission Study Session on this project, the Commission inquired about potential alternative commercial uses for the banquet facility and racquet club site. The following use classifications outlined in the Visitor Commercial District of the HBZSO, which may be more compatible with the area than the banquet facility, may be potential alternatives and would further implement the Coastal Act policy of favoring visitor serving commercial uses:

- Marine sales and services
- Cultural institutions (libraries, museums, art galleries)
- Artists' studio
- Commercial recreation and entertainment (theaters, bowling alleys, skating rinks)
- Personal services
- Retail sales (specialty and beach related retail shops)
- Bed and breakfast inn, hotel, motel

Staff supports allowing residential use in Planning Area B because it offers greater compatibility with the area and the proposed mix of uses allows the Specific Plan area to continue to conform to the Land Use and Coastal Elements of the General Plan.

Development Standards for Planning Area B

The amended Specific Plan includes development standards proposed by the applicant for the future 11-unit small lot residential development. The proposed standards deviate from the City's adopted Small Lot Development Standards with regards to average lot size, lot coverage, floor area ratio, and setbacks, among others. The applicant is proposing different standards because they believe that the unique size and shape of the property warrants unique standards as allowed for in a Specific Plan. A comparison of the applicant's proposed development standards with the City's adopted Small Lot Development Standards is provided in the zoning compliance section of this report.

The City's Small Lot Development Standards were adopted to provide an alternative to attached housing in multi-family districts. The City went through a lengthy process in developing, reviewing, and adopting these standards to accommodate this new housing product that has been proposed increasingly by developers. Given the amount of work that has been invested in its adoption, staff supports the use of the City's adopted Small Lot Development Standards to be consistent with recently approved small lot developments and has incorporated those recommended standards in the draft amended Specific Plan. If the Planning Commission were inclined to approve the applicant's request to deviate from the adopted standards staff would recommend that the applicant be required instead to build attached units consistent with the HBZSO. This would provide the applicant some of the reduction in development standards that they are seeking. Furthermore, an attached development would provide a more affordable housing type and allow for greater open space.

Amended Specific Plan

The current Specific Plan was adopted in 1983 and is in a format that is outdated. In addition to the specific changes outlined in the project proposal, the overall format and content of the Specific Plan is being updated to be consistent with Specific Plans recently adopted by the City. The amended Specific Plan incorporates entitlement requirements consistent with those in the HBZSO and in more recent Specific Plans. It also includes updated graphics and the majority of the development standards are presented in one convenient matrix. The amended Specific Plan also references other requirements such as compliance with the Citywide Urban Design Guidelines, affordable housing, and water quality standards, among others. Staff is in support of the overall update to the format of the Specific Plan with changes as shown in the draft amended Specific Plan (Attachment No. 5).

ATTACHMENTS:

1. Suggested Findings of Approval for Mitigated Negative Declaration No. 01-06/Zoning Text Amendment No. 01-05/Local Coastal Program Amendment No. 01-01
2. Draft Ordinance adopting ZTA No. 01-05
3. Draft Resolution adopting LCPA No. 01-01
4. Mitigated Negative Declaration No. 01-06 (Includes Environmental Checklist, Mitigation Measures, Response to Comments, Errata to the Negative Declaration, and Comment Letters from Caltrans, Weatherly Bay Homeowners' Association, HB Union High School District, and Environmental Board)
5. Draft Amended Specific Plan No. 4 dated January 2004
6. Existing Specific Plan No. 4 adopted February 1983 and revised July 1984
7. Narrative
8. Letters in Opposition and/or Support
9. Illustrative Plan

SH:MBB:RR

ATTACHMENT NO. 1

SUGGESTED FINDINGS OF APPROVAL

MITIGATED NEGATIVE DECLARATION NO. 01-06/ZONING TEXT AMENDMENT NO. 01-05/LOCAL COASTAL PROGRAM AMENDMENT NO. 01-01

SUGGESTED FINDINGS FOR APPROVAL – MITIGATED NEGATIVE DECLARATION NO. 01-06:

1. Mitigated Negative Declaration No. 01-06 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of thirty (30) days. Comments received during the comment period were considered by the Planning Commission prior to action on the Mitigated Negative Declaration, Local Coastal Program Amendment, and Zoning Text Amendment.
2. Mitigation measures, incorporated into the Mitigated Negative Declaration, avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur.
3. There is no substantial evidence in light of the whole record before the Planning Commission that the project, as mitigated through the recommended mitigation measures and standard conditions of approval for any future entitlements, will have a significant effect on the environment.

SUGGESTED FINDINGS FOR APPROVAL - ZONING TEXT AMENDMENT NO. 01-05:

1. Zoning Text Amendment No. 01-05 to amend Specific Plan No. 4 (Huntington Harbour Bay Club Specific Plan) by: 1) reconfiguring Planning Areas A through D; 2) allowing residential use in Planning Area B; 3) adding development standards for the future residential development in Planning Area B; and 4) updating the overall format of the Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable specific plan. It will continue to allow a combination of commercial, public recreation, and residential uses which are consistent with the subject site's General Plan land use designation of M-sp (Mixed Use – Specific Plan Overlay).
2. In the case of a general land use provision, the zoning text amendment is compatible with the uses authorized in, and the standards prescribed for, the zoning district for which it is proposed. The amended Specific Plan will allow the new Planning Area B to be recycled into a residential use that is compatible with the uses prescribed for in the Specific as well as the surrounding area.
4. A community need is demonstrated for the change proposed. The existing banquet facility and tennis club is a less than compatible use. The demand for the facility has declined and the facility has fallen into disrepair. The Specific Plan amendment to allow single family residential development in place of the banquet facilities and tennis club will result in a more productive use of the property and will add to the housing stock.

4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice. The amended Specific Plan will allow the replacement of an underutilized commercial facility, which represents a nominal source of sales tax and jobs, with a more compatible residential use that will provide new housing opportunities for the community.

SUGGESTED FINDINGS FOR APPROVAL – LOCAL COASTAL PROGRAM AMENDMENT NO. 01-01:

1. The Huntington Harbour Bay Club Specific Plan area has a General Plan Land Use designation of M-sp (Mixed Use – Specific Plan Overlay) which permits single and mixed-use areas that may include residential and commercial uses. Local Coastal Program Amendment No. 01-01 to the Huntington Beach Local Coastal Program in accordance with Zoning Text Amendment No. 01-05 is consistent with the General Plan designation because the amended Specific Plan will continue to permit a variety of uses such as commercial, public recreation, and residential.
2. The proposed change to the Local Coastal Program is in accordance with the policies, standards and provisions of the California Coastal Act that encourage coastal dependent uses and protect public access and public recreation. The amended Specific Plan will continue to allow for the existing public marina. Additionally, public access to the shoreline and public recreational opportunities will continue to be provided while allowing for new residential development more compatible with the area. The proposed residential development will be located in an existing developed area where adequate public services are provided and where it will not have significant adverse effects on coastal resources.
3. The amended Specific Plan conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act because it will continue to require property owners in the Specific Plan area to irrevocably offer to dedicate an easement for public access and passive recreation along the shoreline and the beach and provide ten public beach access parking spaces.