

# AGENDA (AMENDED) HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JULY 25, 2006  
HUNTINGTON BEACH CIVIC CENTER  
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

## CALL PLANNING COMMISSION MEETING TO ORDER

**ROLL CALL:** *Burnett, Livengood, Scandura, Dingwall, Ray, Horgan, Dwyer*

## AGENDA APPROVAL

- A. **PROJECT REVIEW (FUTURE AGENDA ITEMS):**
  - A-1. **DRAFT ENVIRONMENTAL IMPACT REPORT NO. 05-01 (NEWLAND STREET RESIDENTIAL – 21471 NEWLAND STREET) – Jane James**
  - A-2. **GENERAL PLAN CONFORMANCE 06-03 (CITY OF HUNTINGTON BEACH CAPITAL IMPROVEMENTS PROGRAM) – Rosemary Medel**
- B. **STUDY SESSION ITEMS - NONE**
- C. **AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Herb Fauland**
- D. **PLANNING COMMISSION COMMITTEE REPORTS**
- E. **PUBLIC COMMENTS – Regarding Study Session portion of Meeting**

Anyone wishing to speak on Project Review or Study Session items during PUBLIC COMMENTS may do so by filling out a Request To Speak form and giving it to the Secretary. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)
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## F. **PLANNING COMMISSION COMMENTS**

6:30 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

## CALL PLANNING COMMISSION MEETING TO ORDER

## PLEDGE OF ALLEGIANCE

**ROLL CALL:** *Burnett, Livengood, Scandura, Dingwall, Ray, Horgan, Dwyer*

## AGENDA APPROVAL

## A. **ORAL COMMUNICATIONS**

Anyone wishing to speak during ORAL COMMUNICATIONS must fill out and submit a form to speak. The Planning Commission can take no action on this date, unless the item is agendaized. Any one wishing to speak on items not on tonight's agenda, a closed public hearing item, or on non-public hearing items may do so during ORAL COMMUNICATIONS. Please note comments on closed public hearing items will not be part of the permanent entitlement record. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

**B. PUBLIC HEARING ITEMS:**

Anyone wishing to speak during an open PUBLIC HEARING must fill out and submit a form to speak. The public may address the Planning Commission only during the open PUBLIC HEARING items or during ORAL COMMUNICATIONS. Please review the agenda to determine whether the PUBLIC HEARING item is open or closed. If the PUBLIC HEARING on an item is closed, you will not be permitted to speak during that portion of the agenda and may wish to address your concerns during the ORAL COMMUNICATIONS portion of the agenda. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (4 MINUTES PER PERSON, WITH A MAXIMUM TIME DONATION OF 8 MINUTES, FOR A TOTAL OF 12 MINUTES PER SPEAKER)

**PROCEDURE:** Commission Disclosure Statement(s), Staff Report Presentation, Commission Questions, Public Hearing, Discussion/Action.

- B-1. ZONING MAP AMENDMENT NO. 06-02/ZONING TEXT AMENDMENT NO. 06-04 (MAIN/CREST NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT) **Applicant:** City of Huntington Beach **Request: ZMA:** To establish a Neighborhood Conservation Overlay District for properties located in the general area of Main Street and Crest Avenue; **ZTA:** To adopt the Main/Crest Neighborhood Conservation Plan comprised of development standards proposed by a group of neighbors concerned with preserving the character and traditional development pattern of their neighborhood. **Location:** Northeast of Palm Avenue, south of 11<sup>th</sup> Street, and west of Lake Street **Project Planner:** Jennifer Villasenor.**

**STAFF RECOMMENDATION:** Motion to: "Approve Zoning Map Amendment No. 06-02 and Zoning Text Amendment No. 06-04 with findings for approval (Attachment No. 1) and forward the draft City Council Ordinance (Attachment No. 3) to the City Council for adoption."

- B-2. ANNUAL REVIEW AND MONITORING REPORT – DOWNTOWN PARKING MASTER PLAN: **Applicant:** City of Huntington Beach Planning Department **Request:** Annual review of the Downtown Parking Master Plan, documenting building activity and land use changes between June 1, 2004 and June 1, 2005 **Location:** Downtown Specific Plan area (generally bounded by Pacific Coast Highway, Sixth Street, Acacia Avenue and Second Street) **Project Planner:** Ron Santos**

**STAFF RECOMMENDATION:**

- A. Motion to: "Approve Zoning Map Amendment No. 06-02 and Zoning Text Amendment No. 06-04 with findings for approval (Attachment No. 1) and forward the draft City Council Ordinance (Attachment No. 3) to the City Council for adoption"; or

- B. Motion to: "Approve, in modified form, Zoning Map Amendment No. 06-02 and Zoning Text Amendment No. 06-04 with findings for approval and forward draft City Council Ordinance to the City Council for adoption"; or
- C. Motion to: "Deny Zoning Map Amendment No. 06-02 and Zoning Text Amendment No. 06-04 with findings for denial."

**C. CONSENT CALENDAR**

**C-1. PLANNING COMMISSION MINUTES DATED OCTOBER 25, 2005**

**RECOMMENDED ACTION:** Motion to: "Approve the October 25, 2005, Planning Commission Minutes as submitted."

**D. NON-PUBLIC HEARING ITEMS:**

**D-1. 2005-2006 FLOOD MANAGEMENT PLAN ANNUAL REVIEW:** Applicant: City of Huntington Beach Request: Annual review of the Flood Management Plan to demonstrate that the City is actively pursuing implementation of the Flood Management Plan. Location: City-wide/Floodplain Project Planner: Ricky Ramos

**STAFF RECOMMENDATION:** Motion to: "Accept the Flood Management Plan Annual Review as adequate and complete and forward to the City Council for their review."

**E. PLANNING ITEMS**

- E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING
- E-2. CITY COUNCIL ITEMS FOR NEXT MEETING
- E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING

**F. PLANNING COMMISSION ITEMS**

**F-1. PLANNING COMMISSION REQUEST ITEMS – NONE**

**F-2. PLANNING COMMISSION COMMENTS**

Commissioner Burnett -

Commissioner Livengood -

Vice-Chairperson Scandura -

Chairperson Dingwall -

Commissioner Ray -

Commissioner Horgan –

Commissioner Dwyer -

**ADJOURNMENT:**

**Adjourn to the Planning Commission Workshop scheduled for August 2, 2006 and to the next regularly scheduled meeting of August 8, 2006.**

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission is final unless an appeal is filed to the City Clerk by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Five Hundred Forty-One Dollars (\$1,541.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property or Two Thousand Three Hundred Seventy-Nine Dollars (\$2,379.00) if the appeal is filed by any other party. The appeal shall be submitted to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action.

Copies of staff reports and/or written materials on each agenda item are on file in the Planning Department, for inspection by the public. A copy of the agenda packet is also available at the Central Library (7111 Talbert Avenue).

**VIDEO TAPES OF MEETINGS AVAILABLE FOR PUBLIC CHECK OUT AT THE CENTRAL LIBRARY, AND FOR DUPLICATION SERVICES IN THE CITY CLERK'S OFFICE.**

## HUNTINGTON BEACH PLANNING COMMISSION Public Hearing Procedures

This statement has been prepared to provide a better understanding of the procedures for public hearings before the Planning Commission.

Regular meetings of the Planning Commission are held on the second and fourth Tuesdays of each month beginning at 5:15 p.m. in Room B-8 for a study session and then at 7:00 PM in the Council Chambers. Adjourned meetings, special meetings, and Study Sessions may be scheduled at other times.

Planning Commission proceedings are governed by the Planning Commission By-Laws, Robert's Rules of Order and the Brown Act. The following is the typical sequence of events on public hearing items:

- A. The Chairperson shall announce the item and if the public hearing is open or closed.
- B. The Planning Commission shall disclose any discussions, conversations, etc., with applicants, applicant's representatives or property owners.
- C. The staff report is presented.
- D. Questions by the Planning Commission concerning the staff report may be answered at this time.
- E. The public hearing is opened by the Chairperson.
- F. The applicant or appellant is given an opportunity to address the Commission. Time is not limited but left to the Chairperson's discretion.
- G. Public Comments: Staff will call all speakers by name. Please proceed to the podium. Individuals favoring and opposing the proposal are given an opportunity to address the Commission (up to four (4) minutes), or may choose to donate their time to another speaker if the "Request to Speak" form is filled out and given to the Secretary. A speaker who addresses the Commission on behalf of individuals who donate time are allowed a maximum of 12 minutes. Individuals who donate time must be present when the item is being discussed. Please state your name before addressing the Commission.
- H. The Commission may ask questions of speakers addressing the Commission.
- I. The public hearing is closed.
- J. The Commission will deliberate the matter at this time.
- K. The Commission then acts on the matter by continuing, approving, conditionally approving, or denying the petition.

The Planning Commission receives a staff report packet on the Tuesday preceding the meeting, allowing time to review each case and make further investigations in the field prior to the scheduled meeting.

Staff reports are available in the Planning Department, the Central Library and on the City's website ([www.surfcity-hb.org](http://www.surfcity-hb.org)) anytime on Wednesday preceding the Tuesday Planning Commission meeting.



**City of Huntington Beach Planning Department**  
**STUDY SESSION REPORT**

**TO:** Planning Commission  
**FROM:** Howard Zelefsky, Director of Planning  
**BY:** Jane James, Senior Planner  
**DATE:** July 25, 2006

**SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 05-01 (NEWLAND STREET RESIDENTIAL – 21471 NEWLAND STREET)**

**PROJECT REQUEST AND SPECIAL CONSIDERATIONS**

Environmental Impact Report (EIR) No. 05-01 represents a request to analyze the potential environmental impacts associated with the following proposed entitlements:

- General Plan Amendment No. 04-04: To amend the General Plan Land Use designation on 23.1 acres from the current I-F2-d (Industrial – 0.5 Floor Area Ratio – Design Overlay) to the proposed RM (Medium Density Residential) designation.
- Zoning Map Amendment No. 04-01: To amend the Zoning designation from IL-O-FP2 (Limited Industrial – Oil District Overlay – Flood Plain) to RM-FP2 (Medium Density Residential – Flood Plain).
- Tentative Tract Map No. 16733: To subdivide the property into 21 numbered lots for multi-family residential development and nine lettered lots for private streets, sidewalks, open space, and park-way landscaping.
- Conditional Use Permit No. 04-32: To develop a 204 unit multi-family residential development that abuts an arterial street; includes a dwelling unit more than 150 feet from a public street; includes buildings exceeding 25 feet in height; includes retaining walls up to four feet, six inches in height in lieu of a maximum height of two feet on pads raised approximately three to five feet above existing grade to comply with FEMA floodplain requirements; and includes an eight foot high wall within 11 to 13 feet of the front property line in-lieu of the minimum 15 foot setback required.

**CURRENT LAND USE, HISTORY OF SITE, GENERAL PLAN, AND ZONING DESIGNATION**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	I-F2-d (Industrial – 0.5 FAR – Design Overlay)	IL-O-FP2 (Limited Industrial – Oil Overlay – Flood Plain)	Former oil tank farm, now vacant. RV and boat storage on approx. 4.5 acres.

LOCATION	GENERAL PLAN	ZONING	LAND USE
North of Subject Property (adjacent and across Lomond Drive)	RL-7 (Low Density Residential) and RMH-25 (Medium High Density Residential – 25 units/acre max.)	RL (Low Density Residential) and RMH (Medium High Density Residential)	Single family and multiple family residential units
East of Subject Property: (across Newland St.)	RL-7 (Residential Low Density)	RL (Residential Low Density)	Single-family residential
South and West of Subject Property:	OS – C (Open Space Conservation)	CC - CZ (Coastal Conservation - Coastal Zone)	Open Space - Wetlands

The majority of the project site is currently vacant, graded soil due to the historic industrial use on site. The project site was previously graded as part of a soil remediation program, which was officially completed in June 2004. The northeast corner of the site (approximately 4.5 acres) is currently used as a recreational vehicle and boat storage facility.

#### APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION:

Draft EIR: December 6, 2005

Tentative Tract Map: March 15, 2006

Conditional Use Permit: March 15, 2006

MANDATORY PROCESSING DATE(S):

Within 1 year of complete application or by March 15, 2007

Within 50 days from EIR Certification

Within 180 days from EIR Certification

Conditional Use Permit No. 04-32 was filed on September 24, 2004 and deemed complete March 15, 2006. Pursuant to the California Environmental Quality Act, the lead agency must adopt the project Environmental Impact Report (EIR) within 180 days of accepting the application as complete (i.e., by March 15, 2007). The project and the EIR were introduced at the July 11, 2006 and July 25, 2006 Planning Commission Study Sessions, respectively, and a formal hearing is tentatively scheduled for August 8, 2006. The next regularly scheduled meeting of the Planning Commission is August 22, 2006.

Tentative Tract Map No. 16733 was reviewed and recommended for approval, with conditions, by the Subdivision Committee on July 13, 2006.

#### CEQA ANALYSIS/REVIEW

In accordance with the California Environmental Quality Act (CEQA), EIR No. 05-01 was prepared by EIP Associates to analyze the potential environmental impacts associated with implementation of the proposed project as well as identify appropriate mitigation measures. The Draft EIR was distributed to the Planning Commission for review at the start of the 45-day public comment period on March 3, 2006. The Final Draft EIR, including the Response to Comments and all text changes as a result of the public comment period, was distributed to the Planning Commission and posted on the City's website on May 31, 2006.

The document must be adopted and certified by the Planning Commission prior to any action on General Plan Amendment No. 04-04, Zoning Map Amendment No. 04-01, Tentative Tract Map No. 06733 and Conditional Use Permit No. 04-32. The environmental impact report discusses potential adverse impacts in the areas described below. The direct, indirect and cumulative impacts of the proposal are addressed, as are the impacts of project alternatives.

The requisite CEQA procedure that was followed is outlined below:

<u>June, 2005</u>	Staff conducted an initial study and determined that an EIR would be necessary for the project.
<u>July 13, 2005</u>	A Notice of Preparation was filed with the State Clearinghouse to notify public of intent to prepare and EIR.
<u>July 18, 2005 to August 18, 2005</u>	Initial Study/Notice of Preparation available for 30 day public review and comment period
<u>August 3, 2005</u>	A Public Scoping Meeting was held to solicit comments and issue areas to be studied in the EIR.
<u>March 1, 2006</u>	Notice of Completion filed with the State Clearinghouse.
<u>March 3, 2006 to April 17, 2006</u>	Draft EIR available for public review and comment for forty-five days.
<u>March 30, 2006</u>	A Public Comment Meeting was held to solicit comments on the adequacy of the Draft EIR.
<u>Tentative August 8, 2006</u>	Public hearing before Planning Commission to Certify EIR No. 05-01.

The Initial Study determined that the project would result in no impacts in the following issue areas and no further analysis was required in the EIR:

- Agricultural Resources
- Mineral Resources

The EIR determined that the project would result in no impacts or less than significant impacts in the following issue areas:

- Land Use and Planning
- Population and Housing
- Utilities and Service Systems

The EIR determined that implementation of the proposed project would result in significant or potentially significant impacts that could be mitigated to a less-than-significant level in the following issue areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Public Services
- Recreation
- Transportation/Traffic

The EIR determined that implementation of the proposed project would result in significant, unavoidable impacts in the following issue area:

- Air Quality (peak construction activities could generate emissions that exceed SCAQMD thresholds)

The EIR also presents alternatives to the proposed project that could avoid or reduce the severity of impacts described in the issue areas above.

Through the use of appropriate mitigation measures identified in the EIR, the majority of the potentially adverse impacts associated with the project can be mitigated to a level of insignificance. There is, however, one adverse environmental impact anticipated from the proposed project that cannot be completely eliminated through mitigation measures. Peak construction activities could generate vehicle emissions that exceed SCAQMD thresholds and result in short-term impacts to the air quality. These effects can be lessened by mitigation measures suggested in the environmental impact report, and staff recommends these be incorporated into the project.

Notwithstanding the adoption and implementation of the recommended mitigation measures, approval of the project requires that a Statement of Overriding Considerations be adopted by the Planning Commission, finding that the economic and social benefits of the proposed project outweigh its potentially adverse impact. Prior to certification and adoption of the EIR by resolution, the Planning Commission may amend the document. It should be noted, however, that removal of any of the recommended mitigation measures will require findings and justification.

## **COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES**

Comments from other City Departments have been transmitted to the applicant separately, and in addition, will be compiled into a draft code requirements letter to be transmitted to the applicant. The analysis and conclusions included in Draft EIR No. 05-01 reflect and are based in part on consultation with the Departments of Building and Safety, Community Services, Fire, Police and Public Works. There are no other responsible public agencies. The final list of recommended conditions of approval is currently being compiled.

## **PUBLIC MEETINGS, COMMENTS AND CONCERNS**

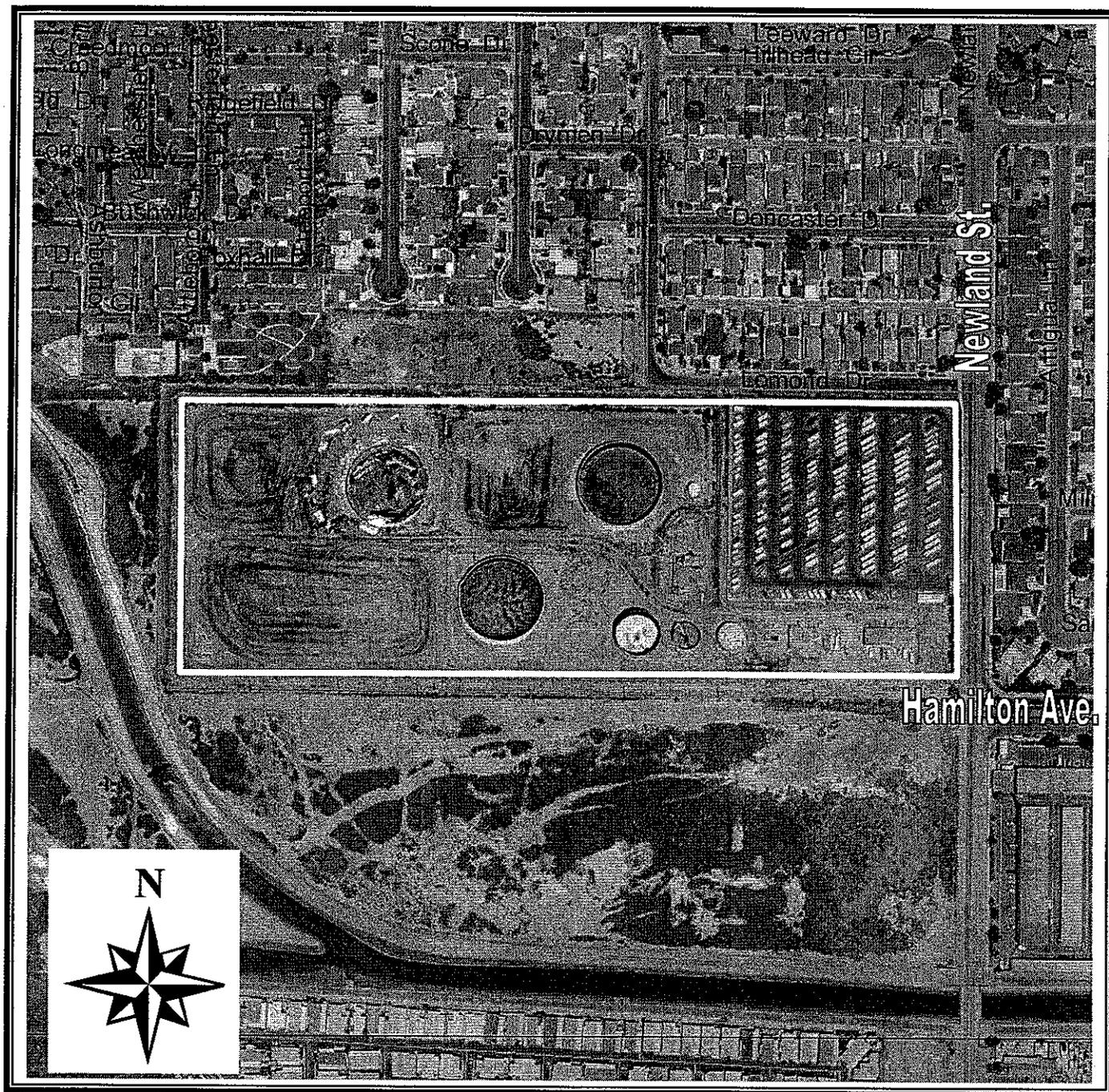
The applicant held a community meeting on June 8, 2005 at the Central Library, which was attended by approximately 70 people, most of which expressed a general interest in the project details. Other public meetings regarding the Draft EIR are described above.

## **PLANNING ISSUES**

Staff has analyzed the project with regards to compliance with mitigation measures identified in EIR No. 05-01. All of the mitigation measures are feasible and attainable by the applicant prior to, during, and after construction.

## **ATTACHMENTS:**

1. Vicinity Map
2. Executive Summary of EIR No. 05-01



**VICINITY MAP**  
**EIR NO. 05-01**  
**NEWLAND STREET RESIDENTIAL PROJECT**  
**CITY OF HUNTINGTON BEACH**

**Table 1-3 Summary of Impacts, Mitigation Measures, and City Requirements**

Impact	Significance Before Mitigation/CR	Mitigation Measures and City Requirements	Significance After Mitigation
<b>Aesthetics</b>			
<p><b>Impact 4.1-1</b> Implementation of the proposed project would not substantially degrade the existing visual character or quality of the project site and its surroundings.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.1-2</b> The proposed project would cast shadows on surrounding residential uses.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.1-3</b> Structural development would introduce new sources of light and glare into the project vicinity.</p>	PS	<p><b>MM 4.1-3</b> To the extent feasible, the Applicant shall use nonreflective façade treatments, such as matte paint or glass coatings. Prior to the issuance of buildings permits for the proposed project, the Applicant shall indicate the provision of these materials on the building plans.</p>	LTS
<b>Air Quality</b>			
<p><b>Impact 4.2-1</b> The proposed project would provide new sources of regional air emissions, but would not impair implementation of the Air Quality Management Plan.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.2-2</b> Peak construction activities associated with the proposed project could generate emissions that exceed SCAQMD thresholds.</p>	S	<p><b>CR 4.2-2(a)</b> Prior to issuance of any grading permit, the name and phone number of the contractor's superintendent hired by the developer shall be submitted to the Departments of Planning and Public Works. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the Applicant's contact number regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with SCAQMD Rule No. 403.</p> <p><b>CR 4.2-2(b)</b> Prior to issuance of any grading permit, the Applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.</p> <p><b>CR 4.2-2(c)</b> Prior to issuance of any grading permit or surcharge activities, the Applicant shall demonstrate that the grading/erosion control plan will abide by the provisions of AQMD's Rule 403 as</p>	SU

**Table 1-3 Summary of Impacts, Mitigation Measures, and City Requirements**

Impact	Significance Before Mitigation/CR	Mitigation Measures and City Requirements	Significance After Mitigation
		<p>related to fugitive dust control.</p> <p><b>CR 4.2-2(d)</b> Prior to issuance of any grading permit, the construction disturbance area shall be kept as small as possible.</p> <p><b>CR 4.2-2(e)</b> Prior to issuance of any grading permit wind barriers shall be installed along the perimeter of the site and/or around areas being graded.</p> <p><b>CR 4.2-2(f)</b> The project developer(s) shall implement dust control measures consistent with SCAQMD Rule 403—Fugitive Dust during the construction phases of new project development. Contract specification language shall be reviewed for inclusion of this language by the City prior to issuance of a grading permit. The following actions are currently recommended to implement Rule 403 and have been quantified by the SCAQMD as being able to reduce dust generation between 30 and 85 percent depending on the source of the dust generation:</p> <ul style="list-style-type: none"> <li>▪ Apply water and/or approved nontoxic chemical soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas that have been inactive for 10 or more days)</li> <li>▪ Replace ground cover in disturbed areas as quickly as possible</li> <li>▪ Enclose, cover, water twice daily, or apply approved chemical soil binders to exposed piles with 5 percent or greater silt content</li> <li>▪ Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. Water active grading sites at least twice daily</li> <li>▪ Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period</li> <li>▪ All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code</li> <li>▪ Sweep streets at the end of the day or as directed by Department of Public Works</li> <li>▪ Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip on a gravel surface to prevent dirt and dust from impacting the surrounding areas.</li> <li>▪ Apply water three times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces</li> <li>▪ Post and enforce traffic speed limits of 15 miles per hour or less on all unpaved surfaces</li> </ul> <p><b>MM-4.2-2(a)</b> The project developer(s) shall require by contract specifications that construction equipment</p>	

Table 1-3 Summary of Impacts, Mitigation Measures, and City Requirements

Impact	Significance Before Mitigation/CR	Mitigation Measures and City Requirements	Significance After Mitigation
		<p>engines will be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction</p> <p><b>MM-4.2-2(b)</b> The project developer(s) shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than five minutes. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.</p> <p><b>MM-4.2-2(c)</b> The project developer(s) shall encourage contractors to utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) and low-emission diesel construction equipment to the extent that the equipment is readily available and cost effective. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.</p> <p><b>MM-4.2-2(d)</b> The project developer(s) shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible. Contract specification language shall be reviewed by the City prior to issuance of a grading permit.</p>	
<p><b>Impact 4.2-3</b> Daily operation of the project would not generate emissions that exceed SCAQMD thresholds.</p>	<p>PS</p>	<p><b>CR 4.2-3</b> The project developer shall include in construction and sales contracts the following requirements or measures shown to be equally effective to reduce project-related stationary and area source emissions:</p> <ul style="list-style-type: none"> <li>▪ Use solar or low-emission water heaters in the residential units</li> <li>▪ Provide energy-efficient heating with automated controls in the residential units</li> <li>▪ Use energy-efficient cooking appliances in the residential units</li> <li>▪ If fire places are provided in new residential units, install the lowest-emitting fireplaces commercially available at the time of development</li> </ul> <p>Contract specification language shall be reviewed by the City prior to issuance of a building permit.</p>	<p>LTS</p>
<p><b>Impact 4.2-4</b> The proposed project would generate increased local traffic volumes, but would not cause localized CO concentrations at nearby intersections to exceed national or state standards.</p>	<p>LTS</p>	<p>No mitigation is required.</p>	<p>LTS</p>

Table 1-3 Summary of Impacts, Mitigation Measures, and City Requirements

Impact	Significance Before Mitigation/CR	Mitigation Measures and City Requirements	Significance After Mitigation
<p><b>Biological Resources</b></p> <p>Impact 4.3-1 The proposed project would not have a substantial adverse impact on species identified as sensitive or special status in local or regional plans, policies, or regulations; or by the California Department of Fish and Game; or by the U.S. Fish and Wildlife Service.</p>	<p>PS</p>	<p>MM 4.3-1(a) If construction occurs at any time during the breeding season (March through September) for the Western snowy plover, Belding's savannah sparrow, or California least tern then two weeks prior to grading or the construction of facilities, and per applicable USFWS and/or CDFG protocols, preconstruction surveys to determine the presence or absence of Western snowy plover, Belding's savannah sparrow, and California least tern shall be required. These surveys shall extend up to 300 feet off site into the surrounding wetland areas to determine the presence of active nests adjacent to the project site. If no active nests are identified within the 300 foot survey area no further action or mitigation is required. Should active nests be found, a 250-foot, no-construction buffer shall be required around each active nest, as it extends into the project site/construction footprint.</p> <p>If the nesting Western snowy plover, Belding's savannah sparrow, or California least tern are found to be present on the project site or within the buffer area and cannot be avoided mitigation shall be required in accordance with the <i>Endangered Species Act</i>. Measures shall be developed in consultation with the CDFG and USFWS and may include but would not be limited to the following:</p> <ul style="list-style-type: none"> <li>▪ On-site preservation or habitat enhancement.</li> <li>▪ Off-site mitigation through the purchase of suitable habitat or participation in an existing mitigation bank</li> <li>▪ Preparation of a Habitat Conservation Plan if there is no federal nexus</li> </ul> <p>MM 4.3-1(b) Permanent nighttime lighting associated with the residential development and any low-level security lighting associated with the public park, shall be angled down and away from the adjacent wetland areas. Further, the use of prismatic glass coverings and cutoff shields is recommended to further prevent light spillover off site.</p>	<p>LTS</p>

**Table 1-3 Summary of Impacts, Mitigation Measures, and City Requirements**

Impact	Significance Before Mitigation/CR	Mitigation Measures and City Requirements	Significance After Mitigation
<p><b>Impact 4.3-2</b> Implementation of the proposed project could have a substantial adverse effect as a result of the direct loss of nesting habitat for resident and migratory avian species of special concern and raptors.</p>	<p>PS</p>	<p><b>MM 4.3-2</b> If the construction phase occurs during the avian breeding season for MBTA-covered species, generally February through August 15, then prior (within 2 weeks) to the onset of construction activities, surveys for nesting special-status and/or migratory avian species and raptors will be conducted on the project site following USFWS and/or CDFG guidelines. If no active avian nests are identified on or within 200 feet of the construction areas, no further mitigation is necessary.</p> <p>Alternatively, to avoid impacts, the project Applicant can begin construction after the previous breeding season for local raptors and other special-status species has ended (generally after mid-August) and before the next breeding season begins (generally before February). Should special-status species and/or raptors choose to nest in an area within 200 feet of active construction that was initiated after mid-August and prior to February of the following year, the project sponsor shall only be required to provide a buffer of 200 feet between activities and the nest site.</p> <p>If active nests for avian species of concern, migratory species, or raptors are found within the construction footprint or a 200-foot buffer zone, construction shall be delayed within the construction footprint and buffer zone until the young have fledged or appropriate mitigation measures responding to the specific situation are developed in consultation with USFWS or CDFG.</p>	<p>LTS</p>
<p><b>Impact 4.3-3</b> Implementation of the proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community.</p>	<p>LTS</p>	<p>No mitigation is required.</p>	<p>LTS</p>
<p><b>Impact 4.3-4</b> The proposed project would not have a substantial adverse effect on federally protected wetlands, including those located adjacent to the project site.</p>	<p>PS</p>	<p><b>MM 4.3-4</b> Runoff from the project site during construction and operation shall be routed away from the adjacent wetlands. To this extent, any drainage system should include standard urban water runoff reduction measures and runoff prevention measures should be incorporated into the landscape design along the western and southern perimeter. This would include, but not be limited to, landscaped berms and vegetated swales around the perimeter of the site to prevent stormwater runoff from flowing into the wetlands and to provide some treatment prior to it exiting the site. Landscaping of the berm shall only consist of native species of grasses and other appropriate vegetation that are noninvasive.</p> <p>The berm shall be monitored following each significant rain event during the construction period and for one-year after the completion of construction to ensure that runoff from the project site does not flow into the adjacent wetland areas. Guidelines for the maintenance of the site shall be established during the establishment phase of the plantings. The maintenance program shall contain guidelines for the control of nonnative plant species, maintenance of the system, and replacement of plant species.</p>	<p>LTS</p>

**Table 1-3 Summary of Impacts, Mitigation Measures, and City Requirements**

Impact	Significance Before Mitigation/CR	Mitigation Measures and City Requirements	Significance After Mitigation
<p><b>Impact 4.3-5</b> The proposed project would not conflict with local policies or ordinances protecting biological resources.</p>	<p>LTS</p>	<p>No mitigation is required.</p>	<p>LTS</p>
<p><b>Cultural Resources</b></p>			
<p><b>Impact 4.4 1</b> Construction of the proposed project could cause a substantial adverse change in the significance of previously unknown archaeological resources that could be present on the project site.</p>	<p>PS</p>	<p><b>MM 4.4-1(a)</b> The Applicant shall arrange for a qualified professional archaeological and paleontological monitor to be present during demolition, grading, trenching, and other excavation on the project site. In addition, all construction personnel shall be informed of the need to stop work on the project site in the event of a potential find, until a qualified archaeologist or paleontologist has been provided the opportunity to assess the significance of the find and implement appropriate measures to protect or scientifically remove the find. Construction personnel will also be informed that unauthorized collection of cultural resources is prohibited.   <b>MM 4.4-1(b)</b> If archaeological or paleontological resources are discovered during earth moving activities, all construction activities within 50 feet of the find shall cease until the archaeologist/paleontologist evaluates the significance of the resource. In the absence of a determination, all archaeological and paleontological resources shall be considered significant. If the resource is determined to be significant, the archaeologist or paleontologist, as appropriate, shall prepare a research design for recovery of the resources in consultation with the State Office of Historic Preservation that satisfies the requirements of Section 21083.2 of CEQA. The archaeologist or paleontologist shall complete a report of the excavations and findings, and shall submit the report for peer review by three County-certified archaeologists or paleontologists, as appropriate. Upon approval of the report, the Applicant shall submit the report to the South Central Coastal Information Center at California State University, Fullerton, and the City of Huntington Beach.</p>	<p>LTS</p>
<p><b>Impact 4.4 2</b> Paleontological resources could be present within rock units on the project site, and could be damaged or destroyed by earth-moving activities resulting from implementation of the proposed project.</p>	<p>PS</p>	<p>Refer to <b>MM 4.4-1(a)</b> and <b>MM 4.4-1(b)</b>.</p>	<p>LTS</p>
<p><b>Impact 4.4 3</b> Construction activities associated with implementation of the proposed project could result in the disturbance of human remains, including those interred outside of formal cemeteries.</p>	<p>PS</p>	<p><b>MM 4.4-3</b> In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately, the area of the find shall be protected, and the Applicant shall immediately notify the City and the Orange County Coroner of the find and comply with the provisions of P.R.C. Section 5097 with respect to Native American involvement, burial treatment, and re-burial, if necessary.</p>	<p>LTS</p>

**Table 1-3 Summary of Impacts, Mitigation Measures, and City Requirements**

Impact	Significance Before Mitigation/CR	Mitigation Measures and City Requirements	Significance After Mitigation
<p><b>Geology and Soils</b></p> <p><b>Impact 4.5-1</b> Project implementation could expose people or structures on-site to strong seismic ground shaking and seismic-related ground failure, including liquefaction.</p>	<p>PS</p>	<p><b>CR 4.5-1</b> Prior to recordation of the final map, a qualified, Licensed Engineer shall prepare a detailed soils and geotechnical analysis. This analysis shall include results of on-site soil sampling and laboratory testing of materials to provide detailed recommendations for grading, chemical and fill properties, liquefaction, foundations, concrete piles, landscaping, dewatering, ground water, retaining walls, pavement sections and utilities.</p> <p><b>MM 4.5-1(a)</b> A liquefaction assessment study shall be performed in order to quantify the amount of liquefaction and associated lateral spreading that could occur due to a seismic event. The liquefaction assessment shall be completed in compliance with CDMG's Special Publications 117, "Guidelines for Evaluating and Mitigating Seismic Hazards in California" and the referenced companion publication prepared by the Southern California Earthquake Center. The assessment shall include engineering specifications for building designs that would allow structures to withstand the effects of seismically induced liquefaction and lateral spreading</p> <p><b>MM 4.5-1(b)</b> The rough/mass grading plan prepared for the proposed project shall contain the recommendations of the geotechnical analysis and final liquefaction soils assessment prepared pursuant to CR 4.5-1 and MM 4.5-1(a), as approved by the City. These recommendations shall be implemented in the design of the project, including but not limited to measures associated with site preparation, surcharge, fill placement and compaction, seismic design features, excavation stability and shoring requirements, dewatering, establishment of post-tension foundations, corrosion measures, surface drainage, erosion control, ground improvements, and plan review. All geotechnical recommendations provided in the soils and geotechnical analysis shall be implemented during site preparation and construction activities.</p>	<p>LTS</p>
<p><b>Impact 4.5-2</b> Development of the proposed project would be located on potentially unstable soils and subject to subsidence, lateral spreading, and corrosive soils.</p>	<p>PS</p>	<p><b>MM 4.5-2(a)</b> Recommendations for site grading, including treatment of existing artificial fill within the site, details regarding wick drain installation (including depths and horizontal spacings), thickness of required fill surcharge, installation of settlement monitoring equipment and requirements for settlement monitoring shall be developed and included with project plans.</p> <p><b>MM 4.5-2(b)</b> Samples of on-site soils shall be obtained at or near the completion of all site grading and submitted to a qualified corrosion engineer by the developer for further assessment. Based on this assessment by the corrosion engineer, appropriate recommendations shall be provided for concrete design mix, as well as for protection of buried metallic building materials (including steel reinforcement bars and/or post-tensioning tendons), plumbing, and all public utility facilities.</p> <p>Also refer to <b>CR 4.5-1</b> and <b>CR 4.5-2(b)</b>.</p>	<p>LTS</p>

**Table 1-3 Summary of Impacts, Mitigation Measures, and City Requirements**

Impact	Significance Before Mitigation/CR	Mitigation Measures and City Requirements	Significance After Mitigation
<p><b>Impact 4.5-3</b> The proposed project would be located on expansive soil.</p>	<p>PS</p>	<p><b>MM 4.5-3</b> Import fill at the project site shall be approved by the City Fire Department (prior to import). Structural foundations shall be designed based on the expansion potential of the near surface soils at building pad locations.</p>	<p>LTS</p>
<p><b>Impact 4.5-4</b> Project implementation could result in soil erosion, loss of topsoil, and changes in topography.</p>	<p>LTS</p>	<p>No mitigation is required.</p>	<p>LTS</p>
<p><b>Hazards and Hazardous Materials</b></p>			
<p><b>Impact 4.6-1</b> Implementation of the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p>	<p>LTS</p>	<p>No mitigation is required.</p>	<p>LTS</p>
<p><b>Impact 4.6-2</b> Implementation of the proposed project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p>	<p>PS</p>	<p><b>MM 4.6-2(a)</b> Prior to issuance of a rough/mass grading permit, sampling shall be performed in the existing RV/Boat Storage area to confirm Total Recoverable Petroleum Hydrocarbons (TRPH) concentrations, if any, are within levels acceptable to the City of Huntington Beach. The extent of sampling shall be determined by the HBFD as that which is appropriate to characterize the extent of potential contamination in the RV/Boat Storage Area. If identified, contamination shall be remediated in accordance with MM 4.6-2(d) through MM 4.6-2(f).   <b>MM 4.6-2(b)</b> The developer shall consult with DOGGR to determine if reabandonment of the on-site oil well is necessary. Prior to the issuance of a rough grading permit, the Applicant shall submit evidence of consultation with DOGGR indicating wells have been abandoned to current DOGGR standards.   <b>MM 4.6-2(c)</b> In the event that the abandoned oil well is damaged during construction, construction activities shall cease in the immediate vicinity immediately. Remedial plugging operations would be required to re-plug the well to current Department of Conservation specifications. Depending on the nature of soil contamination, if any, appropriate agencies shall be notified (e.g., City of Huntington Beach Fire Department). The developer shall ensure proper implementation of the reabandonment operation in compliance with all applicable laws and regulations.   <b>MM 4.6-2(d)</b> Prior to issuance of a rough grading permit, the Applicant shall, in consultation with the City of Huntington Beach and other agencies, as required, formulate a remediation plan if soil contamination is identified in the RV/Boat Storage area. The plan shall include procedures for remediation of the project site to the City of Huntington Beach standards. Plans shall be submitted to Public Works and HBFD for review and approval in accordance with City Specification No. 431-92. The plan shall include methods to minimize remediation-related impacts on the surrounding properties, including processes by which all</p>	<p>LTS</p>

Table 1-3 Summary of Impacts, Mitigation Measures, and City Requirements

Impact	Significance Before Mitigation/CR	Mitigation Measures and City Requirements	Significance After Mitigation
		<p>drainage associated with the remediation effort shall be retained on-site and no wastes or pollutants shall escape the site, and requirements to provide wind barriers around remediation equipment. Qualified and licensed professionals shall perform the remediation activities and all work shall be performed under the supervision of the City of Huntington Beach.</p> <p><b>MM 4.6-2(e)</b> In the event that previously unknown soil contamination that could present a threat to human health or the environment is encountered during construction, construction activities in the immediate vicinity of the contamination shall cease immediately. A risk management plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., City of Huntington Beach Fire Department). A site health and safety plan that meets OSHA requirements shall be prepared and in place prior to the commencement of work in any contaminated area. The developer shall ensure proper implementation of the health and safety plan.</p> <p><b>MM 4.6-2(f)</b> Closure reports or other reports acceptable to the HBFD that document the successful completion of required remediation activities, if any, for contaminated soils, in accordance with City Specification 431-92, shall be submitted and approved by the HBFD prior to issuance of grading permits for site development. No construction shall occur on-site until reports have been accepted by the City.</p> <p><b>MM 4.6-2(g)</b> Prior to issuance of a rough grading permit, a Registered Environmental Assessor shall perform a site inspection to identify the potential for presence of PCBs on the site. If the potential for PCBs exists, then the Applicant shall, in consultation with the City of Huntington Beach, sample soil surrounding the affected areas to identify the extent of contamination. If contamination is identified, it shall be remediated in accordance with MM 4.6-2(d) and MM 4.6 2(f).</p> <p><b>MM 4.6-2(h)</b> Prior to the issuance of grading permits and during construction, the project shall comply with all provisions of the HBMC Section 17.04.085 and HBFD City Specification 429, Methane District Building Permit Requirements. A plan for the testing of soils for the presence of methane and hydrogen sulfide gases shall be prepared. If necessary, measures to reduce levels of gases to within levels determined acceptable by the HBFD (such as vent systems) shall be implemented, if required by the HBFD.</p>	

**Table 1-3 Summary of Impacts, Mitigation Measures, and City Requirements**

Impact	Significance Before Mitigation/CR	Mitigation Measures and City Requirements	Significance After Mitigation
<p><b>Hydrology and Water Quality</b></p> <p><b>Impact 4.7-1</b> Implementation of the proposed project would include the construction of new stormwater drainage facilities.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.7-2</b> Implementation of the proposed project would not violate water quality standards, waste discharge requirements, or otherwise substantially degrade water quality.</p>	LTS	<p><b>CR 4.7-2</b> A Storm Drain Plan, Stormwater Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer or Environmental Engineer, shall be submitted to the Department of Public Works for review and approval. Catch basins shall be grated and not have side openings.</p> <p>(a) A SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of the development. The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all dewatering operation flows, and for nuisance flows during construction.</p> <p>(b) A WQMP shall be prepared, maintained, and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall incorporate water quality measures for all improved phases of the project. All structural BMPs shall be sized to infiltrate, filter, or treat the 85-percentile 24-hour storm event or the maximum flow rate of runoff produced from a rainfall intensity of 0.2 inch per hour. Upon approval of the WQMP, three signed copies and an electronic copy on CD (.PDF or .doc format) shall be submitted to the Public Works Department.</p> <p>(c) Location of the BMPs shall not be within the public right-of-way.</p>	LTS
<p><b>Impact 4.7-3</b> Implementation of the proposed project would alter the drainage patterns of the site, but not in a manner that would create substantial erosion, siltation, or flooding on or off site, or result in substantial polluted runoff.</p>	LTS	<p><b>CR 4.7-3</b> Prior to recordation of the final tract map, a Final Hydrology and Hydraulic Study shall be submitted to the Public Works Department for review and approval.</p>	LTS
<p><b>Impact 4.7-4</b> Although the existing site is located within the 100-year flood hazard area, implementation of the proposed project would raise the project site out of the identified flood hazard area.</p>	LTS	<p><b>MM 4.7-4</b> The Applicant shall prepare an application for and obtain a LOMR-F from the FEMA based on the graded project site characteristics. The LOMR-F process shall be completed prior to issuance of first certificate of occupancy. In the event that the LOMR-F process is not completed prior to issuance of the first certificate of occupancy, homeowners would be required to obtain flood insurance prior to occupancy.</p>	LTS

**Table 1-3 Summary of Impacts, Mitigation Measures, and City Requirements**

Impact	Significance Before Mitigation/CR	Mitigation Measures and City Requirements	Significance After Mitigation
<p><b>Impact 4.7-5</b> The import of fill on the project site would redirect flood flows but would not result in significant displacement effects.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.7-6</b> Implementation of the proposed project would result in the placement of residential units in an area identified as having moderate tsunami risk.</p>	PS	<p><b>MM 4.7-6</b> Prior to the issuance of a precise grading permit, the Applicant shall submit to the City for approval a plan outlining specific planning measures to be taken to minimize or reduce risks to property and human safety from tsunami during operation. Planning measures could include but would not be limited to the following:</p> <ul style="list-style-type: none"> <li>▪ Provision of tsunami safety information to all project residents, in addition to posting in public locations on site</li> <li>▪ Identification of the method for transmission of tsunami watch and warnings to residents and persons on site in the event a watch or warning is issued</li> <li>▪ Identification of an evacuation site for persons on site in the event of a tsunami warning</li> </ul>	LTS
<p><b>Land Use</b></p>			
<p><b>Impact 4.8-1</b> The proposed project would redesignate the site from Industrial to Residential, and would not conflict with applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.</p>	LTS	No mitigation is required.	LTS

Table 1-3 Summary of Impacts, Mitigation Measures, and City Requirements

Impact	Significance Before Mitigation/CR	Mitigation Measures and City Requirements	Significance After Mitigation
<p><b>Noise</b></p> <p><b>Impact 4.9-1</b> Construction activities associated with the proposed project would not exceed the standards established in the Huntington Beach Municipal Code.</p>	<p>LTS</p>	<p><b>CR 4.9-1(a)</b> Construction shall be limited to Monday–Saturday 7:00 A.M.–8:00 P.M. Construction shall be prohibited Sundays and Federal holidays.</p> <p><b>CR 4.9-1(b)</b> The developer shall coordinate the development of a truck haul route with the Department of Public Works for the import or export of material. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These haul routes must be submitted for approval to the Department of Public Works prior to issuance of any grading permit.</p> <p><b>CR 4.9-1(c)</b> All haul trucks shall arrive at the site no earlier than 8:00 A.M. or leave the site no later than 5:00 P.M., and shall be limited to Monday through Friday only.</p> <p><b>CR 4.9-1(d)</b> Neighbors within 300 feet of major construction areas shall be notified of the construction schedule in writing at least 30 days prior to construction; the project sponsor shall designate a "disturbance coordinator" who shall be responsible for responding to any local complaints regarding construction noise; the coordinator (who may be an employee of the developer or general contractor) shall determine the cause of the complaint and shall require that reasonable measures warranted to correct the problem be implemented; and a telephone number for the noise disturbance coordinator shall be posted conspicuously at the construction site fence and included on the notification sent to neighbors adjacent to the site.</p> <p><b>MM 4.9-1</b> Pile driving activities shall be limited to the hours of 8:00 A.M. to 6:00 P.M. Monday through Friday.</p>	<p>LTS</p>
<p><b>Impact 4.9-2</b> Construction activities associated with the proposed project would not generate or expose persons off site to excessive groundborne vibration.</p>	<p>LTS</p>	<p>No mitigation is required.</p>	<p>LTS</p>
<p><b>Impact 4.9-3</b> Implementation of the proposed project could expose new residential land uses on site to noise levels in excess of City standards.</p>	<p>PS</p>	<p><b>MM 4.9-3</b> The ground floor perimeter wall along Newland Street shall be raised to 8 feet in height. This perimeter wall shall also be extended 100 feet to the west along the southern boundary of the project site and 40 feet to the west along the south side of A Street, at which point the wall on A Street may step down to 6 feet in height. Upper story exterior open space areas in Units 6 through 9 shall be shielded from noise by 4-foot high terrace walls, continuous in length, constructed of material with a Sound Transmission Class rating of 45 or above (e.g., concrete, brick, glass block, thick wood, or Plexiglas).</p>	<p>LTS</p>

**Table 1-3 Summary of Impacts, Mitigation Measures, and City Requirements**

Impact	Significance Before Mitigation/CR	Mitigation Measures and City Requirements	Significance After Mitigation
<p><b>Impact 4.9-4</b> The proposed project would generate increased local traffic volumes, but would not cause a substantial permanent increase in ambient noise levels.</p>	LTS	No mitigation is required.	LTS
<b>Population and Housing</b>			
<p><b>Impact 4.10-1</b> Implementation of the proposed project would directly increase population growth; however, the population growth would not cause exceedance of current growth projections established by the City.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.10-2</b> The proposed project would provide the required number of affordable housing units either on- or off-site.</p>	LTS	<p><b>CR 4.10-2</b> The project shall comply with Title 23, Chapter 230, Section 230.26(B)(1) of the City Zoning Code and provide a minimum of ten percent of all new residential construction as affordable housing units.</p>	LTS
<b>Public Services</b>			
<p><b>Impact 4.11-1</b> Implementation of the proposed project could increase the demand for fire protection services, but would not require the construction of new or physically altered facilities to accommodate the increased demand and maintain acceptable fire flows.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.11-2</b> Implementation of the proposed project would not result in the need for new or physically altered police facilities in order to maintain acceptable service ratios.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.11-3</b> Implementation of the proposed project could require new or physically altered facilities to accommodate additional students, the construction of which could have adverse environmental impacts.</p>	PS	<p><b>CR 4.11-3</b> The Applicant shall pay required school impact fees as required by the affected school districts, prior to issuance of building permits.  <b>MM 4.11-3</b> The Applicant shall meet with the appropriate City school districts to address the potential for increased enrollment, with the intent to mitigate the impact on school facilities, prior to project approval. A written copy of the agreement reached shall be prepared and provided to the Planning Department prior to issuance of the first certificate of occupancy.</p>	LTS

**Table 1-3 Summary of Impacts, Mitigation Measures, and City Requirements**

Impact	Significance Before Mitigation/CR	Mitigation Measures and City Requirements	Significance After Mitigation
<p><b>Impact 4.11-4</b> Implementation of the proposed project would not result in the need for new or physically altered library facilities in order to maintain acceptable service ratios.</p>	LTS	<p><b>CR 4.11-4</b> The Applicant shall pay required library and community enrichment impact fees, prior to issuance of building permits.</p>	LTS
<p><b>Recreation</b></p>			
<p><b>Impact 4.12-1</b> Implementation of the proposed project could increase the use of existing parks or recreational facilities; however, not such that substantial physical deterioration of the facility would occur or be accelerated.</p>	PS	<p><b>MM 4.12-1</b> The Applicant shall demonstrate compliance with City parkland requirements identified in Chapter 254.08 of the City of Huntington Beach Zoning Ordinance. Any on-site park provided in compliance with this section shall be improved prior to final inspection (occupancy) of the first residential unit (other than the model homes).</p>	LTS
<p><b>Impact 4.12-2</b> Implementation of the proposed project would result in the construction of recreational facilities; however, construction of the recreational facilities would not result in an adverse physical effect on the environment.</p>	LTS	No mitigation is required.	LTS
<p><b>Transportation/Traffic</b></p>			
<p><b>Impact 4.13-1</b> Construction of the proposed project would not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.</p>	PS	<p><b>MM 4.13-1</b> Prior to issuance of any grading permit, the project developer shall submit a construction area traffic management plan to the City Transportation Engineer for review and approval. The plan shall be prepared by a registered Civil Engineer and shall address traffic control for any street closure, detour, or other disruption to traffic circulation. The plan shall identify the routes that construction vehicles will use to access the site, hours of construction traffic, traffic controls and detours, vehicle staging and parking areas, and proposed construction phasing for the project. The plan shall require the project developer to keep all haul routes clean and free of debris, including but not limited to dirt, as a result of its operations.</p>	LTS
<p><b>Impact 4.13-2</b> Under Year 2009 conditions, the proposed project would not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.</p>	LTS	No mitigation is required.	LTS

**Table 1-3 Summary of Impacts, Mitigation Measures, and City Requirements**

Impact	Significance Before Mitigation/CR	Mitigation Measures and City Requirements	Significance After Mitigation
<p><b>Impact 4.13-3</b> Under Year 2030 conditions, the proposed project would not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.13-4</b> Implementation of the proposed project would not exceed standards established by the Orange County Transportation Authority.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.13-5</b> The project would not substantially increase roadway hazards.</p>	PS	<p><b>MM 4.13-5</b> The project shall dedicate an additional 30 feet of right-of-way for a total half-street width of 50 feet. The 50 feet of street right-of-way includes 40 feet for a standard half-width of a secondary arterial plus an additional 10 feet. The additional 10 feet mitigates impacts of the proposed project entry location and providing full access with side by side left turns.</p> <p><b>CR 4.13-5(a)</b> On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project site.</p> <p><b>CR 4.12-5(b)</b> Sight distance at each project access shall be reviewed with respect to standard Caltrans and City of Huntington Beach sight distance standards at the time of preparation of final grading, landscape and street improvement plans.</p> <p><b>CR 4.13-5(c)</b> Stop sign control shall be provided at the intersections of all project access points that do not meet minimum traffic signal warrants and connect with public roadways. This includes the main project access on Newland Street and the emergency access on Lomond Drive.</p>	LTS
<p><b>Impact 4.14-6</b> Implementation of the proposed project would not result in inadequate parking capacity.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.14-7</b> Implementation of the proposed project would not conflict with adopted policies supporting alternative transportation.</p>	LTS	No mitigation is required.	LTS

**Table 1-3 Summary of Impacts, Mitigation Measures, and City Requirements**

Impact	Significance Before Mitigation/CR	Mitigation Measures and City Requirements	Significance After Mitigation
<b>Utilities and Service Systems</b>			
<p><b>Impact 4.14-1</b> Implementation of the proposed project would not require or result in the construction of new or expanded water treatment facilities, the construction of which could cause significant environmental effects.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.14-2</b> Implementation of the proposed project would generate an additional demand for water, but would not require water supplies in excess of existing entitlements and resources, or result in the need for new or expanded entitlements.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.14-3</b> Implementation of the proposed project would not exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.14-4</b> Implementation of the proposed project would require new sewer connections, but would not require or result in the construction of new or expanded wastewater conveyance systems.</p>	LTS	No mitigation is required.	LTS
<p><b>Impact 4.14-5</b> Implementation of the proposed project would not increase wastewater generation such that treatment facilities would be inadequate to serve the project's projected demand in addition to the provider's existing commitments.</p>	LTS	No mitigation is required.	LTS

**Table 1-3 Summary of Impacts, Mitigation Measures, and City Requirements**

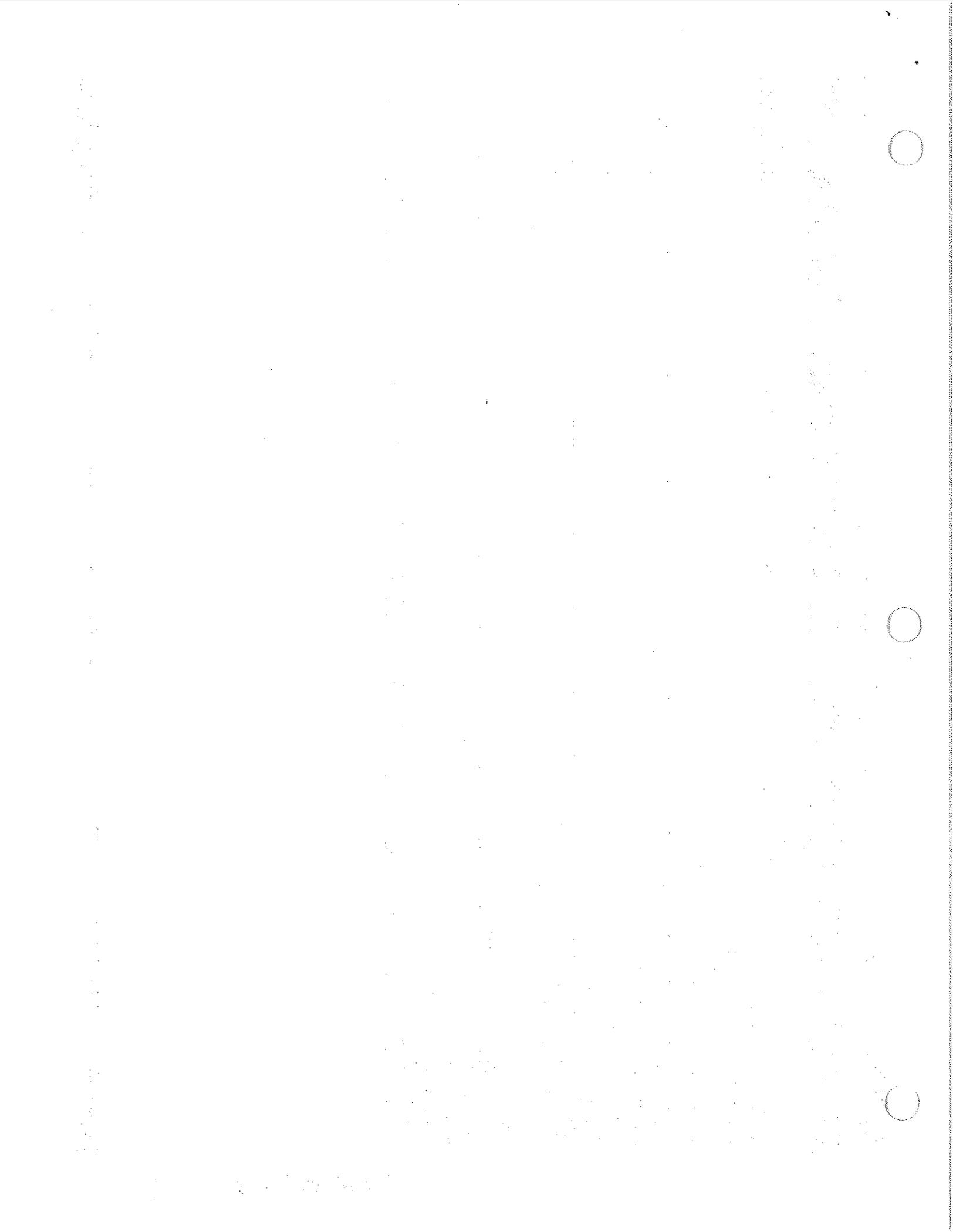
Impact	Significance Before Mitigation/CR	Mitigation Measures and City Requirements	Significance After Mitigation
Impact 4.14-6 Implementation of the proposed project would not generate solid waste that exceeds the permitted capacity of landfills serving the City of Huntington Beach.	LTS	No mitigation is required.	LTS
Impact 4.14-7 Implementation of the proposed project could increase the demand for electricity, but would not require production of new energy or transmission facilities.	LTS	No mitigation is required.	LTS
Impact 4.14-8 Implementation of the proposed project could increase the demand for natural gas, but would not require or result in the construction of new gas production or transmission facilities.	LTS	No mitigation is required.	LTS
Impact 4.14-9 Implementation of the proposed project would not result in the wasteful or inefficient use of energy by the proposed project.	LTS	No mitigation is required.	LTS

NI = No impact    LTS = Less than significant

PS = Potentially significant

S = Significant

SU = Significant and unavoidable





City of Huntington Beach Planning Department  
**STUDY SESSION REPORT**

**TO:** Planning Commission  
**FROM:** Howard Zelefsky, Director of Planning  
**BY:** Rosemary Medel, Associate Planner *RM y HF*  
**DATE:** July 25, 2006  
**SUBJECT:** **GENERAL PLAN CONFORMANCE NO. 06-03** (Capital Improvement Program for Fiscal Years 2006/07)

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**PROJECT REQUEST AND SPECIAL CONSIDERATIONS**

The 2006/07 Capital Improvement Program (CIP) is a list of proposed projects recommended for planning, initiation, or construction during the next fiscal year. The role of the Planning Commission in reviewing a CIP is to ensure the conformity of each project with the goals and policies of the General Plan.

**CURRENT LAND USE, HISTORY OF SITE, GENERAL PLAN DESIGNATION**

Not applicable.

**APPLICATION PROCESS AND TIMELINES**

DATE OF COMPLETE APPLICATION:

Not applicable

MANDATORY PROCESSING DATE(S):

Not Applicable

**CEQA ANALYSIS/REVIEW:**

Not Applicable

**COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES:**

The list of all capital projects recommended by City Departments for Fiscal Years 2006/07 have been compiled into one comprehensive list (Attachment No. 1).

**PUBLIC MEETINGS, COMMENTS AND CONCERNS:**

The draft capital improvements program (CIP) was presented to the Public Works Commission (PWC) on June 21, 2006. Action on the CIP was postponed and continued to the July 19th meeting.

## **PLANNING ISSUES**

The study session provides the Planning Commission an opportunity to review the proposed CIP and ask questions on the intent and conformity with the General Plan. General Plan Conformance No. 06-03 is scheduled for action by the Planning Commission on August 8, 2006. Annual programs such as arterial rehabilitation, and traffic signals are not included within this list because they were approved within the 2005/06 CIP. The benefit and funding source for individual projects listed in the CIP will be reviewed and approved by the City Council.

Attachment No. 1 represents the coordinated list of all capital projects recommended by City Departments for Fiscal Years 2006/07. Projects are summarized by subject category.

**ATTACHMENT:** Exhibit A- 2006/2007 Capital Improvement Program (GPC No. 06-03)

## EXHIBIT A

### PLANNED PROJECTS AND GENERAL PLAN POLICIES FOR CAPITAL IMPROVEMENTS PROGRAM FY 2006/2007 (GENERAL PLAN CONFORMANCE NO. 06-03)

The following is a list of planned projects for Fiscal Year 2006/2007 Capital Improvements Program (CIP). The list is divided into categories by subject. Below each project group is a listing of the relative General Plan policies.

#### **I. DRAINAGE IMPROVEMENTS**

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##### **A. Planned Projects:**

1. Heil Pump Station Rebuild
2. Storm Drain Improvements in various locations in the Merged Redevelopment Areas

##### **B. General Plan Policies:**

LU 2.1.1 Plan and construct public infrastructure and service improvements as demand necessitates to support the land uses specified in the Land Use Plan (as defined in the Circulation and Public Utilities and Services Elements of the General Plan).

U 1.1.6 Provide for the construction of necessary pump and storage facilities including the Reservoir Hill Booster Pump Station, the Sunset Heights Reservoir, and the Southeast Reservoir Complex to ensure adequate water supply, and proper water system balance.

U 3.1.1 Maintain existing public storm drains and flood control facilities, upgrade and expand storm drain and flood control facilities.

#### **II. FACILITY IMPROVEMENTS**

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##### **A. Planned Projects:**

###### *Facilities*

1. Art Center Improvements
2. Civic Center Improvements
3. Main Street Library Improvements
4. Parking Structure Repairs

##### **B. General Plan Policies:**

LU 13.1.1 Allow for the continuation of existing public and private institutional, cultural, educational, and health uses at their present locations and development of new uses in areas designated on the Land Use Plan Map in accordance with Policy 7.1.1.

PF 6.1.3 Maintain or improve the governmental facilities and services in order to meet the adopted levels of service and standards established in the Growth Management Element.

### **III. NEIGHBORHOOD IMPROVEMENTS**

#### **A. Planned Projects:**

1. CDBG Concrete Construction
2. Residential Concrete/Trees
3. Downtown Asphalt/Concrete Repairs and Rehabilitation
4. Oakview Area Asphalt/Concrete Repairs and Rehabilitation
5. Residential Pavement Overlay

#### **B. General Plan Policies:**

CE 2.1.3 Identify and improve roadways and intersections that are approaching, or have reached, unacceptable levels of service.

CE 6.1.6 Maintain existing pedestrian facilities and require new development to provide pedestrian walkways and bicycle routes between developments, schools, and public facilities.

### **IV. PARK and BEACHES IMPROVEMENTS**

#### **A. Planned Projects:**

1. Blufftop Restrooms
2. Pier Buildings
3. Lakeview Clubhouse Improvements
4. Murdy Community Center Improvements
5. Tot Lot Resurfacing
6. Visitor's Kiosk
7. Wardlow Park Reconfiguration

#### **B. General Plan Objectives/Policies:**

RCS 3.1.1 Design neighborhood park features and facilities that are responsive to the recreational preferences expressed by the park users and local neighborhood residents.

RCS 4.1 Improve and modernize existing parks and facilities to overcome existing design deficiencies and deteriorated conditions.

### **V. SEWER IMPROVEMENTS**

#### **A. Planned Projects:**

1. Sewer Lift Stations
2. Annual Lining/Rehabilitation
3. Sewer Main Capacity Analysis

## VI. SEWER IMPROVEMENTS, Cont'd

### B. General Plan Policies:

**LU 2.1.1** Plan and construct public infrastructure and service improvements as demand necessitates to support the land uses specified in the Land Use Plan (as defined in the Circulation and Public Utilities and Services Elements of the General Plan).

**PF 6.1.1** Ensure adequate government facilities and services are being provided to meet the needs of the City's population.

## VII. STREETS AND TRANSPORTATION IMPROVEMENTS

### A. Planned Projects-Arterial/Transportation :

#### *Arterial*

1. Arterial Highway Rehabilitation

#### *Transportation*

1. Arterial Coordination
2. Main Street Interconnect
3. Safe Routes to School
4. Traffic Signal Installations
5. Traffic Signal Modifications

### B. General Plan Policies:

**CE 1.2.1** Enhance circulation system standards for roadway and intersection classifications, right-of-way width, pavement width, design speed, capacity and associated features such as medians and bicycle lanes.

**CE 1.2.3** Maintain primary truck routes that sustain an effective transport of commodities while mitigating the negative impacts on local circulation and on noise sensitive land.

**CE 2.1.1** Maintain a city-wide level of service (LOS) not to exceed LOS "D" for intersections during the peak hours.

**CE 2.1.2** Maintain a city-wide level of service (LOS) for links not to exceed LOS "C" for daily traffic with the exception of Pacific Coast Highway south of Brookhurst Street.

**CE 2.1.3** Identify and improve roadways and intersections that are approaching, or have reached, unacceptable levels of service.

**CE 6.1.10** Implement appropriate traffic devices and operational programs throughout the community to ensure that conflicts between pedestrians, bicycles, and vehicles are minimized and safety enhanced.

**UD 1.3.2** Provide for the implementation of streetscape and landscape improvements along the major commercial corridors, through public capital improvement programs, business district improvements, or other techniques as funding is available.

## **VIII WATER IMPROVEMENTS**

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### **A. Planned Projects:**

1. Distribuion Improvements
2. Energy Backup Wells
3. Supervisory Control and Data Acquisition System (SCADA) Installation
4. Utility Yard Improvements
5. Water Main Replacement

### **B. General Plan Policies:**

**LU 2.1.1** Plan and construct public infrastructure and service improvements as demand necessitates to support the land uses specified in the Land Use Plan (as defined in the Circulation and Public Utilities and Services Elements of the General Plan).

**U 1.1.1** Monitor the demands on the water system, manage the development to mitigate impacts and/or facilitate improvements to the water supply and distribution system, and maintain and expand water supply and distribution facilities.

**U 1.1.3** Continue to evaluate the adequacy of the water supply and distribution system.

**U 1.1.4** Adopt a water master plan and an associated capital improvements program.

**U 1.1.5** Designate, preserve, and acquire land for water storage and transmission facilities, as necessary.

**U 1.1.6** Provide for the construction of necessary pump and storage facilities including the Reservoir Hill Booster Pump Station, the Sunset Heights Reservoir, and the Southeast Reservoir Complex to ensure adequate water supply, and proper water system balance.



City of Huntington Beach Planning Department

**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Howard Zelefsky, Director of Planning  
**BY:** Jennifer Villaseñor, Associate Planner  
**DATE:** July 25, 2006

**SUBJECT:** ZONING MAP AMENDMENT NO. 06-02/ ZONING TEXT AMENDMENT NO. 06-04 (MAIN/CREST NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT)

**APPLICANT:** City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

**LOCATION:** Various properties located within the Wesley Park Tract (area generally located along Main Street, south of 11<sup>th</sup> Street and north of Palm Avenue)

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**STATEMENT OF ISSUE:**

- ◆ Zoning Map Amendment No. 06-02 request:
  - Amend the Huntington Beach Zoning Map by establishing a Neighborhood Conservation Overlay District (-NC1) for properties located within the Main Street and Crest Avenue area within a portion of the Wesley Park Tract (see Attachment No. 6).
- ◆ Zoning Text Amendment No. 06-04 request:
  - Amend the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) by establishing a Neighborhood Conservation Plan that identifies development standards to be applied in addition to underlying zoning requirements to the Main/Crest area.

**RECOMMENDATION:**

Staff is recommending that the Planning Commission review the proposed Neighborhood Conservation Overlay District and the attached Draft Main/Crest Neighborhood Conservation Plan and recommend one of the following alternative actions to the City Council:

- A. "Approve Zoning Map Amendment No. 06-02 and Zoning Text Amendment No. 06-04 with findings for approval (Attachment No. 1) and forward the draft City Council Ordinance (Attachment No. 3) to the City Council for adoption"; or

- B. "Approve, in modified form, Zoning Map Amendment No. 06-02 and Zoning Text Amendment No. 06-04 with findings for approval and forward draft City Council Ordinance to the City Council for adoption"; or
- C. "Deny Zoning Map Amendment No. 06-02 and Zoning Text Amendment No. 06-04 with findings for denial."

**ALTERNATIVE ACTION(S):**

The Planning Commission may continue Zoning Map Amendment No. 06-02 and Zoning Text Amendment No. 06- 04 and direct staff accordingly.

**PROJECT PROPOSAL:**

**Zoning Map Amendment No. 06-02**

ZMA No. 06-02 proposes to establish a Neighborhood Conservation Overlay District (-NC1) within an area of the Wesley Park tract consisting of 86 parcels surrounding Main Street and Crest Avenue. The intent of the NC Neighborhood Conservation Overlay District is to preserve the existing character of the properties within the proposed district's boundaries and maintain the current development pattern in the neighborhood. Chapter 224 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) provides for the establishment of a NC Neighborhood Conservation Overlay District in order to "implement programs for the revitalization or conservation of older areas or districts possessing distinctive features, identity, or character worthy of retention and enhancement."

**Zoning Text Amendment No. 06-04**

The purpose of Zoning Text Amendment No. 06-04 is to establish the Main/Crest Neighborhood Conservation Plan. Pursuant to Chapter 224 of the HBZSO, the NC overlay district takes effect through the adoption of a Neighborhood Conservation Plan. The proposed Main/Crest Neighborhood Conservation Plan (-NC1) provides for development standards that are consistent with the intent of the proposed NC overlay district. The new development standards will supplement the existing underlying zoning requirements of each parcel.

Pursuant to Chapter 247 of the HBZSO, the Planning Commission must make specific findings whether to approve, approve in modified form, or disapprove a proposed Neighborhood Conservation Overlay District and Neighborhood Conservation Plan prior to providing recommendation to the City Council.

**Background**

At the December 19, 2005 City Council meeting, Council Member Green submitted an H-Item (Attachment No. 4) to the City Council recommending the establishment of a Neighborhood Conservation Overlay District for properties located within a portion of the Wesley Park Tract. The City Council directed staff to prepare a Neighborhood Conservation Overlay District for this area after conducting neighborhood meetings with the property owners. There were three meetings held with property owners in the subject area as well as interested parties. Invitations to attend the three neighborhood meetings were provided to the City Council, Planning Commission, Historic Resources Board, Design Review Board and those owners/tenants within and beyond the proposed district boundaries.

The first neighborhood meeting was held on February 7, 2006 with approximately 60 people in attendance. Since this was the first of a series of meetings, staff provided noticing beyond the proposed district boundaries in order to determine if the boundaries should be expanded. The topic of discussion was the development of potential design standards addressing the preservation of the character and traditional development pattern of a portion of the Wesley Park neighborhood. The City's Planning staff provided examples of development standards related to reducing the mass and bulk of residential construction. Several residents expressed concern regarding applying further regulation on development and added that the current development standards were adequate. Those in support of the proposal expressed the need to maintain the appearance and scale of homes within the area.

The second neighborhood meeting was held on March 14, 2006 and approximately 30 people attended. One of the property owners who initiated the proposal provided a PowerPoint presentation on the proposed development standards. Following the presentation was a discussion with residents and staff regarding the proposed neighborhood conservation district. A group of property owners on the east side of Main Street, within the 900 block, submitted a petition requesting to be removed from the neighborhood conservation district.

The third neighborhood meeting was held on April 20, 2006 and approximately 20 people attended. Planning staff distributed a draft of the Main/Crest Neighborhood Conservation Plan (Attachment No. 2) to all attendees. The document reflects development standards proposed by the neighborhood group who initiated the request. Once again, there were property rights concerns expressed by some of the speakers and several others indicated their support of the proposal. A group of property owners within the 200 block of Crest Street submitted a petition requesting to be removed from the neighborhood conservation district.

The proposed Main/Crest Neighborhood Conservation Plan was introduced to the Planning Commission as a Study Session item on June 13, 2006. Staff presented the Planning Commission with background on the proposal as well as a draft of the Main/Crest Neighborhood Conservation Plan. Nine members of the public, including owners of properties within the proposed neighborhood conservation overlay district, attended the meeting to speak in opposition to the proposed Neighborhood Conservation Plan. Additionally, a petition, signed by 45 (52%) of the property owners within the proposed overlay district, was submitted at the meeting opposing the new overlay district.

Since the June 13, 2006 Planning Commission meeting, staff has received one letter from a group of residents (Main Street Neighbors Association) expressing support of the proposed neighborhood conservation overlay district. Staff has also received a revised petition, signed by 64 of 90 property owners (including condominium owners) within the overlay district, representing 71% of owners, opposing the proposed neighborhood conservation overlay district.

This will be the first Neighborhood Conservation Overlay District adopted in the City.

**ISSUES:**

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

The proposed NC Neighborhood Conservation Overlay District is located within the Wesley Park tract and is bordered by Palm Avenue to the west and south, Lake Street to the east and 11<sup>th</sup> Street to the north. The entire overlay district has a total of 86 assessor's parcels with the majority of properties located on Main Street and Crest Avenue. The remaining properties are located on 10<sup>th</sup> and 11 Streets and Palm Avenue. Properties within the proposed overlay district have the following zoning and General Plan land use designations:

<b>SUBJECT PROPERTY (APN)</b>	<b>ZONING</b>	<b>GENERAL PLAN</b>
<b>25 parcels</b> 024-082-01 – 05 024-081-11,19,20,29 024-041-02 024-071-11,12,13,14,19 024-042-06,10,25 024-043-01,03,07,08,10,11,12	RL (Residential – Low Density)	Residential Low Density
<b>1 parcel</b> 024-042-24	RL/RM (Residential – Low Density; Residential – Medium Density)	Residential Low Density/Residential Medium Density
<b>3 parcels</b> 024-042-16 024-043-04,09	RM (Residential – Medium Density)	Residential Medium Density
<b>1 parcel</b> 024-081-28	RM/RMH (Residential – Medium Density; Residential – High Density)	Residential Medium Density/Residential High Density
<b>6 parcels</b> 024-072-18 024-082-23,25,26,28,29	RMH (Residential – High Density)	Residential High Density
<b>50 parcels</b> 024-072- 01 – 17 024-082-13 – 22 024-081-13,15 – 18 ,25,26 024-071-03 – 09,17,18 024-061-01 – 05, 28,29	(Q)RM – (Qualified)* Residential – Medium Density  *indicates properties with existing 2-story height limitations	Residential Medium Density

Land uses within the proposed overlay district are a mix of single- and multi-family residential developments. Approximately 66% of the existing structures within the district are developed with one-story dwelling units. Lots range in size from 1,865 square feet to approximately 22,000 square feet. The average lot size within the proposed overlay district is 6,639 square feet.

Surrounding land uses are zoned and developed with single- and multi-family residential properties to the east and west, single-family and open space to the north and commercial and residential (downtown specific plan) to the south.

**General Plan Conformance:**

The proposed Zoning Text Amendment No. 06-04 and Zoning Map Amendment No. 06-02 are consistent with the goals, policies, and objectives of the City's General Plan as follows:

**A. Land Use Element**

**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 9.2:** Provide for the preservation of existing residential neighborhoods.

**Policy LU 9.2.1:** Require that all new residential development within existing residential neighborhoods (i.e. infill) be compatible with the existing structures, including the:

- a. maintenance of the predominant or median existing front yard setbacks;
- b. use of building heights, grade elevation, orientation, and bulk that are compatible with the surrounding development;
- c. use of complimentary building materials, colors, and forms, while allowing flexibility for unique design solutions; and
- d. maintenance of privacy on abutting residences.

The Draft Main/Crest Neighborhood Conservation Plan proposes to establish development standards within the boundaries of the proposed Neighborhood Conservation Overlay District with the intent to maintain the existing character of the area and provide for compatibility of new construction with existing developments.

**Urban Design Guidelines Conformance:** Not applicable.

**Environmental Status:** The proposed ZMA No. 06-02/ZTA No. 06-04 are categorically exempt pursuant to City Council Resolution No. 4501, Class 20, which supplements the California Environmental Quality Act.

**Coastal Status:** Not applicable.

**Redevelopment Status:** Not applicable.

**Design Review Board:** Not applicable.

**Subdivision Committee:** Not applicable.

**Other Departments Concerns and Requirements:** The proposal to establish a neighborhood conservation overlay district does not require review by other City departments or public agencies.

**Public Notification:**

An expanded legal notice was published in the Huntington Beach/Fountain Valley Independent on July 13, 2006 and notices were sent to property owners/occupants of the proposed Neighborhood Conservation District and within a 500' radius.

**Application Processing Dates:**

**DATE OF COMPLETE APPLICATION:**

May 30, 2006

**MANDATORY PROCESSING DATE(S):**

Legislative – Not Applicable

**ANALYSIS:**

Based on input received at the community meetings, staff has prepared a Draft Main/Crest Neighborhood Conservation Plan. The proposed Plan provides for development standards in addition to the existing underlying zoning requirements. Staff has analyzed the proposed development standards and identified potential impacts that may occur with the implementation of the Draft Main/Crest Neighborhood Conservation Plan. The following is a list of the proposed changes, followed by the purpose as stated by the residents and an analysis of the potential impacts to future development:

**1) Maximum 28-foot height limit (in lieu of 30 ft.)/ Three story homes prohibited**

**Purpose:** A reduction in the height will reduce overall massing and limit the ability of homeowners to illegally convert attic space to third story habitable area.

**Potential Impacts:**

- Staff does not believe the two-foot reduction in the height limit is necessary given the two-story limitation proposed. Currently, 50 of the 86 properties within the area are already restricted to a maximum building height of two (2) stories due to their (Q)RM zoning designation.

The implementation of the Main/Crest Neighborhood Conservation Plan will eliminate the need for the existing Q zoning designation. As such, the draft Ordinance (Attachment No. 3) will repeal the Q zoning designation and those affected properties will have a -NC1 overlay zoning designation.

- The two-story limitation will eliminate the ability for property owners to request a conditional use permit for development of a third story.

**2) 40% maximum lot coverage (in lieu of 50%)**

**Purpose:** The limit on lot coverage will preserve the open space character of the area and promote increased buffers between residences.

Potential Impacts:

- Reducing the lot coverage to 40 percent may promote two story homes in an attempt to maximize development of the lots.
- The proliferation of two-story homes may result in changing the traditional development pattern and character of the surrounding area which contains predominantly one story residences.

**3) 0.60 floor area ratio (FAR) limitation (No current FAR limitation)**

Purpose: The floor area ratio limitation proposes to limit the bulk and size of new construction thereby promoting compatibility between new homes and existing development.

Potential Impacts:

- The following are comparisons of maximum home development based on the current lot coverage requirements and the proposed FAR and lot coverage requirements for two typical lots within the overlay district:

Lot Size	Maximum Bldg. Development: Current Requirements (50% lot coverage)	Maximum Bldg. Development: Proposed Requirements (40% lot coverage & 0.60 FAR)
7,500 square feet	7,100 square feet	4,500 square feet
6,000 square feet	5,600 square feet	3,600 square feet

**4) Minimum lot frontage of 50 feet**

Purpose: The majority of properties in the area are developed on 50-foot wide lots. The purpose of this restriction is to prohibit subdivisions resulting in less than 50-foot frontages.

Potential Impacts:

- The HBZSO already regulates the minimum frontage for lots within this district to 60 feet (50 feet minimum for existing lots); therefore, it is unnecessary to include this requirement as a development standard in the neighborhood conservation plan.

**5) Design Review required for new construction**

Purpose: All new construction and additions in excess of 10 percent of habitable floor area shall be subject to review by the Design Review Board in order to ensure architectural compatibility with other homes in the neighborhood.

Potential Impacts:

- The Design Review process will add an additional 30 to 60 days of processing time in addition to the plan check. This will result in delays for homeowners in obtaining permits for new construction.

The additional requirements, proposed as a result of the neighborhood meetings, are intended to preserve the character of the neighborhood by adding an extra layer of development standards for projects so that the traditional development pattern of the properties within the overlay district is maintained. Also, the new development standards are consistent with the goals and policies of the City's General Plan.

**ATTACHMENTS:**

1. Suggested Findings for Approval – ZTA No. 06-04, ZMA No. 06-02
2. Draft Main/Crest Neighborhood Conservation Plan
3. Draft Ordinance for Zoning Map Amendment No. 06-02/Zoning Text Amendment No. 06-04
4. Council Member Green H-item Action Agenda, dated December 19, 2005
5. Existing Zoning Map of Neighborhood Conservation Overlay District area
6. Proposed Zoning Map of Neighborhood Conservation Overlay District area
7. Ordinance No. 2880 – (Q)RM zoning designation

SH:MBB;jv

## **ATTACHMENT NO. 1**

### **SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL**

#### **ZONING MAP AMENDMENT NO. 06-02 AND ZONING TEXT AMENDMENT NO. 06-04**

##### **SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to City Council Resolution No. 4501, Class 20, which supplements the California Environmental Quality Act. The project is exempt because it involves minor amendments to the Huntington Beach Zoning and Subdivision Ordinance, which do not change the density of the affected project areas.

##### **SUGGESTED FINDINGS FOR APPROVAL - ZONING TEXT AMENDMENT NO. 06-04 AND ZONING MAP AMENDMENT NO. 06-02:**

1. Zoning Text Amendment No. 06-04 and Zoning Map Amendment No. 06-02 to establish a Neighborhood Conservation Overlay District and Plan are consistent with the goals, objectives and policies of the General Plan because the intent is to preserve the existing character of the neighborhood and maintain the traditional development pattern that has occurred over time. The policies of the Land Use Element of the General Plan encourage creative residential design concepts while avoiding significant contrasts with the character of the built environment.
2. In the case of a general land use provision, ZTA No. 06-04/ZMA No. 06-02 are compatible with the uses authorized in, and the standards prescribed for, the zoning district for which they are proposed. These amendments do not propose to change the base zoning district of any of the properties within the proposed neighborhood conservation overlay district nor will any of the underlying development standards change. The Main/Crest Neighborhood Conservation Plan proposes additional development standards designed to preserve the character of the area and avoid developments that are not consistent with the existing development pattern.
3. A community need is demonstrated for the proposed zoning text amendment/zoning map amendment. The residents of the proposed overlay district have proposed the development standards contained in the Main/Crest Neighborhood Conservation Plan with the intent to preserve the existing character of the neighborhood. Several community meetings were held to discuss the issue and staff prepared the Main/Crest Neighborhood Conservation Plan as a result of the discussions held during the meetings.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice. These amendments have been proposed in response to residents within the overlay district that are concerned with maintaining the traditional development pattern and character of the neighborhood. The additional development standards that have been proposed are based on suggestions given by the residents at the community meetings. In addition ZTA No. 06-04/ZMA No. 06-02 are consistent with the goals and policies of the General Plan Land Use Element.

**ATTACHMENT NO. 1**

# MAIN/CREST NEIGHBORHOOD CONSERVATION PLAN AREA MAP



## **NC1 – MAIN/CREST NEIGHBORHOOD CONSERVATION PLAN**

### **I. PURPOSE**

Chapter 224 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) establishes a process whereby property owners within an established district may initiate and implement programs for the revitalization or conservation of older areas or districts possessing distinctive features, identity, or character worthy of retention and enhancement. This process is initiated through the establishment of a Neighborhood Conservation Overlay District in concert with a Neighborhood Preservation Plan, which identifies development and design standards aimed at preserving the character of the neighborhood.

The Main/Crest Neighborhood Conservation Plan is proposed in order to establish additional development standards that will preserve the traditional development pattern and architectural quality of homes within the neighborhood. The development standards will regulate height, massing and overall size of structures and will allow for increased buffers between properties for new residential construction.

### **II. PROPOSED DEVELOPMENT STANDARDS**

- A. Development within the Main/Crest Neighborhood Conservation District (- NC1) shall be in accordance with all standards identified for the underlying zoning districts, with the exception of the following requirements:

1. Building Height

- a. The maximum building height (measured to the peak of the highest roof element) shall be two-stories and 28 feet.
- b. Third story development is prohibited.

2. Lot Coverage

The maximum portion of the lot that may be covered with a structure (excluding eave overhangs of 30 inches or less) shall be 40 percent.

3. Floor Area Ratio

The ratio between habitable floor area and lot size shall be a maximum of 60 percent.

4. Minimum Lot Frontage

The minimum lot width shall be 50 feet. Existing 50-foot wide lots shall not be subdivided.

## 5. Design Review

New homes and additions exceeding 10 percent of the existing habitable floor area shall require review and approval by the Design Review Board. The Design Review Board shall provide recommendations to the Planning Director based on overall compliance with Chapter 2 – Single-Family Residential and Chapter 11 – District Specific Guidelines – Old Town of the Urban Design Guidelines.

DRAFT ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH ESTABLISHING THE MAIN/CREST NEIGHBORHOOD CONSERVATION PLAN (ZONING TEXT AMENDMENT NO. 06-04) IN CONJUNCTION WITH THE ESTABLISHMENT OF A NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT (ZONING MAP AMENDMENT NO. 06-02) FOR AN 86-PARCEL AREA WITHIN THE WESLEY PARK TRACT**

WHEREAS, pursuant to the California State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate, duly noticed public hearings to consider Zoning Text Amendment No. 06-04, which establishes the Main/Crest Neighborhood Conservation Plan pursuant to Section 224.06 of the Huntington Beach Zoning and Subdivision Ordinance in conjunction with the adoption of a Neighborhood Conservation Overlay District (Zoning Map Amendment No. 06-02) for an 86-parcel area located in the general area of Main Street and Crest Avenue within the Wesley Park tract; and

After due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council finds that the aforesaid amendment is proper and consistent with the General Plan;

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

SECTION 1. That the real property that is the subject of this Ordinance (hereinafter referred as the "Subject Property") is generally located in the area of Main Street and Crest Avenue within the Wesley Park tract, and is more particularly described in the legal description and map attached hereto as Exhibits A and B, respectively, and incorporated by reference as though fully set forth herein.

SECTION 2. That the zoning designation of the Subject Property is hereby amended to add an -NC1 (Neighborhood Conservation-1) suffix to the base zoning designation of every parcel within the Subject Property.

SECTION 3. That the Main/Crest Neighborhood Conservation Plan is hereby adopted to read as set forth in Exhibit C.

SECTION 4. That Ordinance No. 2880 designating 50 parcels within the Neighborhood Conservation Overlay District area as Q zoning is hereby repealed.

SECTION 5. This ordinance shall take effect thirty days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the \_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Mayor

REVIEWED AND APPROVED

APPROVED AS TO FORM:

\_\_\_\_\_  
City Administrator

\_\_\_\_\_  
City Attorney

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Director of Planning

- Exhibit A: Draft Legal Description map
- Exhibit B: Neighborhood Conservation Overlay District map
- Exhibit C: Main/Crest Neighborhood Conservation Plan

EXHIBIT A

DRAFT LEGAL DESCRIPTION

TRACT NO. 1074, LOT 1

BLOCK 711, LOTS. 3,5,7,9,11,13,15,16

BLOCK 710, LOTS 1 - 17

BLOCK 705, LOTS 2,4,6,8,10,12,14,16,18,20,22,24,26,28,30,32,34,36 - 57

BLOCK 805, LOTS 2,4,6,8,10,12,14,16,18,20 - 25

PARCEL MAP 308-43, PARCELS 1,4

BLOCK 910, LOTS 2,4,6,8,10,12,14,16,18,20,22,24,26

BLOCK 706, LOTS 1 - 22, 42 - 54

BLOCK 810, LOTS 1 - 28

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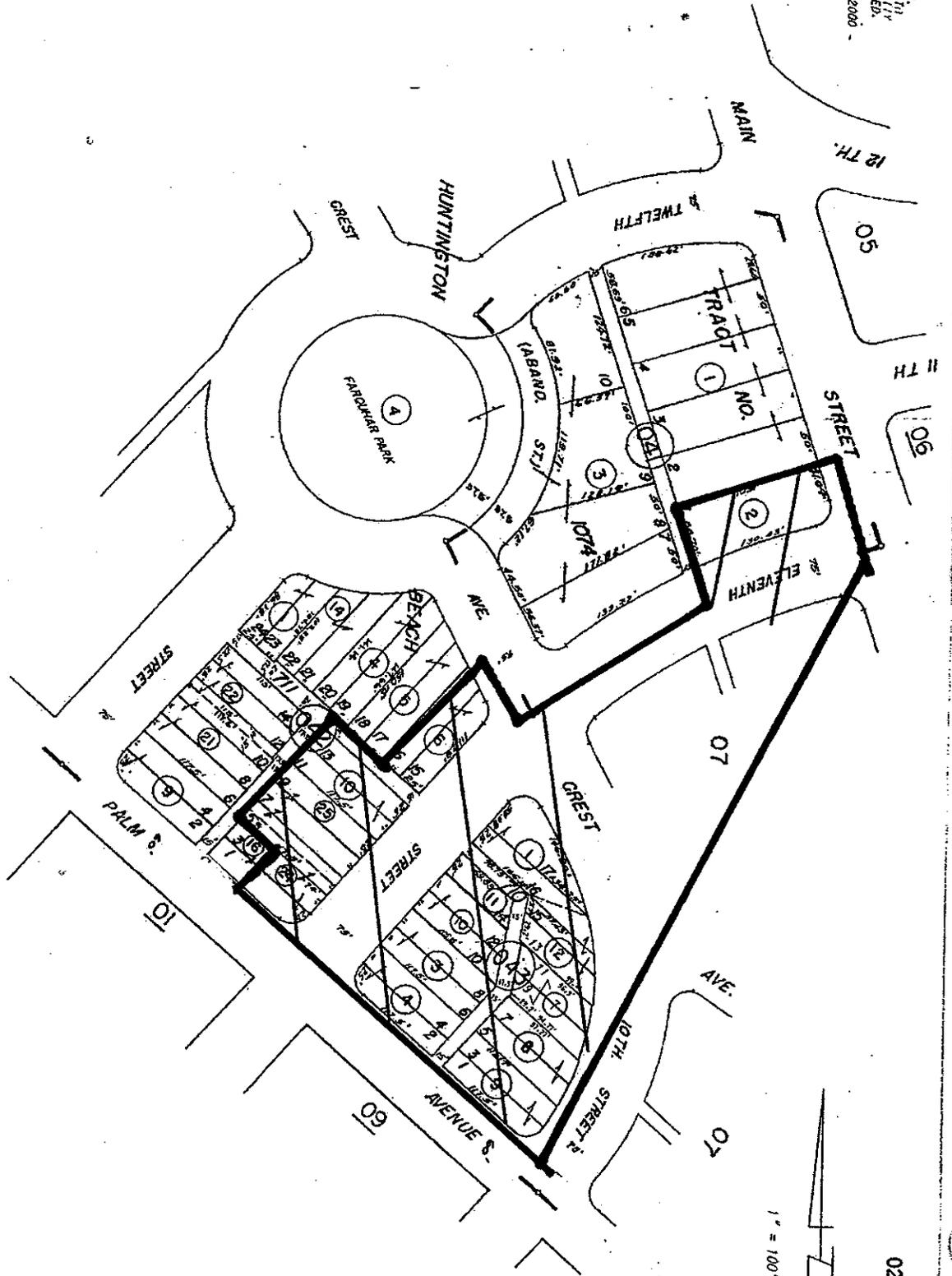
23-09

MARCH 1948

HUNTINGTON BEACH,  
WESLEY PARK SEC. M.M. 4-17  
TRACT NO. 1074 M.M. 34 - 48

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

ASSESSOR'S MAP BOOK 024 PAGE 04 COUNTY OF ORANGE

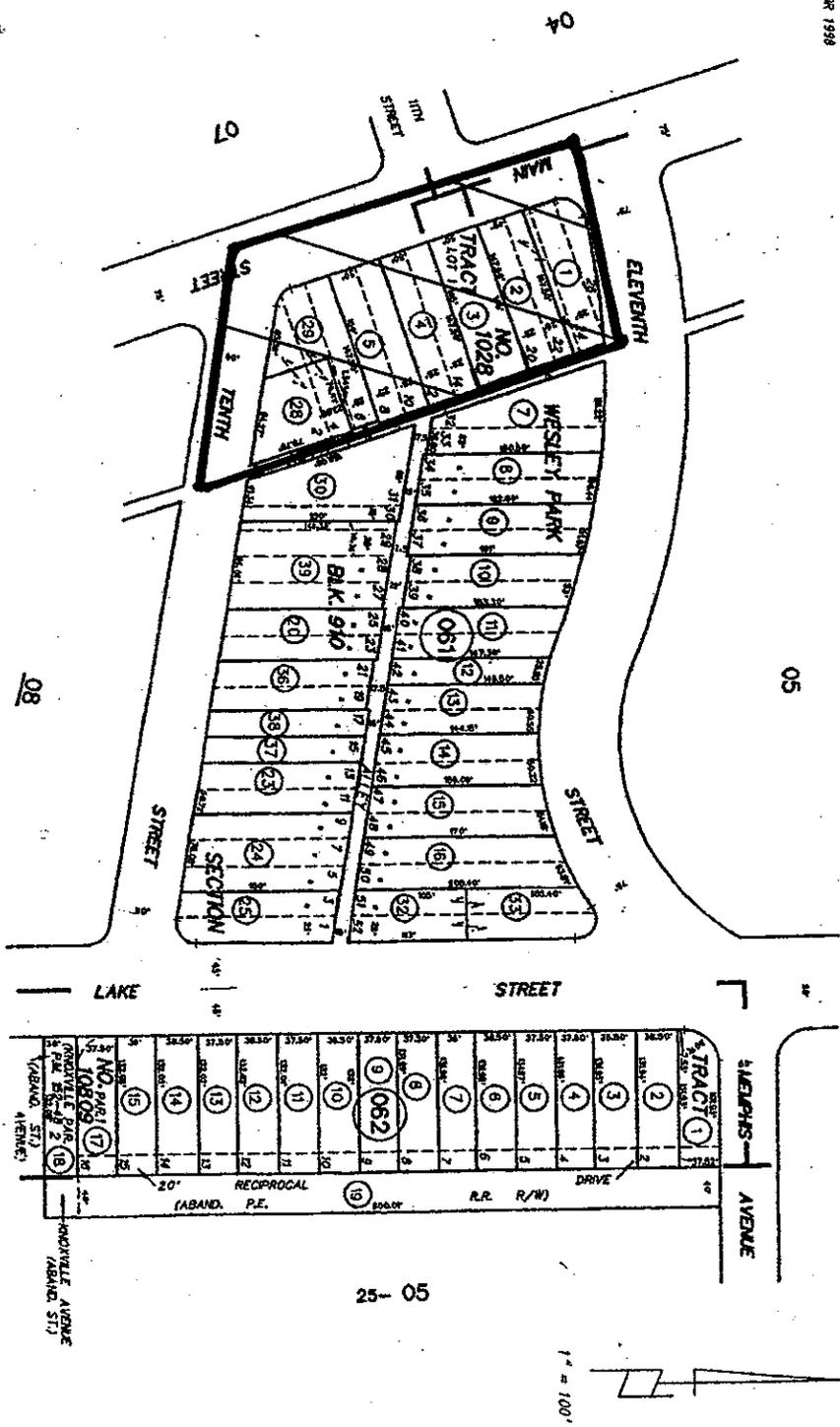


ATTACHMENT NO. 9.4

024-04

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POR. N 1/2, S 1/2, N1/2, SEC. 11, T 6 S, R 11 W



HUNTINGTON BEACH, WESLEY PARK SECTION M.M. 4-17  
 TRACT NO. 1028 M.M. 33-40  
 TRACT NO. 10809 M.M. 488-29, 30, 31  
 PARCEL MAP P.M. 152-48

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

ASSESSOR'S MAP BOOK 024 PAGE 06 COUNTY OF ORANGE



25-05

024-06

ATTACHMENT NO. 85



**CONDOMINIUM**

**INDEX, HUNTINGTON BEACH WESLEY PARK SECTION**

BLK 810, LOTS 26, 27 & 28

PROJECT NO.	839-50	WESLEY PARK SEC.	NO. OF LOTS:	3	A. P. No.	024-071-18
BILLING NO.		LOCATED ON LOT			COMMON AREA	
839-50-654		Lot 28			Und. 1/4 Int in Lots 26, 27, & 28	
839-50-655						
839-50-657					Und. 1/2 Int in Lots 26, 27, & 28	

**CONDOMINIUM**

**INDEX, HUNTINGTON BEACH WESLEY PARK SECTION**

BLK 810, LOTS 16, 18, 20 & 22

PROJECT NO.	839-50	WESLEY PARK SEC.	NO. OF LOTS:	4	A. P. No.	024-071-18
BILLING NO.		LOCATED ON LOT			COMMON AREA	
839-50-658		Lot 16			Und. 1/3 Int in Lots 16, 18, 20 & 22	
839-50-659						
839-50-660						

0240702

**ATTACHMENT NO. 3.7**

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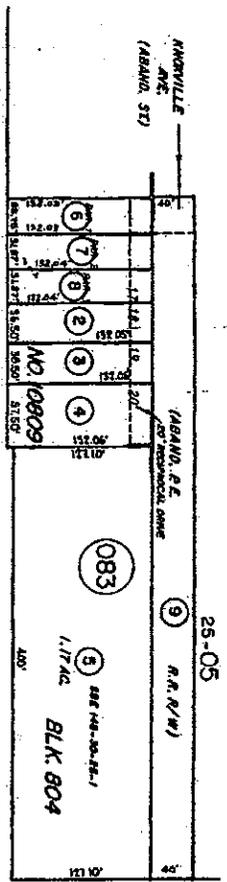
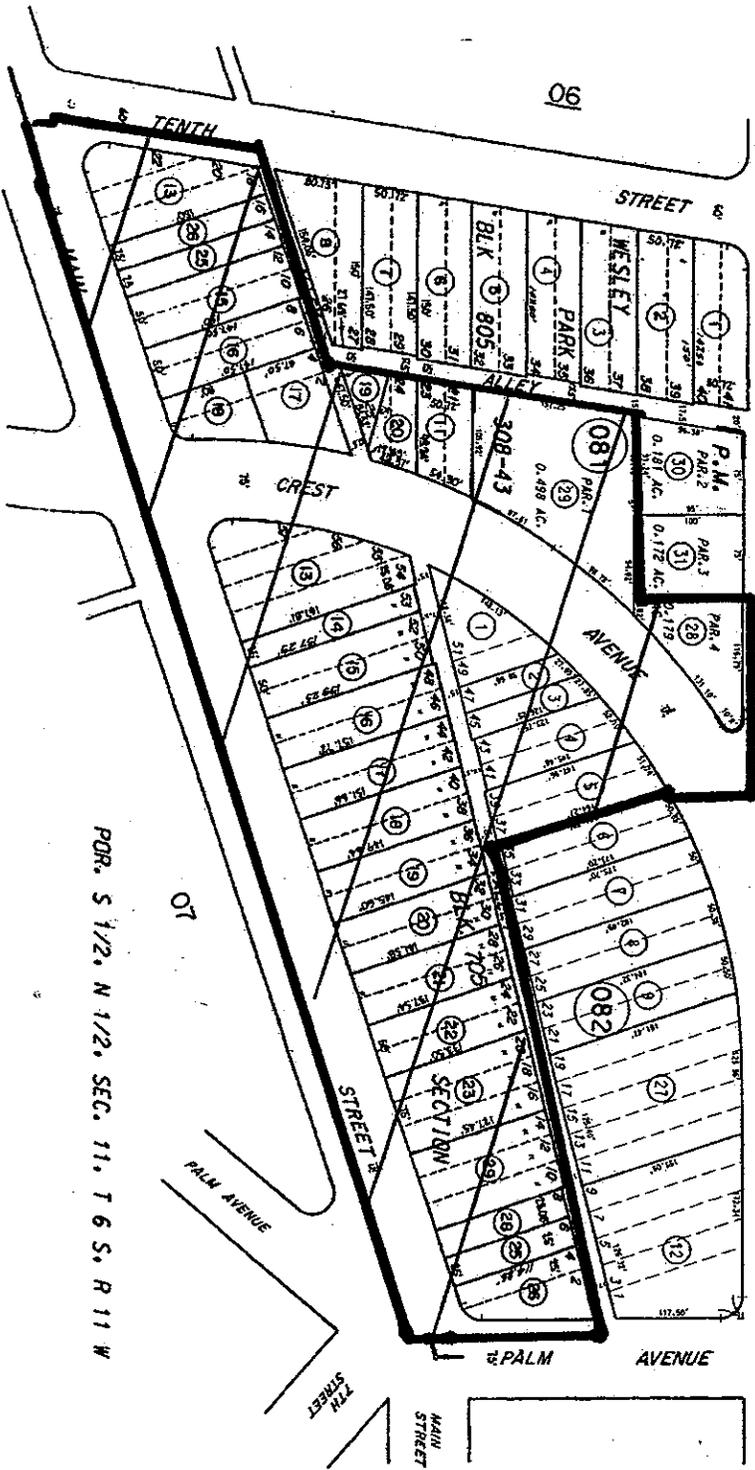
MARCH 1948

HUNTINGTON BEACH, WESLEY PARK SECTION  
TRACT NO. 10809  
PARCEL MAP

M.M. 4-17  
M.M. 468-29, 30, 31  
P.M. 152-47, 308-43

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

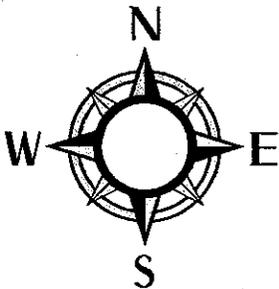
ASSESSOR'S MAP BOOK 24 PAGE 08 COUNTY OF ORANGE



POR. S 1/2, N 1/2, SEC. 11, T 6 S, R 11 W

ATTACHMENT NO. 3.8

# MAIN/CREST NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT MAP



# MAIN/CREST NEIGHBORHOOD CONSERVATION PLAN AREA MAP



## NC1 – MAIN/CREST NEIGHBORHOOD CONSERVATION PLAN

### I. PURPOSE

Chapter 224 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) establishes a process whereby property owners within an established district may initiate and implement programs for the revitalization or conservation of older areas or districts possessing distinctive features, identity, or character worthy of retention and enhancement. This process is initiated through the establishment of a Neighborhood Conservation Overlay District in concert with a Neighborhood Preservation Plan, which identifies development and design standards aimed at preserving the character of the neighborhood.

The Main/Crest Neighborhood Conservation Plan is proposed in order to establish additional development standards that will preserve the traditional development pattern and architectural quality of homes within the neighborhood. The development standards will regulate height, massing and overall size of structures and will allow for increased buffers between properties for new residential construction.

### II. PROPOSED DEVELOPMENT STANDARDS

- A. Development within the Main/Crest Neighborhood Conservation District (-NC1) shall be in accordance with all standards identified for the underlying zoning districts, with the exception of the following requirements:

1. Building Height

- a. The maximum building height (measured to the peak of the highest roof element) shall be two-stories and 28 feet.
- b. Third story development is prohibited.

2. Lot Coverage

The maximum portion of the lot that may be covered with a structure (excluding eave overhangs of 30 inches or less) shall be 40 percent.

3. Floor Area Ratio

The ratio between habitable floor area and lot size shall be a maximum of 60 percent.

4. Minimum Lot Frontage

The minimum lot width shall be 50 feet. Existing 50-foot wide lots shall not be subdivided.

## 5. Design Review

New homes and additions exceeding 10 percent of the existing habitable floor area shall require review and approval by the Design Review Board. The Design Review Board shall provide recommendations to the Planning Director based on overall compliance with Chapter 2 – Single-Family Residential and Chapter 11 – District Specific Guidelines – Old Town of the Urban Design Guidelines.

**E-13. (City Council) Approve the Maddy Act Local Appointments List (Terms on City Boards, Committees, and Commissions Which Expire in 2006) Informing the Public of Openings and Vacancies Based on Expirations of Current Members' Terms (110.50) - Approve the Maddy Act Local Appointments List showing term vacancies, which will occur on City Boards and Commissions in the year 2006 and direct the City Clerk to post the list at the official posting locations (Civic Center, Huntington Central Library, Main Street Library). Copies of the Maddy Act will also be posted at all branch Libraries. Submitted by the City Clerk. Funding Source: Not applicable.**  
**Approved 7-0**

**E-14. (City Council) Advanced Release of Conditional Use Permit No. 02-04 / Coastal Development Permit No. 02-05 – Poseidon Seawater Desalination Project and the Associated Owner Participation Agreement (420.40) – Release the Poseidon Owner Participation Agreement ("OPA") and associated documents as they become available. Submitted by the City Attorney. Funding Source: Not applicable.**  
**CM Green pulled**  
**Approved 7-0**

**Administrative Items**

**F-1. (City Council) Approve a City Council Position on Legislation Pending Before the Federal, State, or Regional Governments as Recommended by the City Council Intergovernmental Relations Committee (IRC) (640.90) – Communication from Councilmember Hardy on behalf of Intergovernmental Relations Committee Members Councilmembers Coerper and Bohr transmitting the following: **Statement of Issue:** Approve a City Council position as recommended by the City Council Intergovernmental Relations Committee on legislation pending before a federal, state, or regional government, and authorize the Mayor to communicate the city's position to the elected members of that federal or state legislature, or regional body.**

**Recommended Action: Motion to: SUPPORT SB 300 (Kuehl) Family and Medical Leave as amended on 07/07/05**  
**Approved as amended to WATCH SB 300 (Kuehl) 7-0**

**Ordinances**

- G-1. Ordinance for Adoption – None.**
- G-2. Ordinance for Introduction - None**

**City Council/Redevelopment Agency Items**

**H-1a. Submitted By Councilmember Green**

**(City Council) Direct Staff to Prepare a Neighborhood Conservation Overlay for the Wesley Park Tract After Conducting a Neighborhood Meeting With Property Owners (120.90)**

Communication from Councilmember Green transmitting the following **Statement of Issue:** There are several neighborhoods throughout the City that deserve our attention with respect to how residential properties recycle. Some of these older intact neighborhoods are unique in character and should have special rules for development that can preserve their character.

The City's Zoning and Subdivision Ordinance currently contains provisions that permit the City to adopt a Neighborhood Conservation Overlay. This is a public hearing process that is the same as all other legislative acts. A Neighborhood Conservation Overlay would allow for a new set of rules that would only be applicable to a specific area.

Many of the property owners in the Wesley Park area of downtown have come forward with an interest in having their neighborhood considered for this overlay designation. The Wesley Park tract, as described in the City's General Plan, is in the area "primarily on the 200 block of Main Street and the 200 & 300 blocks of Crest Avenue and the areas adjacent such as the 600 & 700 blocks of 7<sup>th</sup> and 8<sup>th</sup> Streets, areas on 11<sup>th</sup> Street across from Farquhar Park, and the east side of Main Street up to Tenth Avenue."

**Motion:** Direct staff to prepare a Neighborhood Conservation Overlay for the Wesley Park Tract after conducting a neighborhood meeting with property owners.

**Approved as amended to include the words "and surrounding area" after the word "Tract" 7-0**

**Council Comments - (Not Agendized)**

At this time Councilmembers may report on items not specifically described on the agenda which are of interest to the community. No action or discussion may be taken except to provide staff direction to report back or to place the item on a future agenda.

**Council/Agency Adjournment at 8:27 p.m.** to Tuesday, January 3, 2006, 2005, at 4:00 p.m., in Room B-8, Civic Center, 2000 Main Street, Huntington Beach, California.

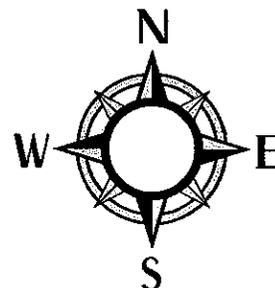
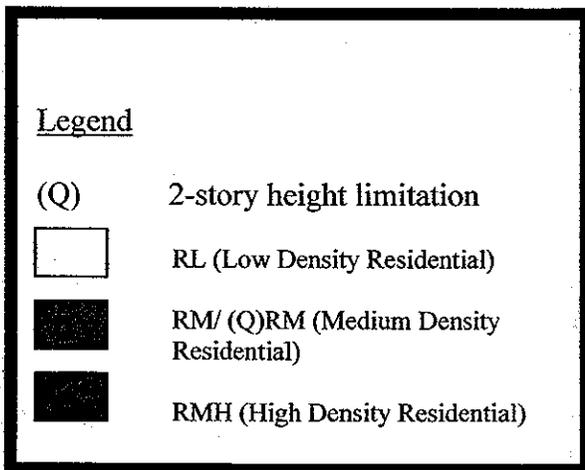
Council/Agency Agendas and Minutes are Available at No Charge to the Public at the Clerk's Office, or the City's Website, or Email, and Through Paid Subscription. Council Agenda Packets are Available at the Central Library and Library Branches on a First-Come-First-Served Basis. Videotapes of Council Meetings are Available for Check-out at the Central Library at No Charge.

**JOAN L. FLYNN, CITY CLERK  
City of Huntington Beach  
2000 Main Street - Second Floor  
Huntington Beach, California 92648**

**COMPUTER INTERNET ACCESS TO CITY COUNCIL/REDEVELOPMENT AGENCY  
AGENDA WITH STAFF REPORTS IS AVAILABLE PRIOR TO CITY COUNCIL  
MEETINGS  
<http://www.surfcity-hb.org>**

ATTACHMENT No. 5

**Existing Zoning  
Neighborhood Conservation Overlay District Area**

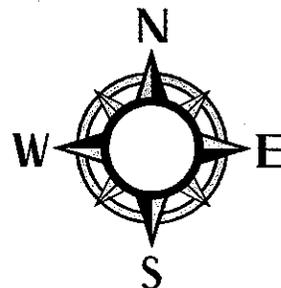


# ATTACHMENT No. 6

## Proposed Zoning Neighborhood Conservation Overlay District Area



<u>Legend</u>	
(-NC1)	Neighborhood Conservation Overlay District
(Q)	2-story height limitation
	RL (Low Density Residential)
	RM/ (Q)RM (Medium Density Residential)
	RMH (High Density Residential)



ORDINANCE NO 2880

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH AMENDING THE HUNTINGTON BEACH ORDINANCE CODE AMENDING DISTRICT MAP 11-6-11 TO PROVIDE A CHANGE IN ZONING FROM MEDIUM DENSITY RESIDENTIAL DISTRICT TO QUALIFIED MEDIUM DENSITY RESIDENTIAL DISTRICT AND RESTRICTING THE BUILDING HEIGHT TO TWO STORIES IN AN AREA PROXIMATE TO MAIN STREET BETWEEN ELEVENTH STREET AND PALM STREET (ZONE CASE NO. 86-18)

WHEREAS, pursuant to the state Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have had separate public hearings relative to Zone Case No. 86-18, wherein both bodies have carefully considered all information presented at said hearings, and, after due consideration of the findings and recommendations of the Planning Commission and all evidence presented to said City Council, the City Council finds that such zone change is proper and consistent with the general plan.

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

SECTION 1. The following described real property, located in an area proximate to Main street between Eleventh Street and Palm Street, is hereby changed from R2, "Medium Density Residential District", to (Q)R2 "Qualified Medium Density Residential District". The "Qualified" property within such zoning designation shall be limited to a building height of two stories. Said property is described as follows and depicted on a map attached and incorporated by reference hereto as Exhibit A:

Beginning at the southwest corner of lot 1 of block 705 of Huntington Beach, Wesley Park section, as shown on a map recorded in book 4, page 17, Miscellaneous Maps, records of Orange County, thence easterly along the south line of

said lot 1 to a point on a tangent curve; thence easterly and northerly along said curve to a point on a tangent line; thence northerly and westerly along the easterly line of said block 705 to the northeast corner of lot 35 of said block 705; thence southwesterly along the northwesterly line of said lot 35 to the northwest corner of said lot 35; thence northwesterly along the southwesterly line of lots 37, 39, 41, 43, 45, 47, 49 and 51 to the northwest corner of said lot 51; thence northwesterly to the southwest corner of lot 25 of block 805 of said Wesley Park section; thence northwesterly along the southwesterly lines of said lot 25 and lot 26 of said block 805 to the northwest corner of said lot 26; thence northwesterly to the southwest corner of lot 31 of block 910 of said Wesley Park section; thence northwesterly along the southwesterly lines of said lot 31 and lot 32 of said block 910 to the northwest corner of said lot 32; thence westerly to the northeast corner of lot 26 of said block 910; thence westerly along the northwesterly line of said lot 26 to a point on a tangent curve; thence westerly and southerly along said curve to a point on a tangent line; thence southwesterly along a non-tangent line to the most northerly point of lot 28 of block 810 of said Wesley Park section; thence westerly along the northwesterly line of said lot 28 to the northeast corner of said lot 22 of said block 810; thence southeasterly along the northeasterly line of lots 22, 20, 18, 16, 14, 12, 10, 8, 6, 4 and 2 to the southeasterly corner of said lot 2; thence southwesterly to the most northerly point of block 706 of said Wesley Park section,, said point also being the most northerly point of lot 42 of said block 706; thence westerly and southerly along the westerly line of said block 706 to a point of reverse curvature; thence southwesterly and southeasterly along said reverse curve to a point on a tangent line; thence southeasterly along the southwesterly line of said block 706 to a point on a tangent curve, said point also being the point of curvature of lot 1 of said block 706; thence continuing southeasterly along the prolongation of the southwesterly line of said block 706 to a point, said point being the intersection of the westerly prolongation of the south line of said lot 1 of said block 705; thence easterly along said westerly prolongation to the point of beginning.

ATTACHMENT NO. 7.2

Excepting therefrom lots 1, 2, 3, 4, 5, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, and 41 of said block 706 and lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, and 51 of said Block 705.

SECTION 3. Section 9061 of the Huntinton Beach Ordinance Code, District Map 12 Sectional District Map 11-6-11 is hereby amended to reflect the change contained in this ordinance and on the map attached hereto. The Director of Development Services is hereby directed to prepare and file an amended map. A copy of such district map, as amended, shall be available for inspection in the office of the City Clerk.

SECTION 4. This ordinance shall take effect thirty days after its passage.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 17th day of November, 1986.

Robert P. Mandin Jr  
Mayor

APPROVED AS TO FORM

[Signature]  
City Attorney

ATTEST :

Alicia M. Kentworth  
City Clerk

REVIEWED AND APPROVED:

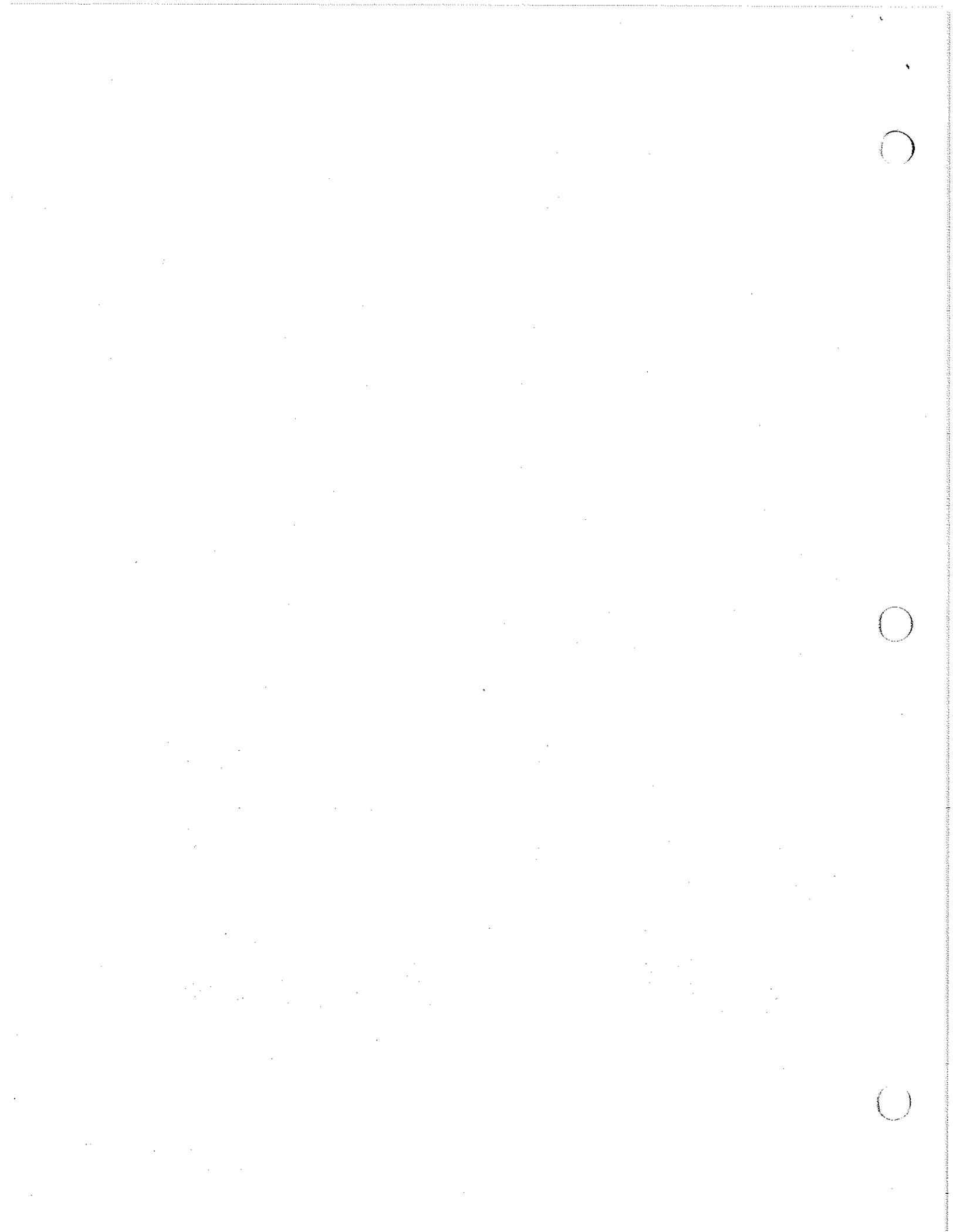
Charles A. Hampton  
City Administrator

INITIATED AND APPROVED:

[Signature]  
Director of Development Services

0701L

ATTACHMENT NO. 7.3





## CITY OF HUNTINGTON BEACH INTER-DEPARTMENT COMMUNICATION

TO: Planning Commission  
FROM: Howard Zelefsky, Planning Director *HZ by SM*  
DATE: July 20, 2006  
SUBJECT: **ZONING TEXT AMENDMENT NO. 06-04/ZONING MAP AMENDMENT NO. 06-02 (MAIN/CREST NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT)**

---

Based on discussions with the City Attorney's office related to the above-referenced item scheduled for the July 25, 2006 Planning Commission meeting, staff has made the following revisions to Attachments 1 and 2 of the Staff Report:

1. Finding No. 1 of the Suggested Findings of Approval (Attachment No. 1), has been revised to indicate consistency of the proposed amendments with the Historic and Cultural Resources Element of the General Plan.
2. Paragraph 1 of the Main/Crest Neighborhood Conservation Plan (Attachment No. 2) has been deleted because it is deemed irrelevant.

ATTACHMENTS:

1. Revised Suggested Findings and Conditions of Approval (Attachment 1)
2. Revised Main/Crest Neighborhood Conservation Plan (Attachment 2)

## ATTACHMENT NO. 1

### SUGGESTED FINDINGS FOR APPROVAL

#### ZONING MAP AMENDMENT NO. 06-02 AND ZONING TEXT AMENDMENT NO. 06-04

#### SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to City Council Resolution No. 4501, Class 20, which supplements the California Environmental Quality Act. The project is exempt because it involves minor amendments to the Huntington Beach Zoning and Subdivision Ordinance, which do not change the density of the affected project areas.

#### SUGGESTED FINDINGS FOR APPROVAL - ZONING TEXT AMENDMENT NO. 06-04 AND ZONING MAP AMENDMENT NO. 06-02:

1. Zoning Text Amendment No. 06-04 and Zoning Map Amendment No. 06-02 to establish a Neighborhood Conservation Overlay District and Plan are consistent with the goals, objectives and policies of the General Plan Land Use Element because the intent is to preserve the existing character of the neighborhood and maintain the traditional development pattern that has occurred over time. The policies of the Land Use Element of the General Plan encourage creative residential design concepts while avoiding significant contrasts with the character of the built environment.

In addition, ZTA No. 06-04/ZMA No. 06-02 are consistent with the Historic and Cultural Resources Element of the General Plan. Table HCR-1 of the General Plan Historic and Cultural Resources Element identifies the Wesley Park section (-NC1 overlay area) as a contributor to a potential National Register District. The goals and policies of the Historic and Cultural Resources Element seek to promote the preservation of sites, structures and districts that have historical significance to the City of Huntington Beach by encouraging new development to be compatible with adjacent existing historic structures in size, scale and architectural design. The proposed Main/Crest Neighborhood Conservation Plan further insures that future development will be consistent with these goals and policies.

2. In the case of a general land use provision, ZTA No. 06-04/ZMA No. 06-02 are compatible with the uses authorized in, and the standards prescribed for, the zoning district for which they are proposed. These amendments do not propose to change the base zoning district of any of the properties within the proposed neighborhood conservation overlay district nor will any of the underlying development standards change. The Main/Crest Neighborhood Conservation Plan proposes additional development standards designed to preserve the character of the area and avoid developments that are not consistent with the existing development pattern.
3. A community need is demonstrated for the proposed zoning text amendment/zoning map amendment. The residents of the proposed overlay district have proposed the development standards contained in

the Main/Crest Neighborhood Conservation Plan with the intent to preserve the existing character of the neighborhood. Several community meetings were held to discuss the issue and staff prepared the Main/Crest Neighborhood Conservation Plan as a result of the discussions held during the meetings.

4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice. These amendments have been proposed in response to residents within the overlay district that are concerned with maintaining the traditional development pattern and character of the neighborhood. The additional development standards that have been proposed are based on suggestions given by the residents at the community meetings. In addition ZTA No. 06-04/ZMA No. 06-02 are consistent with the goals and policies of the General Plan Land Use Element.

**REVISED 7-20-06**  
**NC1 – MAIN/CREST NEIGHBORHOOD CONSERVATION PLAN**

**I. PURPOSE**

The Main/Crest Neighborhood Conservation Plan is proposed in order to establish additional development standards that will preserve the traditional development pattern and architectural quality of homes within the neighborhood. The development standards will regulate height, massing and overall size of structures and will allow for increased buffers between properties for new residential construction.

**II. PROPOSED DEVELOPMENT STANDARDS**

- A. Development within the Main/Crest Neighborhood Conservation District (-NC1) shall be in accordance with all standards identified for the underlying zoning districts, with the exception of the following requirements:

1. **Building Height**

- a. The maximum building height (measured to the peak of the highest roof element) shall be two-stories and 28 feet.
- b. Third story development is prohibited.

2. **Lot Coverage**

The maximum portion of the lot that may be covered with a structure (excluding eave overhangs of 30 inches or less) shall be 40 percent.

3. **Floor Area Ratio**

The ratio between habitable floor area and lot size shall be a maximum of 60 percent.

4. **Minimum Lot Frontage**

The minimum lot width shall be 50 feet. Existing 50-foot wide lots shall not be subdivided.

5. **Design Review**

New homes and additions exceeding 10 percent of the existing habitable floor area shall require review and approval by the Design Review Board. The Design Review Board shall provide recommendations to the Planning Director based on overall compliance with Chapter 2 – Single-Family Residential and Chapter 11 – District Specific Guidelines – Old Town of the Urban Design Guidelines.



# STAFF REPORT

**TO:** Planning Commission  
**FROM:** Howard Zelefsky, Director of Planning  
**BY:** Ron Santos, Associate Planner *RS y HF*  
**DATE:** July 25, 2006

**SUBJECT:** 2004-2005 ANNUAL REVIEW AND MONITORING REPORT - DOWNTOWN PARKING MASTER PLAN (DPMP)

**APPLICANT:** City of Huntington Beach

**LOCATION:** Downtown Parking Master Plan

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## STATEMENT OF ISSUE:

The Downtown Parking Master Plan (DPMP) includes a provision for an annual review and monitoring report. The purpose of the annual review and monitoring report is to analyze and document building activity within the DPMP area. This monitoring report analyzes development activity approved between June 1, 2004 and June 1, 2005.

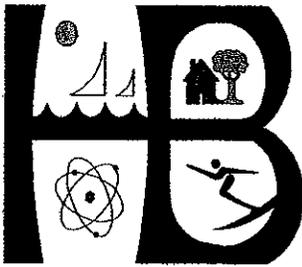
The DPMP provides for shared parking for commercial uses within the downtown core area (see Attachment No.1). The shared parking concept allows one parking space to serve two or more individual land uses without conflict due to variations in peak parking demands (seasonal uses, days of week, hours of day, etc.). The development potential within the DPMP area is established based on existing available parking, such that new development may occur without provision of addition parking, provided the proposed development does not exceed the established threshold on a block-by-block basis.

Due to time constraints and staff illness, staff recommends the Planning Commission continue the 2004-2005 Annual Review and Monitoring Report of the Downtown Parking Master Plan to the next regularly scheduled meeting of August 8, 2006.

## RECOMMENDATION:

Motion to:

“Continue the Annual Review and Monitoring Report of the Downtown Parking Master Plan to the next regularly scheduled meeting of August 8, 2006, with the public hearing to be open.”



## MINUTES

### Huntington Beach Planning Commission

Tuesday, October 25, 2005

Huntington Beach Civic Center

2000 Main Street, Huntington Beach, California 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

#### CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL:      P      P      P      P      A      A      P  
*Dwyer, Scandura, Dingwall, Ray, Livengood, Burnett, Horgan*

#### AGENDA APPROVAL

A MOTION WAS MADE BY HORGAN, SECONDED BY SCANDURA TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF OCTOBER 25, 2005, BY THE FOLLOWING VOTE:

AYES:            Dwyer, Scandura, Dingwall, Ray, Horgan  
NOES:            None  
ABSENT:        Livengood, Burnett  
ABSTAIN:        None

#### MOTION APPROVED

##### A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

##### A-1. CONDITIONAL USE PERMIT NO. 03-43 (3<sup>RD</sup> STREET MIXED USE BUILDING) – Ron Santos

Ron Santos, Associate Planner, provided a staff report, including information on the Design Review Board's recommendations for consistency with the Design Guidelines for the downtown area, compliance with the Downtown Parking Master Plan, variations in the roof design, and comments from the Building Department.

The Commission and staff discussed the various issues pertaining to the second floor balcony, height of the neighboring 24-Hour Fitness building, location of a walkway, abandonment of related oil operations, and parking.

**B. STUDY SESSION ITEMS:**

**B-1. AFFORDABLE HOUSING – Mary Beth Broeren and Steve Holtz**

Mary Beth Broeren, Principal Planner, stated that the item is being presented at the request of the Planning Commission. Ms. Broeren gave a Power Point Presentation addressing the different requirements at the State level, the City's status in meeting these requirements, the Regional Housing Needs Assessment (RHNA) new housing production allocation, the Department of Housing and Community Development, the role of the Southern California Association of Government, the elements considered by RHNA in determining affordable units, the City's affordable housing ordinance, and density bonus provisions.

Steve Holtz, Economic Development, gave a Power Point presentation including the income levels for affordable housing, availability of units within the City, buyer qualification, calculation of a sales price, and involvement of redevelopment agencies.

Commission discussion included the Beach and Ellis SRO, reasons why the rental stock in the community is not considered, in-lieu fees, inflation, enforcement of covenants to ensure compliance by the owner, and potential for foreclosure.

**B-2. PUBLIC HEARING PROCESS (Continued from October 11, 2005) - Chair Steve Ray**

Chair Ray continued this item to an uncertain date in order to accommodate requests from committee members to schedule another meeting and because two commissioners are absent tonight.

***NO PRESENTATION - CONTINUED TO A DATE UNCERTAIN***

**C. AGENDA REVIEW**

**C-1. PLANNING COMMISSION HOLIDAY CELEBRATION (Date & Location)**

- Chair Ray
- Commission discussion and tentative agreement.
- **TENTATIVE DATE AND LOCATION – THURSDAY, DECEMBER 15, 2005, 6:00 PM, CHIMAYO (SPARKS AS AN ALTERNATIVE)**

**D. PLANNING COMMISSION COMMITTEE REPORTS**

Commissioner Scandura reported on the City school district's quarterly meeting.

Chair Ray asked Commissioner Dwyer to attend the November 3, 2005, Environmental Board meeting for Commissioner Burnett and confirmed that Commissioner Dingwall is

now attending the Design Review Board meetings as the alternate for Commissioner Livengood.

**E. PUBLIC COMMENTS – Regarding Study Session portion of Meeting - *NONE***

Any one wishing to speak on workshop items during PUBLIC COMMENTS may do so by filling out a Request To Speak form and giving it to the Secretary. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

**F. PLANNING COMMISSION COMMENTS - Commission Dwyer stated that his plans for the annual Halloween party are in progress and that the commissioners are invited to attend.**

**7:00 P.M. – COUNCIL CHAMBERS**

**CANCELED: NO PUBLIC HEARING ITEMS**

**ADJOURNMENT:**

**Adjourned at 6:55 p.m. to the next regularly scheduled meeting of November 8, 2005, Huntington Beach Civic Center.**

HZ:HF:rk

APPROVED BY:

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Howard Zelefsky, Secretary

\_\_\_\_\_  
Steve Ray, Chair



City of Huntington Beach Planning Department

**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Howard Zelefsky, Director of Planning  
**BY:** Ricky Ramos, Associate Planner ~~RP~~  
**DATE:** July 25, 2006

**SUBJECT:** 2005-2006 FLOOD MANAGEMENT PLAN ANNUAL REVIEW  
**APPLICANT:** City of Huntington Beach Planning Department  
**LOCATION:** Citywide

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**STATEMENT OF ISSUE:**

The City of Huntington Beach Planning Department requests Planning Commission review of the Flood Management Plan (FMP) annual review report.

- ♦ The FMP was approved by the City Council in September 2000 following a recommendation of approval by the Planning Commission.
- ♦ The FMP identifies potential local flood hazards and recommended activities to mitigate flood damage.
- ♦ The Federal Emergency Management Agency (FEMA) requires an annual review of the FMP's recommended activities to demonstrate that the City is actively pursuing their implementation. The annual review covers the period from July 1, 2005 through June 30, 2006. Following Planning Commission and City Council review the report must be submitted to FEMA by October 1 of each year as part of the city's annual re-certification.

**RECOMMENDATION:**

Motion to:

“Accept the Flood Management Plan annual review as adequate and complete and forward to the City Council for their review.”

**ALTERNATIVE ACTION:**

The Planning Commission may take alternative action such as:

“Continue the 2005-2006 Flood Management Plan Annual Review and direct staff accordingly.”

## **PROJECT PROPOSAL:**

Flood Management Plan Annual Review represents a request to review the progress made over the past 12 months in implementing the recommended activities of the Flood Management Plan (FMP) pursuant to Section 9 (Implementation) of the document.

Following Planning Commission and City Council review the report must be submitted to FEMA by October 1 of each year as part of the city's annual re-certification. Failure to adhere to this deadline will jeopardize the city's participation in the flood insurance program.

This is the sixth annual review of the FMP. The Planning Commission, City Council, and FEMA have accepted each past annual review as adequate and complete. The annual review and associated activities maintain the city's good standing with FEMA.

## **BACKGROUND:**

The City joined the FEMA flood insurance program in 1983 with the adoption of floodplain regulations. Following City Council direction in 1994, the Planning Department submitted an application to FEMA for participation in the Community Rating System (CRS), a special program that rewards communities that implement more activities than the minimum requirements for participation in the flood insurance program. CRS works by awarding points for implementing certain activities. The points are then related to a class rating which allows a reduction in flood insurance premiums. Following a reverification visit by FEMA's consultant, the City became a class 7 community effective October 1999. This allows property owners in flood zones AE, A, V, and VE a 15% reduction in flood insurance premium. A 5% reduction is the maximum available to property owners in flood zone X.

## **ISSUES:**

### **General Plan Conformance:**

The FMP continues to be consistent with the following applicable General Plan goals:

EH 4 – Eliminate, to the greatest degree possible, the risk from flood hazards to life, property, public investment and social order in the City of Huntington Beach.

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

EH 5 – Protect human life, to the greatest extent feasible, from tsunamis and seiche hazards.

**Environmental Status:**

The annual review is categorically exempt pursuant to Class 6, Section 15306 of the California Environmental Quality Act which states that information collection that does not result in major disturbance to an environmental resource is exempt from any environmental review.

**Coastal Status:** Not applicable.

**Redevelopment Status:** Not applicable.

**Design Review Board:** Not applicable.

**Subdivision Committee:** Not applicable.

**Other Departments Concerns and Requirements:** All updates received from all responsible departments have been noted in this staff report and in the attached FMP recommended activities matrix.

**Public Notification:** Not applicable.

**Application Processing Dates:**

**DATE OF COMPLETE APPLICATION:**

Not applicable

**MANDATORY PROCESSING DATE(S):**

October 1, 2006

**ANALYSIS:**

Section 8.0 (Recommendation) of the FMP contains recommended activities to implement the goals of the FMP to reduce flood damage. A matrix of the various activities, responsible departments, and status of each activity to date is included in this staff report (see Attachment No. 1). The purpose of the annual review is to demonstrate the progress that has been made in carrying out the recommended activities during the review period of July 1, 2005 through June 30, 2006. An update to various sections of the FMP is also identified below.

**Section 5.6 – Protective Measures in Effect or Under Construction**

**County Projects**

During the past twelve months the County continued improvements to the Huntington Beach flood control channel located in the southeastern part of the City to make it 100-year flood compliant. The County anticipates completing the remaining unimproved segment of the Huntington Beach channel section from Indianapolis to Adams by spring 2007. The County will then finalize its application for a map amendment. It is anticipated that the final FEMA determination on the map amendment request will take at least one to two years. Completion of the remaining unimproved segments of the East Garden Grove Wintersburg flood control channel will result in additional reduction to the floodplain. Attachment No. 2

to this report is an excerpt from the County's seven-year flood control projects plan. It shows that portions of the East Garden Grove Wintersburg channel within the city are scheduled for approximately \$43,900,000 in improvements over the next few years.

Local Projects

Several local projects have continued to progress. The Public Works Department began construction of the first phase of the Michael Drive/Slater Avenue storm drain project in fiscal year 05/06. Storm drain improvements are also underway in the Meredith Gardens area in fiscal year 05/06 and as part of the Lebard Park expansion in fiscal year 06/07. The Underhill Street improvements and storm drain construction were also completed in fiscal year 05/06. Design is slated to begin on storm drain projects in the consolidated redevelopment area in fiscal year 06/07.

Flood Insurance

According to the National Flood Insurance Program the number of flood insurance policies and amount of insurance premiums paid citywide remain steady as follows:

	March 2004	April 2005	May 2006
Number of Policies	10,421	10,399	10,471
Amount of Premiums	\$5,266,821	\$5,664,503	\$6,102,412

**RECOMMENDATION:**

Staff believes that the annual review demonstrates that the City continues to actively pursue implementation of the FMP and recommends that the Planning Commission accept the annual review as adequate and complete and forward it to the City Council for their review.

**ATTACHMENTS:**

1. 2005-2006 Annual Review Matrix
2. Excerpt from County of Orange Flood Control Projects 7-Year Plan (As of March 2006)

SH:MBB:RR:cs

Updates to the last annual review are shown as follows.  
 Staff updates are bold and underlined.

(July 25, 2008)

# ATTACHMENT NO. 1

## July 1, 2005 – June 30, 2006 ANNUAL REVIEW Flood Management Plan Recommended Activities

Goal	Activity	Responsible Department								Schedule	Status	
		Planning	Public Works	Fire	Building	Library	Administrative Services	Administration	City Council			Community Services
EH4 - Flooding	8.1.1 - Continue to enforce and update floodplain regulations when revised by the Federal government	X									Ongoing	Floodplain ordinance continues to be enforced including submittal of flood certificates for all new or substantially improved structures within the floodplain. No new or revised regulations.
	8.1.2 - Protect public facilities from flooding		X								Ongoing	The Public Works Department has an ongoing commitment to protect public facilities with all their resources.
	8.1.3 - Assist managers and owners of critical facilities as listed in Section 5.4.3 to develop flood protection plans			X							Ongoing	No assistance requested to date from critical facilities. In 2003-04 the City worked with the school districts and Fountain Valley in preparing a Hazard Mitigation Plan which includes a flood component.
	8.1.4 - Encourage floodproofing and retrofitting property/structures to prevent substantial flood damage and provide technical information	X		X	X						Ongoing	Planning and Building staff continue to provide floodproofing and technical information to the public.
	8.1.5 - Continue to update, distribute, and provide flood protection information and materials	X		X		X					Ongoing	Up-to-date flood protection materials received from FEMA and the State Office of Emergency Services are available at city hall and on the Internet. Emergency Operations Center (EOC) staff continues flood preparedness education throughout the year to neighborhoods, schools, and businesses and through the City's CERT program.

**July 1, 2005 – June 30, 2006 ANNUAL REVIEW**  
**Flood Management Plan Recommended Activities**

Goal	Activity	Responsible Department								Schedule	Status		
		Planning	Public Works	Fire	Building	Library	Administrative Services	Administration	City Council			Community Services	
												Floodplain brochure mailed to over 15,000 property owners fall of 2005. Flood protection information is also published annually in the Sands. Library maintains adequate inventory of flood related reference materials.	
	8.1.6 - Maintain adequate flood insurance on public structures							X				Ongoing	City maintains \$45,000,000 earth-quake/flood insurance coverage.
	8.1.7 - Provide floodplain information to property and business owners, realtors, and prospective buyers and encourage flood insurance	X										Ongoing	Letter sent to lenders, realtors and insurance agents advising that flood zone information is available from Planning Dept. Planning Dept. responds annually to 5,000+ flood zone inquiries.
	8.1.8 – Maintain close liaison with nearby cities and with County, State, and Federal agencies	X	X						X			Ongoing	The City has an ongoing relationship with the cities of Westminster and Fountain Valley street/engineering divisions as well as County, State and Federal agencies. Administration and Public Works staff work through League of Cities City Managers and the Orange County Council of Governments in pursuing common goals in the area of flood control.
	8.1.9 – Continue to participate in the National Flood Insurance Program and Community Rating System	X							X			Ongoing	Annual CRS verification due October 1, 2006; presently City is rated Class 7 which allows flood insurance to HB property owners and residents with a reduction up to 15% on the premium. City continues to implement all FEMA design regulations on new development and substantial improvements.

**July 1, 2005 – June 30, 2006 ANNUAL REVIEW**  
**Flood Management Plan Recommended Activities**

Goal	Activity	Responsible Department								Schedule	Status	
		Planning	Public Works	Fire	Building	Library	Administrative Services	Administration	City Council			Community Services
	8.1.10 – Continue to implement the City's emergency operation procedures as outlined in the City's Emergency Management Plan, in particular, the Flood Warning and Evacuation procedures			X							Ongoing	The EOC and Police Watch Commander constantly monitor the weather and any flood or storm threat. They are prepared to issue warnings whenever needed. The City has updated and the City Council has approved the new Emergency Operations Plan which describes alerting and warning and evacuation procedures. <u>In 2005 the City received the Storm Ready designation from the National Weather Service.</u>
	8.1.11 - Continue to utilize citizen volunteers, e.g., CERT and RACES			X							Ongoing	The CERT program has 560 graduates and RACES has 75 trained and equipped communications volunteers ready to respond. <u>This includes a CERT Sandbag Team complete with dispatchers, sandbaggers and a hotline phone number.</u>
	8.1.12 - Continue to provide a sandbag program		X								Ongoing	Sandbag filling machine is on a scheduled service program. Sand is stockpiled in the Corporation Yard year round and available to public during possible flooding events. <u>The Fire Department's CERT volunteers have a trained Sandbag Team ready to sandbag for elderly and disabled residents when called upon.</u>
	8.1.13 -- Encourage the State to modify the roadway profile of Pacific Coast Highway between Warner Avenue and Goldenwest Street to prevent street closure due to flooding	X	X						X		Ongoing	Elevating of PCH where it crosses the inlet as part of the Bolsa Chica restoration reduces the chances for PCH to flood near inlet. The other unmodified portions of PCH will

**July 1, 2005 – June 30, 2006 ANNUAL REVIEW**  
**Flood Management Plan Recommended Activities**

Goal	Activity	Responsible Department								Schedule	Status	
		Planning	Public Works	Fire	Building	Library	Administrative Services	Administration	City Council			Community Services
U3 - Storm Drainage	8.2.1 - Upgrade the City's flood control system (storm drains, catch basins, pump stations, and channels) to current FEMA standards (100-year flood) and concentrate on the repetitive flood areas first		X								October 2020	<p>continue to be subject to flooding. The City continues to lobby the State to address this issue.</p> <p><u>Construction under way on phase one of the Michael Drive/Slater Avenue storm drain project.</u></p> <p><u>Construction under way on the Meredith storm drain upgrade project. Design to begin on storm drain projects in the consolidated redevelopment area in FY 06/07.</u></p> <p>The City continues to place funding for storm water infrastructure on its federal funding agenda. The City also continues to evaluate needed flood control improvements citywide.</p>
	8.2.2 - Quarterly the City Council shall lobby the County to correct, upgrade, and maintain the County's flood control system to current FEMA standards (100-year flood)								X		By January 2001 and quarterly thereafter	<p>City Council adopted resolution supporting East Garden Grove-Wintersburg and Ocean View channel improvements. City Council works on this goal through direct contact with our County Supervisor. Improvements to the Huntington Beach and Talbert channels in southeast HB have been completed with the exception of the <u>Huntington Beach channel section from Indianapolis to Adams which is anticipated to be completed spring 2007. Upon completion of that last segment the County will finalize its application for a map amendment. FEMA determination anticipated to take at least one to two years.</u></p>

**July 1, 2005 – June 30, 2006 ANNUAL REVIEW**  
**Flood Management Plan Recommended Activities**

Goal	Activity	Responsible Department								Schedule	Status	
		Planning	Public Works	Fire	Building	Library	Administrative Services	Administration	City Council			Community Services
	8.2.3 - Evaluate existing street conditions for replacement and/or installation of facilities to allow proper conveyance of storm flows to the city's flood control systems	X									January 2010	<u>Construction of Underhill Street improvements and storm drain completed in FY 05/06.</u> Other streets will be considered as part of 8.2.5.
	8.2.4 - Maintain the City's flood control system and continue biannual inspection and cleaning of City's flood control system		X								Ongoing	Public Works implements a regularly scheduled maintenance program for the City's drainage system. At a minimum, all City-owned flood control channels are inspected twice a year and cleaned if needed. At a minimum, all catch basins are inspected yearly and cleaned if needed.
	8.2.5 - Update the City's Master Plan of Drainage to evaluate the effectiveness of the City's flood control system		X								2005	Master Plan of Drainage (MPD) Update was completed in FY 04/05.
	8.2.6 - Lobby the federal, state and county governments to study, pursue and expand the wetlands from Beach Blvd. to Brookhurst St. for floodwater mitigation	X	X						X		Ongoing	In addition to direct City contact with our county, state, and federal legislators, the City utilizes lobbyists at the state and federal levels to help in securing funding for this purpose. The City also actively supports the successful efforts of the HB Wetlands Conservancy in soliciting state money to acquire and restore wetlands between Newland St. and the Santa Ana River.  In addition to an 8 acre Caltrans property along PCH that has been previously acquired, the HB Wetlands Conservancy anticipates acquiring a 17-acre UC Riverside property near Brookhurst and PCH in about one year and a 46-acre Caltrans property near

**July 1, 2005 – June 30, 2006 ANNUAL REVIEW**  
**Flood Management Plan Recommended Activities**

Goal	Activity	Responsible Department								Schedule	Status	
		Planning	Public Works	Fire	Building	Library	Administrative Services	Administration	City Council			Community Services
	8.2.7 - Evaluate and upgrade open areas, e.g., Meadowlark Golf Course, Central Park, Good Shepherd Cemetery to eliminate offsite drainage and subsequent impact to private property.	X									Ongoing	Good Shepherd Cemetery has been conditioned to construct on-site detention and drainage facilities to replace the removal of the existing drainage swales. <u>To date Good Shepherd has not submitted any plans for review.</u>
	8.2.8 - Continue to support reconstruction of deteriorating seawalls	X									Ongoing	Planning staff continues to prepare CEQA documentation for seawall repair as requested by applicants.
	8.2.9 - Pursue funding from County, State and Federal agencies		X						X		Ongoing	The City continues to seek Federal funding to improve flood control Infrastructure.  In 2003-04 the City in conjunction with Fountain Valley and the school districts prepared a Hazard Mitigation Plan to allow these jurisdictions to be eligible for pre-disaster mitigation grants.
	8.2.10 - Develop and support new funding sources to help accomplish drainage goals		X						X		Ongoing	In addition to the efforts of lobbyists, the city supports legislation that will achieve this goal.
	8.2.11 - Continue to participate in County watershed studies and programs		X								Ongoing	See 8.1.8
EH5 - Tsunami	8.3.1 - Update the Tsunami Emergency Operation plan, Operations Plan 2, as needed			X							Ongoing	The City updated its Emergency Operations Plan and Council approved it March 20, 2004. It includes tsunami response procedures. <u>The City will complete a Tsunami Incident Action</u>

**July 1, 2005 – June 30, 2006 ANNUAL REVIEW**  
**Flood Management Plan Recommended Activities**

Goal	Activity	Responsible Department								Schedule	Status	
		Planning	Public Works	Fire	Building	Library	Administrative Services	Administration	City Council			Community Services
												<u>Plan in July 2006. In addition, the City will apply for the Tsunami Ready designation from the National Weather Service.</u>
	8.3.2 - Continue to provide tsunami warning to the community			X						Ongoing		The Police Watch Commander (alerting point for the city) and the EOC are prepared to issue tsunami warnings. <u>This capability has been expanded to include weather radios in the Watch Commander, Battalion Chief, Marine Safety and EOC Offices and to enhance our electronic email warning systems.</u>
	8.3.3 - Educate the public regarding the potential threat of a tsunami			X						Ongoing		At outreach seminars the EOC provides the public with information on a tsunami threat and what residents should do if a tsunami warning is issued. In addition a Hazard Analysis was completed for schools identifying which should prepare for tsunamis. A Hazard Mitigation Plan was developed and one of the six hazards included is tsunami. The City Council, State OES, and FEIWA have approved the plan. <u>Once the Tsunami Incident Action Plan is approved a citywide Tsunami Education Campaign will be conducted.</u>
ERC2 - Biological Resources	8.4.1 - Implement best management practice plans and National Pollution Discharge Elimination Plans	X	X							Ongoing		As applicable, zoning entitlements include a condition of approval requiring NPDES plans to be submitted to and approved by Public Works prior to issuance of building permits and/or grading permits. Staff is continuously

**July 1, 2005 – June 30, 2006 ANNUAL REVIEW**  
**Flood Management Plan Recommended Activities**

Goal	Activity	Responsible Department								Schedule	Status	
		Planning	Public Works	Fire	Building	Library	Administrative Services	Administration	City Council			Community Services
	8.4.2 - Investigate and install in-line wetlands in drainage courses wherever feasible		X								Ongoing	Several potential areas have been identified in the City. Staff is working with County, Army Corps, OCWD and environmental non-profit organizations to evaluate feasibility and funding. Partial funding has been obtained from the State for Talbert Lake diversion project. <u>Consultant anticipated to be hired in October 2006 to start design.</u>
	8.4.3 - Prohibit filling of wetlands except as allowed by the General Plan	X									Ongoing	Filling of the Waterfront residential wetland parcel at Beach and Pacific Coast Highway was prohibited as part of the development project. The wetland parcel is owned by the Redevelopment Agency and has a conservation easement in place.
	8.4.4 - Encourage the State to maintain the coastal dunes adjacent to the Bolsa Chica wetlands and in the Huntington Beach wetlands to better protect the areas from storm surges									X	Ongoing	Letter sent to Congressman Rohrabacher encouraging continued beach replenishment funding by the federal government.
	8.4.5 - Continue the Coastal Conservation District zoning on the wetlands	X									Ongoing	There was no change to Coastal Conservation District zoning on wetlands.
EH2 - Erosion	8.5.1 - Establish building setbacks from all slopes including mesa and bluff edges	X									2010	Zoning Text Amendment to be pursued.

**July 1, 2005 – June 30, 2006 ANNUAL REVIEW**  
**Flood Management Plan Recommended Activities**

Goal	Activity	Responsible Department								Schedule	Status	
		Planning	Public Works	Fire	Building	Library	Administrative Services	Administration	City Council			Community Services
	8.5.2 – Participate in the bluff (between Goldenwest and Seapoint Streets) erosion study and implement recommendations		X								Ongoing	Army Corps of Engineers completed feasibility study in December 2004 and concluded that they would not pursue the project.
LU14 - Open Space	8.6.1 - Limit construction in existing open space areas only to necessary structures such as restrooms, picnic shelters	X								X	Ongoing	Only beach activity support structures were constructed on south beach area between Huntington and First St.
	8.6.2 – Evaluate the possibility of the City purchasing surplus school sites to allow playfields to remain as open areas and provide for floodwater retention areas									X	Ongoing	Quarterly meetings are held between the school districts and City to discuss use of school properties. <u>In 2005 the City purchased 6 acres at Wardlow School from the Fountain Valley School District.</u>
HCR1 - Historical Resources	8.7.1 - Encourage property owners to floodproof historical structures	X									Ongoing	Letters sent June 2004. <u>Addition to St. Bonaventure received Letter of Map Revision Based on Fill removing the structure from the flood zone.</u>
	8.7.2 - Encourage property owners of historical structures to maintain adequate flood insurance	X									Ongoing	Letters sent June 2004. <u>Property owners have not changed since the letter was sent in 2004.</u>

**ATTACHMENT NO. 2**

**EXCERPT FROM COUNTY OF ORANGE FLOOD CONTROL  
PROJECTS 7-YEAR PLAN  
(As of March 2006)**

<b>Fiscal Year</b>	<b>Channel</b>	<b>Location</b>	<b>\$ Estimate</b>
2006-2007	CO5	2,600 ft. downstream of Graham to upstream of Graham	10,000,000
2007-2008	CO5	Upstream of Graham to Warner	15,800,000
2008-2009	CO5	Warner to downstream of Goldenwest	12,100,000
2009-2010	CO5	Confluence w/ CO6 to Beach	6,000,000
<b>Total</b>			<b>43,900,000</b>

CO5 – East Garden Grove Wintersburg flood control channel

(First year projects are for budgeting purposes. The subsequent years are subject to funding and prioritization.)