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## 4.8 LAND USE

This EIR section analyzes the potential for adverse impacts on the existing land use characteristics of the project site and adjacent areas resulting from implementation of the proposed project. The Initial Study (Appendix A) identified the potential for the proposed project to result in impacts associated with applicable land use plans, policies, and regulations. Issues scoped out from detailed analysis in the EIR include physical division of an established community and conflicts with any applicable habitat conservation plan or natural community conservation plan. Data used to prepare this section were taken from a foot survey of the area, and the City's General Plan Land Use and Economic Development Elements. Full bibliographic entries for all reference materials are provided in Section 4.8.5 (References).

### 4.8.1 Existing Conditions

#### ■ City of Huntington Beach

The City of Huntington Beach, located in northwestern Orange County, is a beach community about 35 miles southeast of Los Angeles, immediately adjacent to the Pacific Ocean. The City consists of approximately 17,730 acres, or 27.7 square miles, and contains a variety of land uses. Approximately 98 percent of the City is developed with residential, commercial, industrial, institutional, public uses, and streets/highways. Between one and two percent of the land within City boundaries is vacant, according to the City of Huntington Beach General Plan (City of Huntington Beach 1996).

#### ■ Project Site Characteristics and Land Uses

The project site is a partially vacant parcel of land located south of Lomond Drive, west of Newland Street, and north of the terminus of Hamilton Avenue, as shown in Figure 3-2. In addition, the site is bordered to the west and south by wetlands and open space, as well as the Huntington Beach Channel. The project site is located outside of the Coastal Zone.

The majority (18.6 acres) of the project site is currently vacant, graded soil. The project site was previously graded as part of a soil remediation program, which was officially completed in June 2004, due to the historic industrial uses on site, as further discussed in Chapter 4.6 (Hazards and Hazardous Materials). As a result of the previous industrial uses and extensive soil disturbance, the graded soil portion of the site supports minimal vegetation.

The northeast corner of the site (approximately 4.5 acres located at 21401 Newland Street) is currently used as a recreational vehicle and boat storage facility, consisting of a large paved surface parking area and a temporary trailer serving as an administration office. This storage facility would be removed as part of the project.

## ■ Surrounding Land Uses

The project site is located approximately two miles south of the City’s Downtown and approximately one half-mile from the Pacific Ocean. Surrounding land uses and zoning are as follows:

- **East** (across Newland Street)—Single-family residential housing, zoned as low density residential
- **North** (adjacent and across Lomond Drive)—Single-family and multiple-family residential housing, zoned as low density residential to the north and medium-high density residential to the northwest
- **West**—Open space/wetlands/flood control channel, zoned for open space conservation in the coastal zone.
- **South**—Open space/wetlands/flood control channel, zoned for open space conservation in the coastal zone.

In general, the project site is primarily surrounded by residential uses to the north and east, including one-, two- and three-story, single-family residential units; duplexes; and small apartment complexes. In addition, new, for-sale residential units are currently under construction directly north of the project site just west of the intersection of Lomond Drive and Lochlea Lane.

The open space areas to the west and south of the project site support existing wetlands, and are located in the Coastal Zone boundary. Specifically, the Coastal Zone boundary is located approximately 19 feet south of the site at the approximate location of the existing chain link fence, and ranges between approximately 10 to 100 feet west of the project boundary. The Huntington Beach flood control channel intersects and bisects the wetlands area. Adjacent open space areas are owned and maintained by Caltrans, with a permanent deed restriction limiting the use of the property to wetlands maintenance. Southern California Edison (SCE) has an easement running east to west along the chain link fencing, through the wetlands, to allow for maintenance of existing 66 kV transmission lines.

## ■ Existing General Plan/Zoning Designations

The project site has a General Plan Land Use Designation of I-F2-d (Industrial—0.5 Floor Area Ratio—Design Overlay). In addition, the site is identified as an Industrial Node—Subarea 9F (Newland Hamilton Avenue)—within the Land Use Element of the General Plan. The site was designated as industrial due to the tank farm formerly located on the site since the 1950s.

The General Plan designations define the permitted development characteristics of the site. The I-F2 designation identifies the allowable land use in this designation as Industrial, with a floor area ratio (FAR) of 0.5. However, as discussed in the Community District and Subarea Schedule (Table LU-4 of the General Plan) the F2 designation only applies to the subject site, with a height limitation of two stories even though Subarea 9F covers properties at the southeast corner of Newland and Hamilton as well. Typical permitted uses in the “I” (Industrial) land use category include manufacturing, processing, packaging, and similar uses. The “d” (special design) overlay for Subarea 9F is the same as that for Subarea 9A (Boeing), which includes development standards and principles that require the design and site development to “achieve a ‘campus-park’ setting . . . and buildings to achieve a high level of design

quality. . . .” Further, specific to Subarea 9F, design and development characteristics should limit the scale and mass of development, as necessary, to protect wetlands.

In addition, the site is zoned as IL-O-FP2 (Limited Industrial—Oil District Overlay—Flood Plain). The Industrial land use designation allows for the following types of uses: light manufacturing, research and development, warehousing, business parks and professional offices, supporting retail, financial, restaurants, warehouses and sales outlets, and similar uses. The design overlay associated with the land use designation permits underlying land uses in accordance with special design standards. The oil district overlay on the project site permits any oil-related operation except drilling.

## 4.8.2 Regulatory Framework

### ■ Federal and State

There are no federal or State regulations related to land use that apply to the proposed project.

### ■ Local

#### *City of Huntington Beach General Plan*

The City of Huntington Beach General Plan (City of Huntington Beach 1996) outlines an order of progress through which the City can grow and maintain economic and environmental integrity. As a policy, the General Plan serves as a guide to the adoption of laws necessary to execute its intent. The General Plan is composed of 16 elements, as follows:

- Land Use
- Urban Design
- Historic and Cultural Resources
- Economic Development
- Growth Management
- Housing
- Circulation
- Public Facilities and Services
- Recreation and Community Services
- Utilities
- Environmental Resources/Conservation
- Air Quality
- Coastal
- Environmental Hazards
- Noise
- Hazardous Materials

The applicable goals, objectives, and policies of each of the above-listed elements is discussed in the section pertaining to the relevant resource in this EIR.

## **General Plan Land Use Element**

The General Plan Land Use Element (LUE) provides the primary guidance regarding the use of land within the City of Huntington Beach. It consists of (1) the Land Use Map (refer to Figure LU-1 of the General Plan; (2) technical synopsis regarding distribution of existing land uses, special development areas, and existing land use conflicts, issues, and citywide land use policies; and (3) implementation programs. The LUE also provides direction for development by providing typical permitted uses, permitted density/intensity, and characteristics/requirements pertaining to various land use categories.

The LUE designates six broad categories of land uses: Residential, Commercial, Industrial, Public and Institutional, Mixed Use, and Open Space. Within each of these broader categories are more specific designations (e.g., varying densities of residential or commercial uses).

## **Economic Development Element**

The City's Economic Development Element of the General Plan is concerned with the identification of a strategy to address development potentials that will broaden and stabilize the City's economic base, and its goals and policies are formulated to provide new policy direction for the City and the planning area.

The thresholds for analysis of land use impacts include the identification of conflicts with goals and policies. As such, goals, objectives, and policies in the Land Use Element and Economic Development Element of the General Plan related to land use that are potentially relevant to the proposed project are analyzed under Impact 4.8-1, below.

### **4.8.3 Project Impacts and Mitigation**

#### **■ Analytic Method**

The analysis in this section addresses the compatibility of land uses identified in the proposed project with existing and planned land uses adjacent to the project site. Consistency with applicable land use policies pertaining to land use is addressed. Analysis of other elements of the General Plan is provided in the applicable resource sections of this EIR.

#### **■ Thresholds of Significance**

Implementation of the proposed project could result in potentially significant impacts if the project would do the following:

- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect

## ■ Impacts and Mitigation Measures

Threshold	Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
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**Impact 4.8-1      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.**

Implementation of the proposed project would require a General Plan Amendment (GPA) and Zoning Map Amendment to change the existing industrial designations to medium density residential in order to allow the proposed development of 204 residential units.

The project site is located within proximity of the City’s coastline. Adjacent uses are primarily residential, including all parcels adjacent to the northern and eastern site boundaries. The project would essentially extend the existing residential neighborhood further southwest toward the coastline. Industrial uses are located southeast of the site, including the AES power station. However, the site is removed from the primary industrial areas of the City, located northwest of the site, along the Gothard Industrial Corridor and in the furthest northwestern portion of the City in the Boeing campus area.

Implementation of the proposed project would result in the development of 204 multi-family residential units and a two-acre public park. Given the similarity between the proposed project and surrounding residential uses, the proposed project would be compatible with these uses. Although the existing land use and zoning designations do not permit residential uses on the former industrial site, with implementation of the GPA and Zoning Map Amendment, the proposed project would be consistent with the type of uses permitted (i.e., residential) and the levels of intensity of the surrounding southeast area residential community.

Redesignation of the site to residential uses would eliminate the availability of 23.1 acres of land for industrial uses presently available on site. The General Plan supports retention of industrial uses. The preamble of the General Plan indicates that “the approximately 16 percent of commercial and industrial acreage [should] be utilized to its maximum potential...” The proposed project would remove industrially designated land within the City, and the site would not be geared toward a balance of land uses originally anticipated in the General Plan. The site, at 23.1 acres, represents approximately 1.5% of the total industrially designated land in the City, and, as such provides a minor contribution to the total inventory of industrial lands. The site is located across Newland Street and north of two other parcels of land zoned for industrial uses. However, as identified above, the majority of industrial uses in the City are located away from the project site. As such, conversion of the project site from industrial to residential would not induce substantial portions of industrially zoned land to seek redesignation to residential uses.

Since the adoption of the current General Plan, the City has implemented successful redevelopment of industrial sites, which has improved the City’s fiscal health. Formerly underutilized industrially-designated

parcels have become more efficiently utilized on both the Boeing campus through diversification of users and along the Gothard Industrial Corridor with more efficient use of industrial lands. This has diminished the need to ensure all industrial land must remain designated as such. Further, these areas are more appropriately suited for industrial uses than the project site due to similar and compatible adjacent uses, in addition to access to major transportation routes. Although the project would reduce the industrial sites within the City, this effect would be minor in comparison to the existing 650 industrial businesses, including Boeing Space & Defense Systems, Sharp Electronics, Quiksilver, Dynamic Cooking Systems, and C & D Aerospace. These existing industrial uses provide jobs and increase the overall health of the local economy. The majority of the project site has been vacant for approximately three years, and development of the proposed residential uses would not result in the elimination of existing industrial jobs at the site. Consequently, while it is recognized that the proposed project would eliminate the industrial land use at the project site, the existing industrial uses throughout the City, as well as the increased revitalization, capitalize on the City's strengths and accommodate the development of job-generating land uses.

Given the similarity between the proposed project and surrounding area land use types, and consistency with the proposed General Plan land use designation, the proposed project is not expected to be incompatible with adjacent land uses or cause a substantial adverse change in the existing land use pattern of the project area. Although project implementation would represent land use intensification by developing a former industrial area that is currently undeveloped, this change in intensity is compatible with the land use mixture of the surrounding area.

A discussion of project compatibility with relevant land use goals and policies in the City General Plan follows. While some potential non-conformities with the City General Plan are identified, those non-conformities exist with policies designed to retain industrially designated lands within the City. As discussed above, recent redevelopment of key industrial areas in the City has lessened the need to retain marginal industrial lands located outside of these areas. In addition, these policies were not adopted in order to avoid or reduce environmental impacts. The proposed redesignation of the site from industrial to residential would not in itself result in environmental impacts. Therefore, impacts would be *less than significant*.

## Land Use Element

### Goal

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

**Policy LU 1.1.2** Promote development in accordance with the Economic Development Element.

### Consistency Analysis

Policy LU 1.1.2 calls for development in accordance with The Economic Development Element, which, in turn, calls for retaining industrially designated lands. The City has undertaken efforts to more

efficiently use industrial lands, thereby lessening the need to retain marginal industrial designated lands outside of the City's key industrial areas. This policy was not adopted for the purpose of avoiding or mitigating an environmental effect. Potential non-conformity with this policy would not result in impacts to land use.

### Goal

- Goal LU 2** Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.
- Policy 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).
- Policy LU 2.1.2** Require that the type, amount, and location of development be correlated with the provision of adequate supporting infrastructure and services (as defined in the Circulation and Public Utilities and Services Elements of the General Plan).
- Policy LU 2.1.3** Limit the type, location, and/or timing of development where there is inadequate public infrastructure and/or services to support land use development.

### Consistency Analysis

Infrastructure improvements (i.e., utilities, storm drains, onsite roadways, etc.) necessary to serve the proposed development would be constructed on site. The future onsite utilities would connect to existing facilities and some improvements to existing infrastructure may also be required. In addition, as discussed in Section 4.11 (Public Services), existing public services would be adequate to serve the future residents of the proposed project. Consequently, the proposed project would not conflict with these applicable policies.

### Goal

- Goal LU 4** Achieve and maintain high quality architecture, landscape, and public open spaces in the City.
- Policy LU 4.1.1** Require adherence to or consideration of the policies prescribed for Design and Development in the Huntington Beach General Plan, as appropriate.
- Policy LU 4.1.2** Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.
- Policy LU 4.1.8** Use reclaimed water for irrigation of public and private landscape, as feasible.

- Policy LU 4.2.1** Require that all structures be constructed in accordance with the requirements of the City’s building and other pertinent codes and regulations; including new, adaptively re-used, and renovated buildings.
- Policy LU 4.2.4** Require that all development be designed to provide adequate space for access, parking, supporting functions, open space, and other pertinent elements.
- Policy LU 4.2.5** Require that all commercial, industrial, and public development incorporate appropriate design elements to facilitate access and use as required by State and Federal Laws such as the American’s with Disabilities Act (ADA).

### Consistency Analysis

The proposed project would be constructed in accordance with existing laws and regulations including, the City’s building code, and any applicable State and Federal law requirements such as ADA. The proposed landscaping plan would require City approval prior to implementation; however, the City does not currently have recycled water infrastructure available to serve the project. Adequate access to and from the project would be provided through the entrance at Newland Street with an additional emergency access at Lomond Drive. Sufficient parking would be provided throughout the project site for residents and guests, and a two-acre public park would also be developed at the northeastern corner of the site. Therefore, the proposed project would not conflict with these applicable policies.

### Goal

**Goal LU 5** Ensure that significant environmental habitats and resources are maintained.

**Policy LU 5.1.1** Require that development protect environmental resources by consideration of the policies and standards contained in the Environmental Resources/Conservation Element of the General Plan and federal (NEPA) and State (CEQA) regulations.

During the development review process:

- a. N/A
- b. Review any development proposed for non-wetland areas to ensure that appropriate setbacks and buffers are maintained between development and environmentally sensitive areas to protect habitat quality.

### Consistency Analysis

Implementation of the proposed project would be designed to avoid impacts to the adjacent wetlands to the west and south of the project site, as discussed under Impact 4.3-4 in Section 4.3 Biological Resources. Therefore, the proposed project would not conflict with this applicable policy.

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**Goal**

- Goal LU 7** Achieve a diversity of land uses that sustain the City’s economic viability, while maintaining the City’s environmental resources and scale and character.
- Policy LU 7.1.1** Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.
- Policy LU 7.1.2** Require that development be designed to account for the unique characteristics of project sites and objectives for community character and in accordance with the Development “Overlay” Schedule, as appropriate.
- Policy LU 7.1.5** Accommodate the development of a balance of land uses that maintain the City’s fiscal viability and integrity of environmental resources.
- Policy LU 7.1.6** Accommodate the development of additional jobs-generating land uses that improve the 1992 jobs to housing ratio of 0.82 to 1.0 or greater; to meet objectives of the Regional Comprehensive Plan (Southern California Association of Governments) and Air Quality Management Plan. These should capitalize upon existing industrial strengths and emphasizing the clustering of similar or complementary industries.

**Consistency Analysis**

Implementation of the proposed project would amend the LUE existing site designation from industrial to medium-density residential. Although the land use designation would be amended, the new development would be accommodated under the existing medium density residential Land Use and Density Schedules (i.e., new residential criteria are not proposed.). The special design overlay would not be applicable to the future residential uses, as a “campus-park” setting would no longer be appropriate for the site. However, many of the underlying features and design characteristics intended for the site would be developed such as: architectural design treatment of the residential units; use of landscaping in open spaces and throughout the site; and proper location of site entries to minimize conflicts with adjacent residential neighborhoods. Further, the proposed residential uses would maintain the City’s scale and character by providing development that is similar in use and scale to existing adjacent development. The project would not preclude implementation of Policy LU 7.1.6, which calls for the accommodation of development of additional jobs-generating land uses, particularly those clustered near existing industrial uses in the City. While the project results in a loss of industrially designated lands, it is not in a primarily industrial area in the City, and has been vacant since 2001. This policy was not adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, the proposed project would not conflict with these applicable policies.

**Goal**

- Goal LU 8** Achieve a pattern of land uses that preserves, enhances, and establishes a distinct identity for City’s neighborhoods, corridors, and centers.

- Policy LU 8.1.1** Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map, in accordance with the principles discussed below:
- a. Create a network of interrelated activity centers and corridors through the use of distinct functional roles, activities, and/or through the form and scale of development
  - b. N/A.
  - c. Increase diversification of community and local commercial nodes to serve adjacent residential neighborhoods.
  - d. Improve industrial districts to accommodate the changing characteristics and needs of manufacturing and other industrial sectors.
  - e. Intermix uses and densities in large-scale development projects.
  - f. Site development to capitalize upon potential long-term transit improvements.
  - g. Establish linkages among community areas, which may include pedestrian and vehicular paths, landscape, signage, other streetscape elements, open space, transitions in form, scale, and density of development, and other elements.

### Consistency Analysis

Implementation of the proposed project would result in the development of residential uses on a former industrial site, which would require an amendment to the General Plan Land Use Map and the Zoning Map. Proposed development would be compatible with the established residential land use pattern in the area. Within that framework, the site's redesignation to residential uses would result in compatibility within the residential corridor along Newland Street. Therefore, the proposed project would not conflict with this applicable policy.

### Goal

**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.

**Policy LU 9.1.1** Accommodate the development of single- and multifamily residential units in areas designated by the Land Use Plan Map, as stipulated by the Land Use and Density Schedules.

**Policy LU 9.1.3** Require that multifamily residential projects be designed to convey a high level of quality and distinctive neighborhood character as discussed below;

- a. Design building elevations treatment to convey the visual character of individual units rather than singular building mass and volumes.
- b. Locate the elevation of the first occupiable floor at or in proximity to the predominant grade elevation, visually screening subterranean parking facilities from the street frontage.

- c. Include separate and well-defined entries to convey the visual character of individual identity for each residential unit, which may be accessed from exterior facades, interior courtyards, and/or common areas.
- d. Site and design parking areas and facilities that are integrated with but do not dominate the architectural character of the structure.
- e. Include an adequate landscape setback along the street frontage that is integrated with abutting sidewalks and provides continuity throughout the neighborhood.

**Policy LU 9.1.4** Require that recreational and open space amenities be incorporated in new multifamily developments and that they be accessible to and of sufficient size to be usable by all residents.

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

- a. maintenance of the predominant or median existing front yard setbacks;
- b. use of building heights, grade elevations, 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.

**Policy LU 9.3.2** Require the design of new residential subdivisions consider the following.

- a. Establish a street configuration involving the interconnection of individual streets that emphasizes a pattern of “blocks” rather than cul-de-sacs.
- b. Integrate public squares, mini-parks, or other landscaped elements.
- c. Cluster residential units and, if possible, integrate small clusters of multi-family housing within single-family areas to preserve open space.
- d. Establish a common “gathering” or activity center within a reasonable walking distance of residential neighborhoods. This center may contain services, such as child or adult-care, recreation, public meeting rooms, recreational facilities, small convenience commercial uses, or similar facilities.
- e. Site common facilities around a public park or plaza to encourage a high level of community activity.
- f. Establish a continuous network of sidewalks, bicycle and pedestrian paths, and other elements that link all community areas and provide linkages to land uses in adjacent areas.
- g. Orient housing units to neighborhood and collector streets.

- h. Site and design of units and incorporate elements, such as porches, that emphasize front yards as an activity areas and “outdoor living room,” by locating garages in the rear or side yards.
- i. Consider reduced street widths to achieve a more “intimate” relationship between structures, to the extent feasible and in accordance with Huntington Beach Fire Department regulations.
- j. Consider an increase in front yard setbacks, sidewalk widths, and the inclusion of landscaped parkways, especially in neighborhoods where the street width is reduced.
- k. Include alleys or other means to minimize the dominance of garages along the street frontage.
- l. Include setbacks and other design elements that buffer residential units from the impacts of abutting existing commercial and/or industrial development.

### Consistency Analysis

The project would be designed to convey a high level of quality and distinctive neighborhood character, in addition to consideration of design features identified in the General Plan. The project would be reviewed by the City’s Planning Staff to ensure project compatibility with City Urban Design Guidelines for residential uses. The site would include a public two-acre park, dedicated to the City, in addition to private and common open space areas, in order to incorporate recreational space into the proposed project. Proposed residential units would be compatible with existing adjacent residential units, with compatible setbacks, building massing, and exterior building treatments, as well as inclusion of a privacy wall to maintain privacy of abutting residences. Therefore, the proposed project would not conflict with these applicable policies.

### Goal

**Goal LU 12** Achieve the development of industrial uses that provide job opportunities for existing and future residents, as well as the surrounding subregion, and generate revenue for the City.

**Policy LU 12.1.2** Allow for the development of warehouse and sales outlets on industrial sites that are located on and front designated arterial highways in proximity to arterial intersections provided that the use will not adversely impact the economic integrity or cohesiveness of the industrial district in which it is located or substantially reduce job opportunities for the City’s residents.

### Consistency Analysis

The project would not preclude implementation of the above-listed goal and policy. While the project results in a loss of industrially designated lands, the City would be able to continue to more effectively capitalize on industrial uses on other parcels within the City. Further, this goal and policy was not adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, the proposed project would not conflict with this applicable policy.

## Goal

- Goal LU 14** Preserve the City's open spaces.
- Policy LU 14.1.2** Permit the acquisition and/or dedication of lands for new open space purposes in any land use zone where they complement and are compatible with adjacent land uses and development, contingent on City review and approval.
- Policy LU 14.1.6** Provide for the protection of the City's environmental resources in accordance with the Natural Resources and Hazards Elements of the General Plan.

## Consistency Analysis

In addition to development of the 204 multi-family residential units, implementation of the proposed project would include development of a two-acre public park on the northeastern corner of the site. Development of the public park would complement and be compatible with the proposed residential uses, as well as existing adjacent residential uses. No changes to the existing wetlands/open space areas to the south and west of the project site are proposed as part of the project, as discussed under Impact 4.3-4 in Section 4.3 Biological Resources. Therefore, the proposed project would not conflict with these applicable policies.

## Economic Development Element

### Goal

- Goal ED 2** Aggressively retain and enhance the existing commercial, industrial, and visitor serving uses while attracting new uses to Huntington Beach.
- Policy ED 2.5.1** Encourage and assist existing and potential industrial owners to update, modernize, and expand their industrial properties.

## Consistency Analysis

Implementation of the proposed project would require a General Plan Amendment and zone change for the site to allow the proposed residential uses, which would eliminate the existing industrial designation identified for the project site in the City's General Plan. The City would continue to be able to promote enhancement of industrial uses located in the City's key industrial areas, although this could no longer occur on site. This goal and policy was not adopted for the purpose of avoiding or mitigating an environmental effect. Potential non-conformity with this policy would not result in impacts to land use.

### Goal

- Goal ED 3** Enhance Huntington Beach's economic development potential through strategic land use planning and sound urban design practices.
- Policy ED 3.1.1** Create differentiated clusters or nodes of retail, industrial, and office uses.

### Consistency Analysis

Implementation of the proposed project would require a General Plan Amendment and zone change for the site to allow the proposed residential uses, which would eliminate the existing industrial use identified in the City's General Plan. The project is not within a cluster of other significant industrial uses, and its conversion to residential uses would allow compatibility of the site with adjacent similar uses. Therefore, the proposed project would not conflict with this applicable policy.

## 4.8.4 Cumulative Impacts

This cumulative impact analysis considers development of the proposed project, in conjunction with other development within the vicinity of the project in the City of Huntington Beach.

Development of cumulative projects is anticipated to generally conform to the requirements of the City of Huntington Beach and would be subject to review by the City. The proposed project would result in less-than-significant land use impacts from its change in land use designation, because this change would result in compatibility with adjacent uses. Cumulative land use impacts have the potential to occur where a number of projects have the potential to change the overall land use of an area or affect adjacent existing land uses. None of the cumulative projects include General Plan Amendments, including redesignation of sites from industrial to residential uses. Cumulative projects primarily result in development or redevelopment of sites consistent with the given land use designation, which are also anticipated to be compatible with adjacent residential and commercial uses. As such, cumulative impacts resulting from changes in land use would be less than significant. The project's impact on land use due to proposed change of uses on-site would be less than significant. As such, the project's contribution to cumulative land use changes would not be considerable.

## 4.8.5 References

Huntington Beach, City of. 1996. *General Plan*, May 13.