

2005 Annual Report

City of Huntington Beach
Planning Department

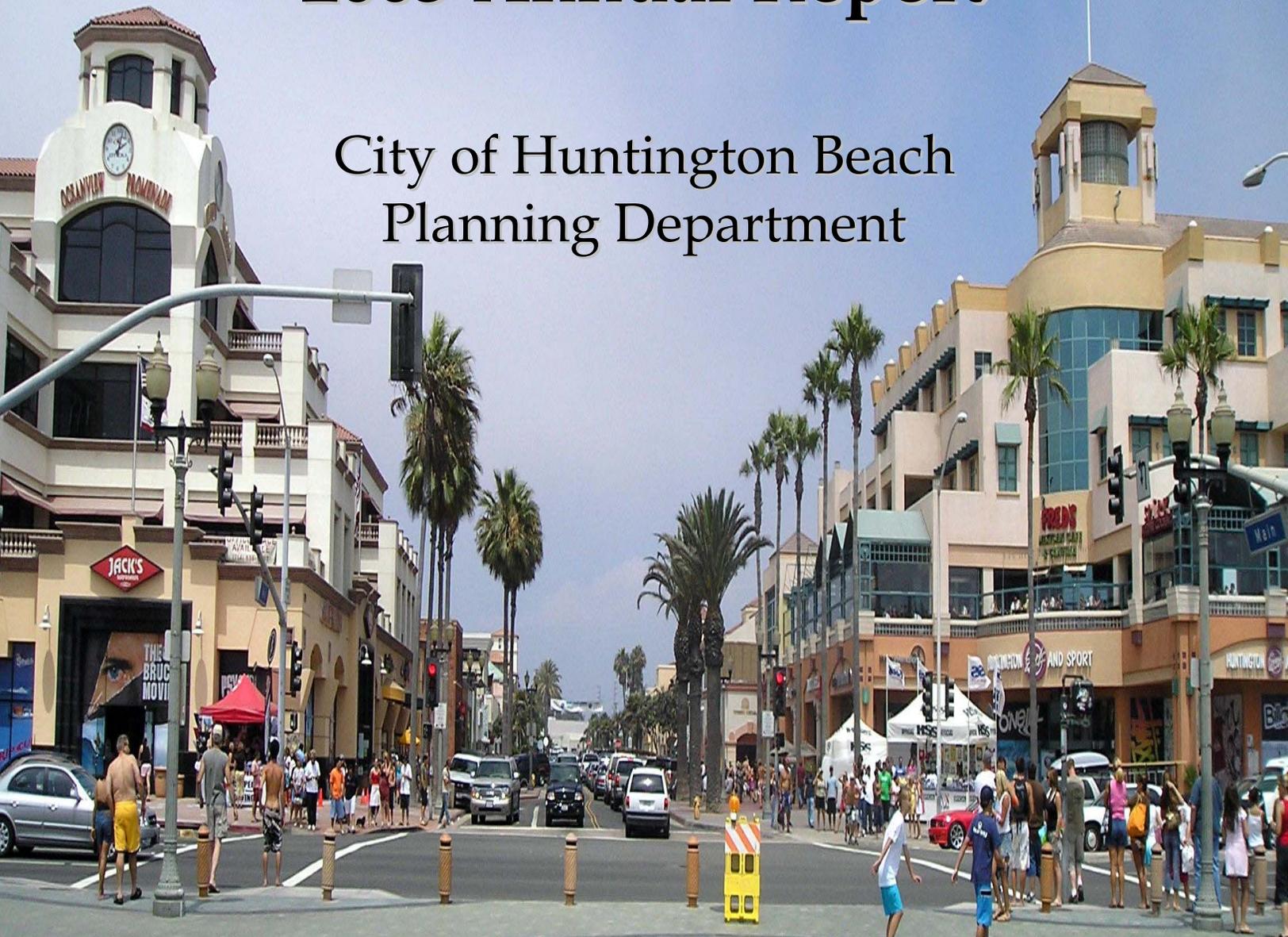


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SECTION I: INTRODUCTION

This document reports the activities of the Huntington Beach Planning Department for calendar year 2005. This annual report is in compliance with the California Government Code requirement that such reports be filed with the local agency's decision-making bodies. This annual report serves a dual purpose by specifying the transactions conducted by the Planning Department throughout 2005 and characterizing the degree to which the City's approved General Plan complies with State General Plan Guidelines. In addition, this report provides the Planning Department the opportunity to describe the organizational and procedural aspects of the planning and development review process.

A. What Planning Departments Do

Successful urban planning considers local identity, respect for natural, artistic and historic heritage, an understanding of the "urban grain" or "townscape," pedestrians and other modes of traffic, utilities and natural hazards, such as flood zones. Planners are important in managing the growth of cities, applying tools like zoning to manage the uses of land, and environmental review to mitigate the impacts of development on the community.

Planning is a broad discipline of policy planning, development review and zoning code enforcement. At its most basic level, City Planning implements California State law for the development and maintenance of a comprehensive General Plan and the corresponding Zoning Code as well as reviewing and processing applications for various development projects based upon these documents. Traditional planning departments contain two or three separate sections to perform these functions. The City of Huntington Beach Planning Department follows this traditional model and is comprised of the following sections:

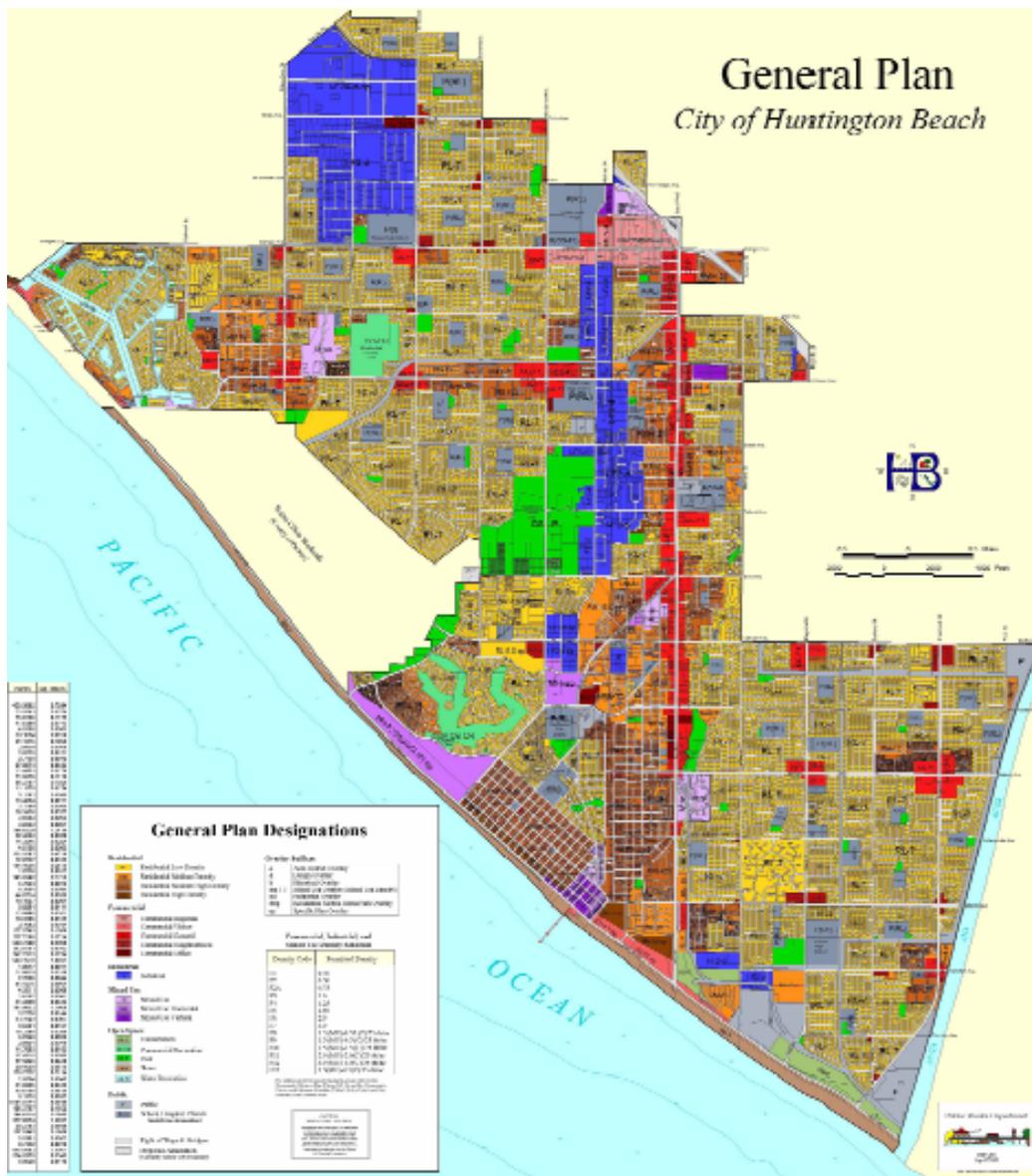
- ***Advance Planning***, which maintains the General Plan, various long-term goals, long-term projects, and policy documents and conducts environmental review;
- ***Current Planning***, which reviews and processes development applications according to the General Plan and Zoning Code;
- ***Code Enforcement/Neighborhood Preservation***, Code Enforcement enforces municipal codes pertaining to substandard housing, property maintenance and land-use in an effort to upgrade residential properties to the standards set forth in the Uniform Housing Code; Neighborhood Preservation is a preventative approach focusing on education and community partnerships to help communities to address local conditions and to improve the quality of life.

Planning departments also function in broader roles as advocates for social and economic equity, proponents for quality urban design and environmental protection, and facilitators for the public and political decision-making processes.

1. The General Plan

California State law requires that each city prepare and adopt a comprehensive, long-term General Plan for its future development. State law requires that the day-to-day decisions of a city follow logically from and be consistent with the General Plan. However, cities can apply flexibility and local control to best determine the specific needs of the community and the populace.

The General Plan is intended to be a far-reaching policy document defining how the city perceives itself now and in the future. The General Plan is intended to be a roadmap for a city, providing a framework for zoning and entitlement standards. In this regard, the General Plan constitutes an important medium through which the Planning Department and the various Boards, Commissions and Councils affect social, economic and physical change.



Specific Plans

The purpose of a Specific Plan is to provide for the orderly development and improvement of a defined area in the City. The Specific Plan is established to guide the development of an area that is characterized by its unique location, geographic features, land uses and ownership patterns.

The Specific Plan becomes existing zoning policy, development standards and descriptive maps for that area. Additionally, the Specific Plan provides for creativity at the individual project level, and at the same time ensures that developments will ultimately combine to create a cohesive community. Where the Specific Plans are silent, the Huntington Beach Zoning and Subdivision Ordinance will govern.

The City of Huntington Beach has 13 adopted Specific Plans and is in the process of preparing two additional specific plans.

2. The Zoning and Subdivision Ordinance

The purpose of the Zoning and Subdivision Ordinance (ZSO) is to implement the goals and visions of the General Plan. ZSO implementation occurs in many forms, including regulations for density limits, setback standards, landscaping provisions, parking requirements, building square footage to parcel size ratios (floor area ratios) and provisions for creation of new building sites.

While the ZSO allows certain development types, others are required to undergo entitlement approval from one of the public judicial bodies, such as the Zoning Administrator or Planning Commission. This development review process provides an opportunity for the public as well as the decision-making bodies to approve, alter, or deny a project.

3. Planning in a Regional Context

Regional Planning has grown in significance as a policy setting focus. The entire planning process now occurs within a continually changing environment encompassing the city and the region to which it belongs. Cities are increasingly required by law to coordinate with surrounding cities and counties and to participate in plans that have regional, as well as local goals. A city may work with Federal, State, and/or county agencies (such as CalTrans or Orange County Transportation Authority) to create solutions for issues having regional importance, such as traffic. The planning process will continue to evolve as cities assess and assert their roles in the regional planning process.

4. The Entitlement Process

Processing development applications for entitlements is one of the principle responsibilities of the Planning Department. Development may be requested on a small scale by a homeowner wishing to make minor building or fence modifications, or on a large scale by a developer wishing to master plan a project of several acres. The development entitlement process distinguishes between various

levels of development requests and applies the appropriate level of public notification and response, review and analysis.



Most development requests begin with the submittal of plans at the zoning counter. Zoning counter personnel may approve minor requests such as room additions, block walls, patio covers or similar projects when the proposed project meets the criteria of the ZSO. Major projects or those requiring discretionary entitlements are submitted at the zoning counter and processed for action by a public judicial body, as determined by the ZSO.

Most projects approved at any level of the City are appealable to the next higher level of discretionary authority. Projects acted upon by the Zoning Administrator are appealable to the Planning Commission and projects acted upon by the Planning Commission are appealable to the City Council.

B. The Public Judicial Bodies

1. The City Council

The City Council is comprised of seven members who are elected by the citizens of Huntington Beach to a four-year term. Most planning projects acted upon by the City Council are either appeals of a Planning Commission decision or legislative changes that are automatically forwarded from the Planning Commission to the City Council for final action.

Examples of legislative changes include general plan amendments, zoning map and zoning text amendments, and precise plans of street alignments. City Council action on any project is final, unless the project is located in the appealable area of the Coastal Zone. In such a case the project may be appealed to the California Coastal Commission for final determination.

The City Council meets every first and third Monday of each month at 6:00 p.m. in the Council Chambers building at the City Hall complex. The City Administrator, City Attorney and all department heads attend City Council meetings. These meetings are also televised live on HBTV Channel 3.

2005 City Councilmembers were:

- Jill Hardy – Mayor
- Dave Sullivan – Mayor Pro-Tem
- Keith Bohr
- Gil Coerper
- Debbie Cook
- Cathy Green
- Don Hansen



2005 Huntington Beach City Council Members

2. The Planning Commission

The Planning Commission is comprised of seven members who are appointed by the City Council members. Each City Council member appoints one commissioner to this quasi-judicial body that is empowered by State law and the City Council.

The Planning Commission meets on the second and fourth Tuesday of each month at 7:00 p.m. in the Council Chambers. Study sessions are frequently held at 5:15 p.m. prior to the meeting. The Planning Commission study session is open to public attendance but is not a public hearing. The Planning Commission follows Roberts Rules of Order and their own By-Laws. Support staff to the Planning Commission includes the Planning Director (or an appointee) who serves as the Secretary to the Commission, a Deputy City Attorney serving as legal counsel, and various City staff members

from the Planning Department, Public Works Department, and Fire Department. The meetings are televised live on local cable HBTV Channel 3.

Projects typically acted upon by the Planning Commission are major development proposals, tentative tract maps, zoning map amendments, zoning text amendments, general plan amendments, and various similar applications. In reviewing a project, the project planner consults with various City departments as well as the appropriate regional and state agencies. Environmental assessments are conducted concurrently with each project analysis. The review process for a Planning Commission item normally requires four to six months.



2005 Planning Commissioners were:

- Steve Ray - Chairperson
- Robert Dingwall – Vice Chair
- Elizabeth Burnett
- Devin Dwyer
- Flossie Horgan/Randy Fuhrman
- Tom Livengood
- John Scandura

3. The Zoning Administrator

The Zoning Administrator is a senior staff planner appointed by the Planning Director. Mary Beth Broeren, Principal Planner, was the Zoning Administrator during this time period. Current Planning staff is assigned to review projects and make recommendations for approval, revision, or denial as appropriate. Zoning Administrator meetings are held Wednesday afternoons at 1:30 p.m.

Projects typically acted upon by the Zoning Administrator are small multi-family developments, single-family construction in the Coastal Zone, commercial and industrial developments; tentative parcel maps, and minor variances. Any required environmental assessment is conducted concurrent with the planning analysis. The review process normally takes two to three months before an application is acted upon by the Zoning Administrator for review.

4. The Design Review Board

The Design Review Board reviews development proposals for their aesthetic value, architectural style, and landscape to ensure a quality physical design. The Board reviews all projects in redevelopment zones, all City specific plans (such as the downtown area), and other areas designated by the City Council. The entire length of Beach Boulevard is a recent example of such a designated area. The Design Review Board acts in both an advisory capacity to the City Council, Planning Commission, Zoning Administrator and City staff, as well as a final decision making body. The Design Review Board generally meets on the second Thursday of each month and is composed of five members appointed by the City Council consisting of two City residents, one Planning Commissioner, a



representative from the Department of Public Works, and a representative from the Planning Department. During 2005, the Design Review Board reviewed 35 projects.

5. The Subdivision Committee

State Law and the ZSO establish the Subdivision Committee. Its membership consists of three Planning Commissioners and a representative from the Fire, Public Works, and Planning Departments. The Subdivision Committee reviews each tentative map for compliance with the Subdivision Map Act as well as City standards and policies. The Committee is advisory to the Zoning Administrator, Planning Commission and City Council, and conducts its review prior to final action by the decision-making body. Meetings are held on an as-needed basis.

6. The Environmental Assessment Committee

The Environmental Assessment Committee is composed of one staff member from Planning, Public Works and the City Attorney's office. Environmental assessment checklists are submitted for projects that are not exempt according to the California Environmental Quality Act (CEQA) and require further analysis. After discussing impacts and mitigation measures, the Committee makes recommendations regarding the necessity of the preparation and advertisement of an Environmental Impact Report, Mitigated Negative Declaration or Negative Declaration for a project. The Environmental Assessment Committee typically examines a project very early in the process so that the appropriate CEQA public review period can be advertised prior to action by the decision-making body. The committee meets on an as-needed basis.

7. Additional Committees

Apart from the decision-making and advisory bodies described above, Planning staff serves as liaisons to a variety of other boards and committees. These groups are typically advisory to the Planning Commission and City Council regarding single-issue topics. Others are County or regionally sponsored groups geared toward larger regional issues. In 2005, Planning staff interacted with the following groups:

- Development Assistance Team
- Downtown City Council Subcommittee
- Economic Development Committee
- Environmental Board
- Executive Team
- NESI Ad-Hoc Committee
- Orange County Council of Governments
- School District/City Council Issues Subcommittee
- Oakview Task Force (Code Enforcement)
- Public Nuisance Task Force (Code Enforcement)
- Waterways and Beaches Committee (Code Enforcement)
- Citywide Water Quality Management Plan Subcommittee

SECTION II: THE YEAR IN REVIEW

The following section reviews the accomplishments in 2005 of each of the three sections of the Planning Department. A brief outlook for what is expected in 2006 is also provided for each section.

A. Current Planning

The Current Planning Division is primarily responsible for reviewing and analyzing planning and environmental aspects of proposed development projects. Minor projects such as conforming room additions, patio covers and fences are approved at the zoning counter. More complex projects typically are processed through either the Zoning Administrator or the Planning Commission, with most projects going to the City Council only on appeal. Current Planning applications consist primarily of conditional use permits, tentative parcel and tract maps, variances, coastal development permits, sign code exceptions, planned sign programs, and applications requiring approval of the Design Review Board.

As a project planner reviews and analyzes an application, meetings are held between the applicant, Planning staff and other City departments to address issues. By the time a project reaches the Zoning Administrator or Planning Commission, the majority of issues have been resolved and the project may have been through several substantial revisions.



The following is a summary of 2005 accomplishments by the Current Planning Division:

Counter Services:

- An estimated **9,000** telephone and **14,000** walk-in inquiries were received.
- Received **515** applications for zoning entitlement processing
- Performed **2,296** plan checks for zoning compliance; **59** grading and **53** landscaping plans.
- Processed **3** final parcel maps, **3** final tract maps and **19** Lot Line Adjustments.
- Development Assistance Committee - reviewed **10** issues or conceptual plans.
- Issued **10** letters confirming property exemption from flood insurance.
- Issued **40** zoning conformance letters.
- Received over **1,200** calls inquiring about flood information.
- Mailed approximately **15,000** flood information brochures to properties in HB floodplain.

Entitlement Processing:

- Processed 21 applications to the Planning Commission and discussed 45 items at Study Session.
- Processed 75 applications to the Zoning Administrator.
- Processed 35 applications to the Design Review Board and 2 to the DRB Secretary.
- Mailed approximately **30,500** public hearing notices.

The following table indicates the number of projects received at the Zoning Counter in 2005. Please note that some of the items listed under the Planning Commission are actually Advance Planning items such as General Plan Amendments and General Plan Conformances.

2005 APPLICATIONS

Type of Application	Quantity
Address Assignment	98
Administrative Permit	18
Appeals (PC & CC)	8
Approval in Concept	0
Categorical Exclusion	0
Certificate Of Compliance	0
Coastal Development Permit	20
Conditional Use Permit	45
Continuance	1
Design Review Board	36
Entitlement Plan Amendment	8
Environmental Assessment	8
Environment Impact Report	0
General Plan Amendment	3
General Plan Conformance	5
Initial Plan, Zoning Review	17
Limited Sign Permit	0
Local Coastal Program Amendment	1
Lot Line Adjustment	15

Type of Application	Quantity
Precise Plan of Street Alignment	0
Planned Sign Program	9
Preliminary Plan Review	1
Residential Animal Permit	0
Sign Code Exception	4
Site Plan Review	1
Special Permit	2
Specific Plan Review	0
Temporary Activity Permit	69
Temporary Sign Permit	138
Temporary Use Permit	1
Tentative Parcel Map	4
Tentative Tract Map	1
Time Extension	9
Variance	8
Zoning Compliance Letter	35
Zoning Map Amendment	2
Zoning Text Amendment	4
Total 2005 Applications	571

1. Pacific City

The Pacific City site is the last major parcel in the downtown area to be developed. It is a vacant thirty-one acre site that is bounded by Pacific Coast Highway, First Street, Huntington Street, and Atlanta Avenue. The developer, Makar Properties, originally purchased the property in 1998 with a goal of creating a development that added to the appeal of Huntington Beach as a tourist destination. In 2002 Makar submitted applications for a Tentative Tract Map, Coastal Development Permit, Conditional Use Permit, Special Permit, and a Pacific City Conceptual Master Plan. The



proposed project is fulfilling the vision of the Downtown Specific Plan (DTSP) by proposing a mix of visitor-serving commercial uses to complement the downtown commercial core.

The request proposes the division of the site into three parcels. One of the parcels (17.2 acres) will be for residential condominium purposes and the other two parcels (4.12 acres and 6.47 acres)

are for a commercial/retail/restaurant/entertainment/office/hotel development. Located along the southern portion of the property is the proposed 400-room, eight-story hotel, which is compatible with the 12-story Waterfront Hilton hotel. A wide spectrum of visitor opportunities resulting from this project adds to the destination resort image the City has created. North of the commercial promenade are 516 residential units proposed in a mix of two, three and four story buildings designed per requirements of the DTSP to be compatible with surrounding residential development. The residential parcel will include a 2.03-acre Village Park/open space area dedicated for public usage. The project entitlements were approved by the City Council in June 2004.

In 2005, the Planning Department completed mitigation monitoring – Archaeological, Biological and Site Remediation – for the site. The developer spent the rest of 2005 preparing the site for construction, including soil remediation. Grading and street improvements are slated to begin in 2006.

2. Bella Terra Mall

The former Huntington Center mall is a regional shopping mall located on approximately 63 acres at Beach Boulevard and the I-405 Freeway in the City of Huntington Beach. The City's General Plan, updated in 1996, required a specific plan to be developed with unique design and architectural

standards for this property. Accordingly, Specific Plan No. 13 was adopted by the City Council on August 7, 2000.



The Mall consists of approximately 1 million square feet. Opening in phases, the majority of pads have secured tenants. The Kohl's Department Store opened in March 2003. The 20-screen Century Theaters opened in November 2005. New restaurants include California Pizza Kitchen, Islands, Pei Wei Daphne's Greek Café, Pomodoro Italian Cucina, Kabuki, and will soon include King's Fish House and the Cheesecake Factory. Other new tenants include REI, T-Mobile, Cost Plus World Market, Ulta, Jamba Juice, Peet's Coffee, and EB Games.

In addition to the retail establishments, the center features two public art sculptures, an entertainment plaza with open-air amphitheater, an open-space plaza with rolling lawn and water gardens, as well as numerous paseos and intriguing walkways. Construction is anticipated to be complete in 2006.

3. The Strand

In 1999, CIM Group proposed a large mixed-use development downtown. Bounded by Pacific Coast Highway, Walnut Avenue, Sixth Street, and the alley between Fifth and Main Streets, The Strand will include retail, restaurants, offices, and a 149-room hotel, for a total of 226,536 square feet, with a 411-space subterranean parking structure. This project will bring new life to the downtown area by adding an expanded commercial area with modern architecture. A public open-space terrace from the second floor of the hotel provides spectacular coastal views, and serves as an attractive destination for visitors to Huntington Beach.



Conceptual Rendering of the Strand

In late 2002, the City Council approved the project, and it received final approval by the California Coastal Commission in January 2003. In 2004 the contractor worked on the drawings for construction and also submitted utility plans. All existing underground utilities were relocated to the

surrounding street system during 2005. CIM Group, the developer, and Bovis Lend Lease, the contractor, will begin demolition, site surveying, and equipment mobilization in January 2006.

4. TOYOTA DEALERSHIP

Toyota submitted an application to construct a new sales office and service building at their existing dealership at 18881 Beach Boulevard. This project is a proposal for the replacement of the existing vehicle sales and service building and improvements with a new 39,500 sq. ft. vehicle sales and service building with an attached 162,650 sq. ft. vehicle storage garage and associated site improvements. The proposed facility will provide capacity for up to 465 vehicles (including 201 required customer and employee parking spaces). The project is being developed in stages to accommodate the continued operation of the existing vehicle sales and service. As part of the project, a sales and service building will be constructed on the south portion of the site. The sales area will consist of two stories of sales, showroom and offices.



Digital Simulation of the Re-Built Toyota Dealership

Additionally, the existing vehicle sales and service building will be demolished and a new structure will be constructed. In order to accommodate city design standards, the automobile storage parapet heights are stepped from the to a single story element at the east face of the structure. When construction is completed on the second phase parking structure, a bonded metal panel clad canopy with service writers at the ground level will be constructed adjacent to the sales and service building constructed in the first phase.

The Design Review Board (DRB) reviewed the proposed project and approved the project on February 10, 2005. The project was approved by the Zoning Administrator on April 13, 2005, and subsequently, the Planning Commission approved the Conditional Use Permit (No. 04-31) and the Mitigated Negative Declaration (No. 04-09) on May 24, 2005. At the end of 2005, Toyota was in the

process of finalizing their remaining technical documents and is anticipated to begin construction once the final documents are submitted.

5. BEACHMONT PLAZA

Originally filed in August 2001 and entitled in June 2002, the developers of the Beachmont Plaza remodel gained traction with their project in 2005. The project, located at the Northeast corner of Brookhurst and Adams, received grading permits on August 30, 2005. Building permits will be issued in January 2006.

According to the approved plans, portions of the aging center will be demolished to make room for a new 55,000 square-foot Ralph's Supermarket and an 11,000 square-foot freestanding pad building. The remaining Savon building will be treated with a new plaster finish, a new pitched concrete-tile roof, decorative columns and other architectural enhancements. In addition, the entire parking lot will be reconfigured, including decorative paving treatments at driveway entrances and new landscaping provided throughout. The project also includes a public art display. The project had been delayed due to the competing interests of the property owners, and due to the grocery store employee strike.



BEACHMONT PLAZA
VIEW FROM BROOKHURST STREET ENTRANCE
HUNTINGTON BEACH, CA



6. TARGET

The newly rebuilt 129,356 sq.ft. Target Department store located at the southwest corner of Brookhurst and Adams held its Grand Opening on Sunday, October 9, 2005. In 2003, Target submitted a proposal to demolish the entire structure and replace it with a new building more typical of other Target stores, designed to fit Target's needs and provide better service to the customers.

After being initially approved by the Zoning Administrator, the project was appealed twice: first to the Planning Commission and then to the City Council, with Council approving it in July 2004.



B. Advance Planning

The Advance Planning Division is responsible for maintaining the General Plan, processing General Plan amendment requests, zone changes, code amendments, environmental documents, precise plan of street alignments, and preparing various special studies of public policy nature. Advance Planning is typically involved in processing legislative and policy oriented projects to the Planning Commission and City Council, rather than development projects.

In 2005, Advance Planning was involved in the following on-going and recurring projects:

- Floodplain Management Activities
- Orange County Projections 2006 population and employment Projections
- Environmental Assessment Committee
- Processing affordable housing covenants

In 2006, Advance Planning will be working on annexation and entitlement for the Brightwater Project at Bolsa Chica, updating the General Plan Circulation Element, working on the neighborhood compatibility issues, finalizing the Edinger Corridor Specific Plan, amending the Zoning and Subdivision Ordinance relative to the new density bonus laws, creation of an affordable housing in-lieu fee and processing environmental documentation for LeBard Park expansion, Newland Street Residential project, the Warner-Nichols project and the General Plan Circulation Element Update. Advance Planning will also be working to fix inconsistencies between the zoning and General Plan designations throughout the City.

Advance Planning worked on a number of special projects in 2005. These projects involve unique areas in the City, as well as different planning documents. The following is a description of work that occurred on the various special projects.

1. SEAWATER DESALINATION FACILITY

The project, proposed by Poseidon Resources Corporation, consists of the construction and operation of a 50 million gallon per day seawater desalination facility within the City of Huntington Beach. The facility would consist of seawater intake pretreatment facilities, a seawater desalination plant utilizing reverse osmosis technology, product water storage, two pump stations, materials storage tanks, and 42 to 48-inch diameter product water transmission pipeline possibly up to 10 miles in length in Huntington Beach and Costa Mesa. The facility would utilize existing AES Huntington Beach Generating Station (HBGS) seawater intake and outfall pipelines for its operations. The proposed desalination facility is located on an 11-acre portion of the 22-acre HBGS facility located at 21730 Newland Street, off Pacific Coast Highway.

Entitlements for the Poseidon Desalination Facility were submitted in January 2002. In The City Council certified the Recirculated Environmental Impact Report (REIR 00-02) on September 6, 2005. Certification of the REIR means that the City deems the environmental review as satisfactory, but is not a permit to proceed with construction. Consideration the development entitlements, Conditional Use Permit (CUP 02-04) and Coastal Development Permit (02-05) were continued three times by the City Council in 2005.



Simulated View of Poseidon Facility next to existing AES plant

2. SURPLUS SCHOOL SITE PURCHASING PLAN/GENERAL PLAN CONFORMANCE OF WARDLOW AND LAMB SCHOOL SITES

The disposal of surplus school property that qualifies as park or recreational open space is regulated by the Naylor Act. This Act gives the City first priority to acquire a surplus school site but requires the City to adopt a Surplus School Property Purchasing Plan prior to such acquisition. On March 22nd the City of Huntington Beach received formal notification from the Fountain Valley School District of their intent to sell two school sites: 10251 Yorktown Avenue (Lamb School) and 9191 Pioneer Drive (Wardlow School). Concurrent with the March 22nd notice, the District submitted a request for a General Plan Conformance regarding the District's proposed disposal of property, as is required by the State. The purpose of the General Plan Conformance is to determine if the District's proposed disposition of the two school sites is consistent with the City's General Plan. The General Plan Conformance does not evaluate alternative uses or land use designations for the properties.

Although only two sites were designated as surplus, given the likelihood that the number of sites that have surplus status will increase in the coming years, Planning Staff developed a Surplus School Property Purchasing Plan ("Plan") that evaluates all 14 closed sites in the City of Huntington Beach. This approach provides a citywide perspective on the potential loss of open space associated with the sale of school sites. It also enables the City to comprehend the long-term and geographic issues relevant to the loss of school sites and provides information to facilitate strategic planning and acquisition decisions. To the extent that additional school sites are closed in the future, this Plan

could be updated to incorporate these sites as well as any changes in City priorities. The Plan was adopted by the City Council on May 2, 2005.

General Plan Conformance 05-06 (Lamb School) and General Plan Conformance 05-07 (Wardlow School) were adopted by the Planning Commission on September 13, 2005.

3. BOLSA CHICA ANNEXATION

On April 14, 2005, the California Coastal Commission approved the subdivision and development of the 105.3-acre Brightwater community consisting of 349 single-family residential units, habitat restoration and public trails, located primarily on the upper bench of the Bolsa Chica Mesa. The land is currently unincorporated and under the jurisdiction of Orange County. Development standards are consistent with the County's standards. The proposed Brightwater development is within the sphere of influence of the City of Huntington Beach. The development proposes single family units adjacent to existing single family residential land uses, and is contiguous to corporate boundaries of the City. As a result of the approval, the City Council directed staff to prepare a fiscal study for the annexation of the project area.

Staff reviewed the fiscal implications of three scenarios: annexation prior to development, annexation following development and development without annexation. The findings were presented to the City Council at a Study Session on September 19, 2005. The City Council approved a pre-annexation Memorandum of Understanding with the developer on



View from the Bolsa Chica Mesa

December 12, 2005. The developer is slated to begin grading in March 2006 and have the final map recorded in May 2006. The first closing is anticipated in March 2007. The City has also submitted an out of service agreement application to the Local Agency Formation Commission (LAFCO) as a prerequisite to formal annexation. In the next year, the Planning Department will work on a General Plan Amendment, Specific Plan, Zoning Text Amendment, Zoning Map Amendment, Local Coastal Program Amendment and Environmental Assessment to incorporate the project into the City's boundaries and develop land-use regulations for the project.

4. TIMESHARES IN COASTAL VISITOR ZONE (DOWNTOWN SPECIFIC PLAN – SP5)

In December 2003, the Robert Mayer Corporation filed concurrent applications for a Zoning Text Amendment (ZTA 03-03), a General Plan Amendment (GPA 03-03) and a Local Coastal Program



Amendment (LCPA 03-02) to allow for the development of Timeshares in the Downtown Specific Plan as a permitted use in Districts 7 and 9. The amendments would establish timeshares as a permitted use within the General Plan and the two Downtown Specific Plan districts and permit the use on a year round basis. Timeshares are any development wherein a purchaser receives the right in perpetuity, for life, or for a term of years, to the recurrent, exclusive use or occupancy of a lot, parcel, unit, room(s),

or segment of real property, annually or on some other seasonal or periodic basis, for a period of time that has been or will be allotted from the use or occupancy periods into which the project has been divided and shall include, but not be limited to timeshare use, condominium-hotel, or uses of a similar nature. The result of the proposed amendments would be the possibility of timeshares in the visitor serving portions of the Pacific City and Waterfront projects. The applicant requested approval of the amendment to allow for greater flexibility in reaching the visitor serving market.

In 2004, city staff completed the environmental assessment for the project. The entitlements, ZTA 03-03, GPA 03-03, and LCPA 03-02 were approved by the City Council on March 21, 2005. The California Coastal Commission must also adopt the Local Coastal Program amendment; it is anticipated that they will action the Local Coastal Program amendment in 2006. Following adoption by the Coastal Commission, it will enable development proposals to be processed in the future for these two areas of the Downtown Specific Plan.

5. ASCON LANDFILL

Located at the Southwest Corner of Magnolia and Hamilton, the Ascon Landfill operated as a landfill from 1938 to 1984. Much of the waste came from oil drilling, especially in the early years. A group of private companies that formerly owned the site are paying for clean-up activities. The remediation act plan is still in review with the California Department of Toxic Substances Control (DTSC) for the final clean up of the site.

On May 13, 2005, the DTSC issued a statement of Imminent or Substantial Endangerment (ISE) Determination for the 38-acre Ascon Landfill site in response to existing berm damage caused by the heavy rains this past winter. On July 19, 2005, the Director of Planning issued an Emergency Coastal Development Permit/Administrative Permit for completion of an Emergency Action Workplan. As a condition of approval, a formal Coastal Development Permit (CDP) must be filed. Coastal Development Permit No. 05-16 was scheduled before the Zoning Administrator and approved on August 31, 2005. Berm reinforcement is to be complete by January 2006.

C. Code Enforcement/Neighborhood Preservation

In 2005, the Code Enforcement/Neighborhood Preservation Division continued to see success in its efforts to maintain and improve the quality of life throughout the community through education, communication, and enforcement action. Over the course of the year, the division opened 3,906 new cases, conducted over 5,550 inspections, and successfully resolved almost 95% of all cases through voluntary compliance.



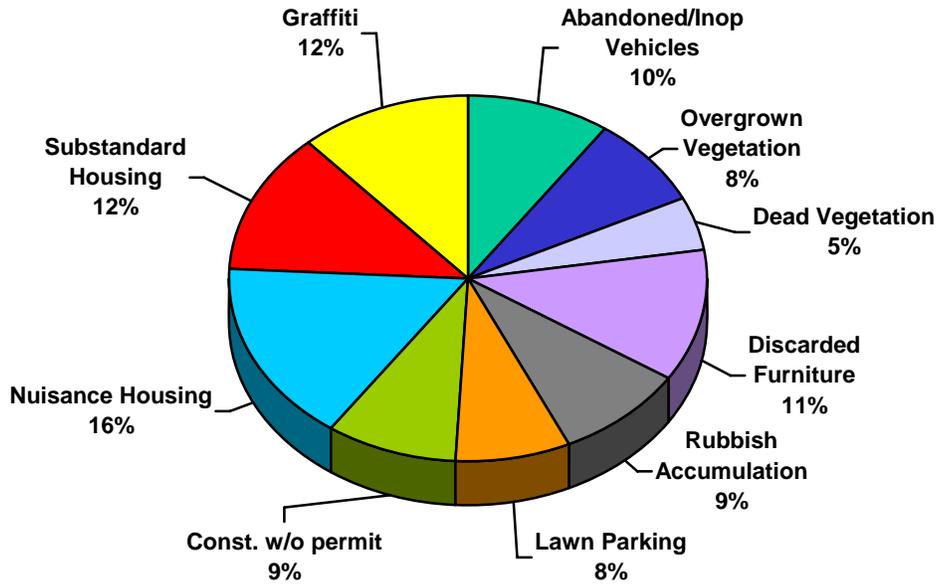
Before

After

Other achievements for 2005 include:

- Initiated 1,313 proactive cases to address code violations they observed while in the field before receiving an initial complaint from a citizen.
- Issued 195 citations for non-compliance when violators did not respond to requests for compliance.
- Coordinated efforts with the Public Nuisance Task Force to address 20 nuisance properties with the cooperation of Police, Fire, Building, Public Works, and the City Attorney's Office.
- Participated in the launch of the CityView software, designed to enhance Code Enforcement's ability to track and store data on enforcement cases, and improve access to information from the Planning, Building, and Treasurer's Departments.

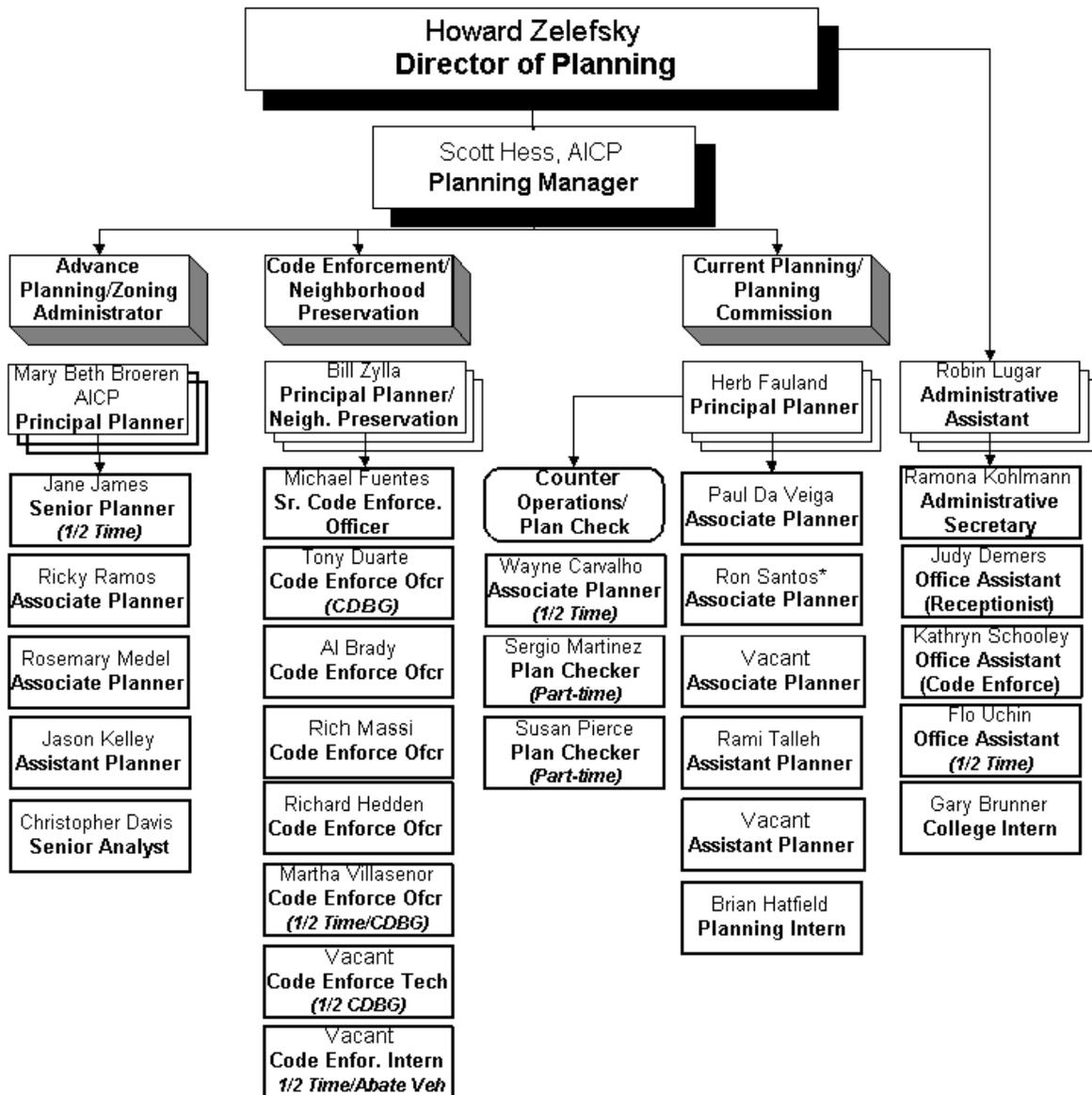
Break down of top 10 Code Enforcement Complaints in 2005:



SECTION III: ORGANIZATIONAL LAYOUT

The following page describes the organizational layout of the Planning Department at the close of 2005 and identifies individuals or vacancies in each position. The Department is headed by Howard Zelefsky, Director of Planning, and is divided into three sections: Advance Planning, Current Planning, and Code Enforcement.

**H.B. PLANNING DEPARTMENT
PROPOSED ORGANIZATIONAL TABLE
June 2005**



*Underfilled Senior Planner