



City of Huntington Beach Planning Department
STUDY SESSION REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning &
Stanley Smalewitz, Director of Economic Development
BY: Jennifer Villasenor, Associate Planner *JW*
DATE: August 11, 2009

SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 08-001, GENERAL PLAN AMENDMENT NO. 08-007, LOCAL COASTAL PROGRAM AMENDMENT NO. 08-002, ZONING TEXT AMENDMENT NO. 08-004 (DOWNTOWN SPECIFIC PLAN UPDATE – BOOK I – CHAPTER 3 – DISTRICTS 2 – 7)

LOCATION: The project site consists of the Downtown Specific Plan area (Attachment No. 1). No changes to the existing specific plan boundaries are proposed.

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

At the July 14, 2009 Planning Commission study session on the Downtown Specific Plan Update, the Planning Commission voted to have additional study sessions on district-specific changes to the Downtown Specific Plan. The purpose of this study session is to discuss proposed changes in development standards for Book I, Chapter Three, Districts 2 – 7. District 1 will be discussed at a study session scheduled for a special meeting on September 1, 2009. In addition to the information presented in this report, a matrix of changes by district is included as Attachment No. 4 to this report.

District 2 – Visitor-Serving Mixed-Use. Designated as District 7 in the existing DTSP, the area of District 2 represents the visitor-serving commercial portion of the approved Pacific City project, a 31-acre mixed use project consisting of retail, office, restaurant, cultural and entertainment uses. There is also a residential component of the Pacific City project, which is designated in District 5. The principal purpose of District 2 is to provide commercial facilities to serve seasonal visitors to the beaches as well as to serve local residents on a year-round basis. This district also provides a continuous commercial link between the Downtown core and the visitor-commercial/recreation district near Beach Boulevard. The development standards of District 2 represent the approved Pacific City project and no changes are proposed for this district.

District 3 – Visitor-Serving Recreation. District 3 covers the area along Pacific Coast Highway between Huntington Street and Beach Boulevard. The area of District 3, generally referred to as the “hotel district,” consists of the Hilton Waterfront Beach Resort and Hyatt Regency Huntington Beach Resort and Spa hotels. The Waterfront site (commercial and residential) is also governed by a Development Agreement with the Robert L. Mayer Corporation that was approved in 1988 and amended in 1998.

Completed in 1990, the Hilton Waterfront is a resort hotel with ballroom and meeting space, restaurants, and a fitness center. The Hyatt Regency opened in 2003 and, in addition to hotel amenities, includes a conference center, retail and restaurant uses and a spa and fitness center. A third hotel is also planned for District 3. This district encourages large, coordinated development that is beach-oriented and open to the public for both commercial and recreational purposes. The existing developments described above are consistent with the intent and development standards for District 3. Designated as District 9 in the existing DTSP, development standards are not proposed to change with implementation of the DTSP Update.

District 4 – Established Residential. District 4 is composed entirely of established existing single and multi-family residential uses. This district includes three separate areas: the area between Pacific Coast Highway and Walnut Avenue from Seventh Street to Goldenwest Street, except for the area included in District 1; the area along Sixth Street between Walnut Avenue and Orange Avenue; and all of the area between Acacia Avenue and Palm Avenue, except for the area included in District 1. This district is proposing to allow greater densities on smaller lots. For instance, the DTSP currently allows one dwelling unit on lots with less than 50 feet of street frontage and up to four units on lots with 50 feet of street frontage. The updated DTSP would allow one dwelling unit on lots with 25 feet or less of street frontage and up to four units on lots with 26 – 50 feet of street frontage. Lots with more than 50 feet of street frontage can be developed at a density of 30 units per acre in both versions of the Specific Plan. While allowing higher densities, the proposed DTSP Update continues to employ requirements for upper story setbacks in this district and maximum height limits would remain 35 feet and three stories. This District allows residential development exclusively and encompasses all of District 2 and portions of District 4 and 6 that are already developed with residential uses from the existing DTSP. Development standards for this District remain relatively unchanged with the exception of the following: elimination of FAR restriction for multi-family residential, requirement for a front porch element for single-family dwellings, and minor changes in front and side yard setbacks to simplify the requirements.

District 5 – Established Multi-Family Residential. District 5 represents the Pacific City residential component and the Waterfront Residential development. The Pacific City residential component is approved for 516 condominium units and outdoor recreational amenities including a 2-acre Village Green public park. The Waterfront Residential development was constructed in 2004 and consists of 184-residential units located north of the Waterfront hotels in District 3. In addition, a portion of District 5 has been designated with a conservation overlay. This overlay is identified in the existing DTSP and reflects a designated wetlands area that was restored in 2004 in conjunction with the Waterfront Residential project. The intent of this district is to provide new residential development that will provide a population base to help support the commercial and office uses in the downtown area. This district is designated as District 8 (A & B) in the existing DTSP. No changes to the existing development standards are proposed.

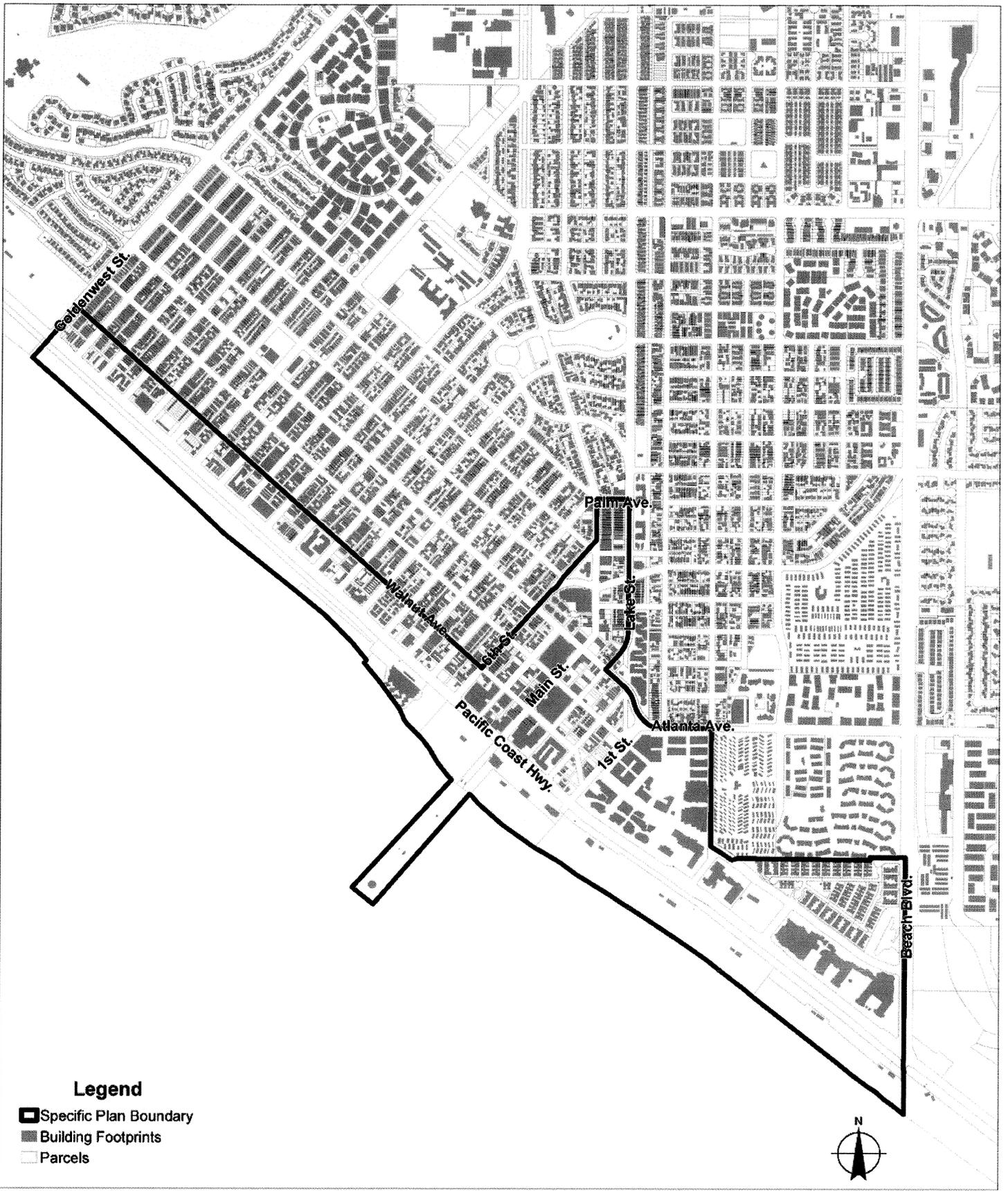
District 6 – Pier. Designated as District 10 in the existing DTSP, this district is intended to continue to provide for commercial uses on and alongside the pier that will enhance and expand the public's use and enjoyment of this area. Uses that capitalize on the views available from the pier and the unique recreational and educational opportunities the pier affords are encouraged. At the same time, care must be exercised to ensure that the major portion of the pier will remain accessible to the public at no charge, for strolling, fishing, or observation. No changes to the existing development standards for the pier are proposed.

District 7 – Beach. Designated as District 11 in the existing DTSP, this district is intended to continue to preserve and protect the sandy beach area within the Downtown Specific Plan boundaries while allowing parking and auxiliary beach-related commercial and convenience uses. Approximately half of the beach frontage in the District is City beach; the remainder is owned by the State of California.

No changes to the existing development standards for the beach district are proposed. However, the DTSP Update is proposing to explicitly prohibit storage containers and similar structures from being utilized in the beach district. Also, the interpretation of an existing permitted use is proposing to change. Currently, the beach district allows parking lots provided that recreational sand area and coastal views are protected. The provisions of this district permit tiered parking such that the top of any structure (i.e. – a wall) is located a minimum of one foot below the maximum height of the adjacent bluff. One example of this would be the existing beach parking lots adjacent to Pier Plaza and the restaurants next to the Pier. These parking lots are tiered surface lots that are below the adjacent street level. The proposed DTSP update provides a figure in the District 7 section that would expand the interpretation of tiered parking in the beach district to include parking structures with the same requirements for protecting recreational sand area and coastal views as the existing DTSP. In addition, the General Provisions section, which consists of requirements applicable to all districts, establishes provisions for automated parking structures. Automated parking structures utilize automatic lift systems to store and retrieve vehicles; they allow more cars to be parked in smaller structures by eliminating the need for delineated parking spaces, ramps, driveways and vehicular back-up areas. Because the DTSP Update is clear in that parking structures would be permitted in District 7, and automated structures are included in the General Provisions section, the proposed DTSP Update would effectively permit automated parking structures in certain areas within the beach district subject to a Conditional Use Permit from the Planning Commission.

ATTACHMENTS:

1. Map of the Downtown Specific Plan area
2. Map of existing DTSP districts
3. Map of proposed DTSP districts
4. Development Standards Matrix of Changes by District
5. Public Comments received since July 28, 2009



Legend

-  Specific Plan Boundary
-  Building Footprints
-  Parcels

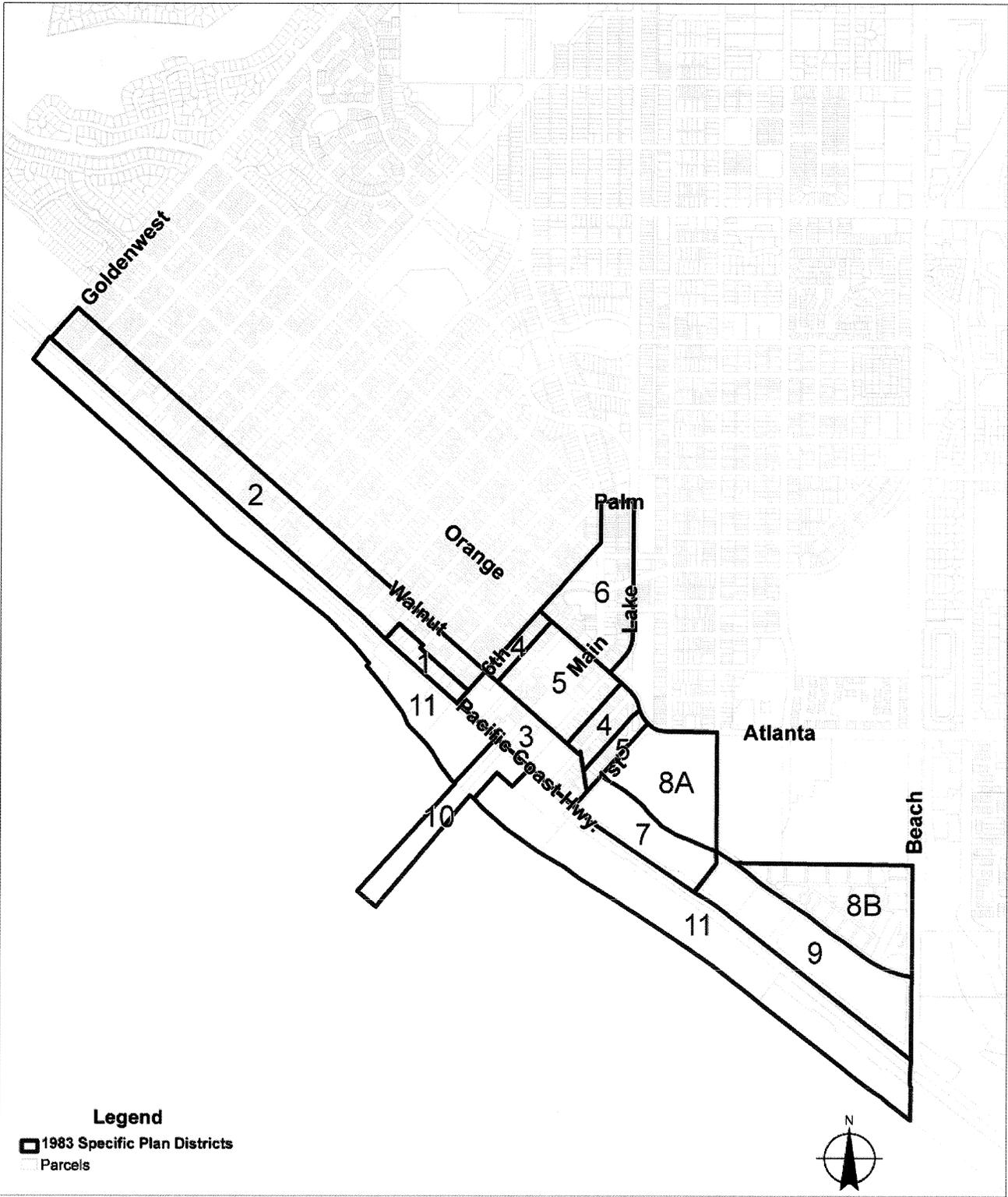
SPECIFIC PLAN AREA

HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN

OCTOBER 8, 2008



ATTACHMENT NO. 1



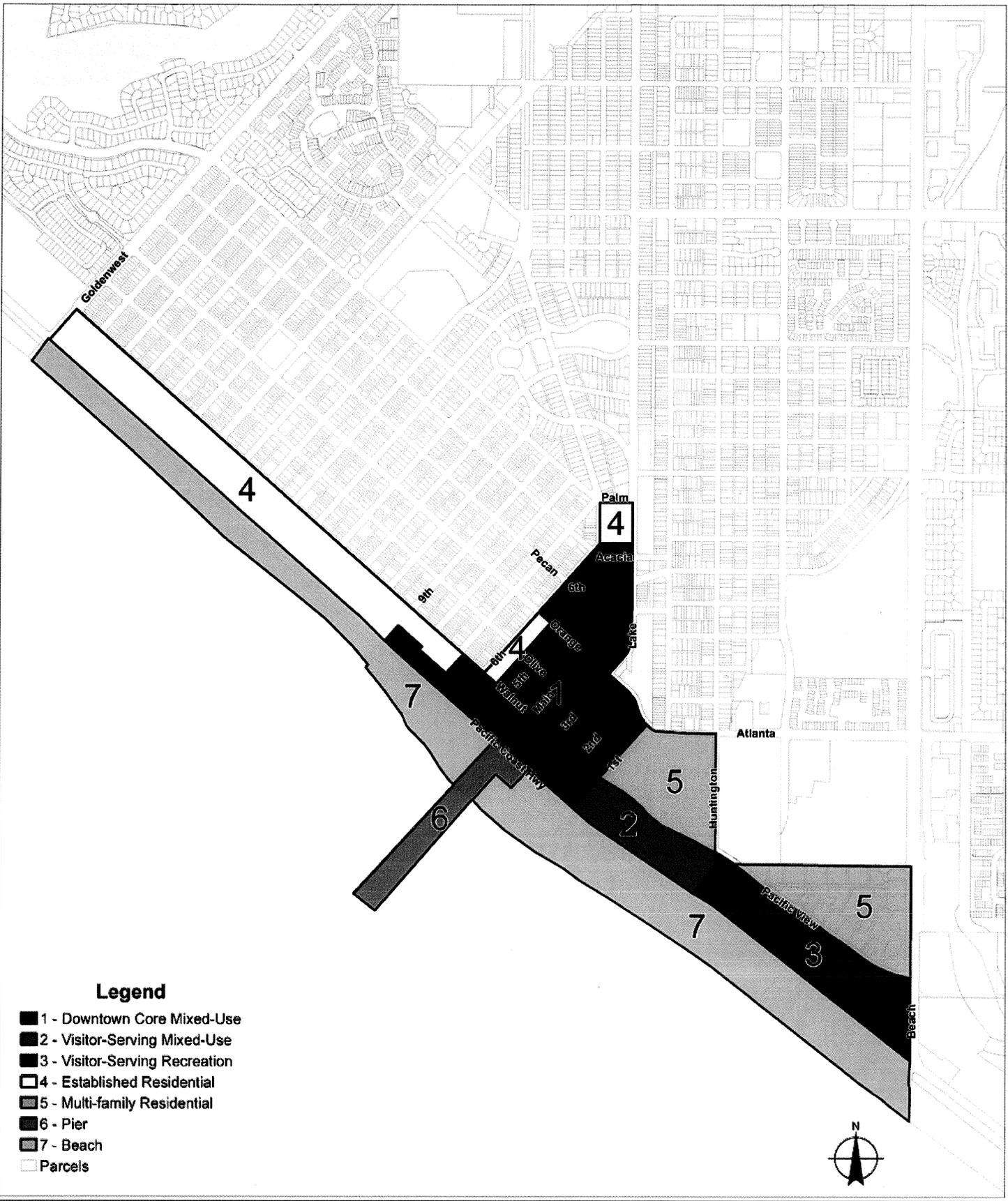
EXISTING SPECIFIC PLAN DISTRICTS

HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN

OCTOBER 8, 2008



ATTACHMENT NO. 2



Legend

- 1 - Downtown Core Mixed-Use
- 2 - Visitor-Serving Mixed-Use
- 3 - Visitor-Serving Recreation
- 4 - Established Residential
- 5 - Multi-family Residential
- 6 - Pier
- 7 - Beach
- Parcels

SPECIFIC PLAN UPDATE DISTRICTS

HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN

OCTOBER 3, 2008

rrmdesigngroup

ATTACHMENT NO. 3

Development Standard Matrix of Changes
Proposed District #2
(Visitor-Serving Mixed Use)

Standard	Existing District # 7	Proposed District # 2
Minimum Parcel Size	No minimum parcel size	No change
Maximum Lot coverage	50%	No change
Maximum Density	No maximum density	No change
Maximum Height	8 stories	No change
Minimum Front Setback	50' from PCH	No change
Minimum Side Setback - Interior	None	No change
Minimum Side Setback - Exterior	20'	No change
Minimum Rear Setback	20'	No change
Permitted Uses	Hotel and visitor-serving commercial	No change
Minimum Upper-story setback	None	No change
Maximum FAR	3.0	No change
Dedications	Additional ROW dedication for Walnut Ave. extension; 20' corridor between Atlanta Ave. and PCH	No change

Development Standard Matrix of Changes

Proposed District #3
(Visitor Serving Recreation)

Standard	Existing District # 9	Proposed District # 3
Minimum Parcel Size	No minimum parcel size	No change
Maximum Lot coverage	35% net site area; max. 25% of site area may be used for vehicle access and parking	No change
Maximum Density	No maximum density	No change
Maximum Height	None	No change
Minimum Front Setback	50' along PCH and Beach Blvd.	No change
Minimum Side Setback - Interior	None	No change
Minimum Side Setback - Exterior	50' along Beach Blvd. 20' all other streets	No change
Minimum Rear Setback	20'	No change
Permitted Uses	Hotel – visitor-serving recreation	No change
Minimum Upper-story setback	None	No change
Maximum FAR	3.0	No change
Dedications	Additional ROW dedication for Walnut Ave. extension	No change

Development Standard Matrix of Changes
Proposed District #4
(Established Residential)

Standard	Existing District #2	Existing District #4* (portion along 6 th St.)	Existing District #6* (portion between Acacia & Palm)	Proposed District # 4
Minimum Parcel Size	25' street frontage and 2,500 s.f. net site area	25' street frontage and 2,500 s.f. net site area	25' street frontage and 2,500 s.f. net site area	No change
Maximum Lot coverage	50%	50%	None	50% (no change from District 2)
Maximum Density	<50' frontage: 1 du 50': 4 du ≥51': 30 du/ac	<50' frontage: 1 du 51' – full block frontage: 30 du/ac	25 du/ac	≤ 25' street frontage & 2,500 s.f. site area: 1 du; > 25' frontage/2,500 s.f to ≤ 50' frontage/5,000 s.f.: 4 du; > 50' frontage & 5,000 s.f.: 30 du/ac
Maximum Height	35'/3 stories; front and rear 25' of lot: 25' maximum height	35'/3 stories	<100' frontage: 2 stories/30' 100' to < full block: 3 stories/35' Full block: 4 stories/45'	35'/3 stories; 25' maximum height within front 25' of lot
Minimum Front Setback	25' along PCH; all other streets 15'	15'	15'	25' along PCH; all other streets 15' (no change from District 2)
Minimum Side Setback - Interior	≤100' street frontage: min. aggregate 20% lot frontage, not less than 3' >100' street frontage but < half block require 20% of frontage, not less than 7' >half block frontage not less than 7'	≤100' street frontage: min. aggregate 20% lot frontage, not less than 3' >100' street frontage but < half block require 20% of frontage, not less than 7' >half block frontage not less than 7'	Residential: 10' Non-residential: none	Single family: 10% lot width, not less than 3', 5' max. Multi-family: 20% aggregate lot width (≤100' frontage – 3' min.; >100' frontage – 7' min.)
Minimum Side Setback - Exterior	≤100' street frontage: min. aggregate 20% lot frontage, 5' from ROW >100' street frontage but less than half block require 20% of frontage, 15' from ROW >half block frontage 15' from ROW	≤100' street frontage: min. aggregate 20% lot frontage, 5' from ROW >100' street frontage but less than half block require 20% of frontage, 15' from ROW >half block frontage 15' from ROW	15'	Single-family: 5' from ROW Multi-family: 20% aggregate lot width (≤100' frontage – 5' min.; >100' frontage – 15' min.)

Development Standard Matrix of Changes
Proposed District #4
(Established Residential)

Standard	Existing District #2	Existing District #4* (portion along 6th St.)	Existing District #6* (portion between Acacia & Palm)	Proposed District # 4
Minimum Rear Setback	3' along PCH, all other streets 7.5'	3'	3'	3' along PCH, all other streets 7.5' (no change from District 2)
Permitted Uses	Single- and Multi-family residential	Mixed use office/residential; single-family residential	Mixed use commercial/office/residential	Single- and Multi-family residential (no change from District 2)
Minimum Upper-story setback	10' from 2 nd story façade (covered area)	10' from 2 nd story façade (covered area)	10' from 2 nd story façade (covered area)	No change
Maximum FAR	1.0 single-family; no FAR for multi-family	1.5; 1.0 single-family residential	<half block: 1.5 ≥half block: 2.0	1.0 single-family; no FAR for multi-family (no change from District 2)
Dedication	Additional ROW dedication required to widen alley to 20'	Additional 2.5' on 6 th St.; Additional ROW required to widen alley to 24' – no more than ½ from 1 side	Additional ROW required to widen alley to 24' – no more than ½ from 1 side	No changes to existing requirements

*note: single-family uses in existing District 4 and 6 are currently subject to development standards for District 2.

Development Standard Matrix of Changes
Proposed District #5
(Pacific City and Waterfront Residential)

Standard	Existing District # 8A, 8B	Proposed District # 5
Minimum Parcel Size	No minimum parcel size	No change
Maximum Lot coverage	50%	No change
Maximum Density	30 du/ac	No change
Maximum Height	50'	No change
Minimum Front Setback	20'	No change
Minimum Side Setback - Interior	None	No change
Minimum Side Setback - Exterior	25' along Beach Blvd. 20' all other streets	No change
Minimum Rear Setback	20'	No change
Permitted Uses	Multi-family residential	No change
Minimum Upper-story setback	Portion of structures which exceed 35' in height will be recessed a minimum of 100' from northern exterior property line	No change
Maximum FAR	None	No change
Dedications	Additional ROW dedication for Walnut extension	No change

Development Standard Matrix of Changes
Proposed District #6
(Pier)

Standard	Existing District # 10	Proposed District # 6
Minimum Parcel Size	No minimum parcel size	No change
Maximum Lot coverage	No maximum lot coverage; no more than 25% of pier shall be covered with any roofed structure	No change
Maximum Density	No maximum density	No change
Maximum Height	25' and 2 stories; 1 story on pier (excluding end of pier restaurant) and northwest of the pier	No change
Minimum Front Setback	None	No change
Minimum Side Setback - Interior	None	No change
Minimum Side Setback - Exterior	None	No change
Minimum Rear Setback	None	No change
Permitted Uses	Pier/Beach related commercial	No change
Minimum Upper-story setback	None	No change
Maximum FAR	None	No change
Dedications	N/A	No change

Development Standard Matrix of Changes
Proposed District #7
(Beach)

Standard	Existing District # 11	Proposed District # 7
Minimum Parcel Size	No minimum parcel size	No change
Maximum Lot coverage	No maximum lot coverage	No change
Maximum Density	None	No change
Maximum Height	20' (exception: no maximum height for lifeguard towers or other public safety); parking shall be 1 foot below adjacent bluff	No change
Minimum Front Setback	None	No change
Minimum Side Setback - Interior	None	No change
Minimum Side Setback - Exterior	None	No change
Minimum Rear Setback	None	No change
Permitted Uses	Beach	No change
Minimum Upper-story setback	None	No change
Maximum FAR	None	No change
Dedications	N/A	No change

Edit/Add Request

Update & Exit Update Cancel

Print Audit Trail

Assigned to: Linda Wine

Request: 1486 Entered on: 07/30/2009 09:04 AM (1 followup items below)

Short form Long form

Customer Information

Create another request for customer

Email: dmoritz10@gmail.com

Last name: Moritz

First name: Dan

Phone:

Alt phone:

Address: 19405 MacGregor Cir

City: Huntington Beach

State: CA

Zip code: 92648

Request Classification

* Topic: Planning Commission - Comments on Agenda Items

Request type: Comment

Entered via: Web

Topic Item: Library Replacement Pro

* Description: 0 Attachments to this Request

I'm am opposed to this.

This field is used to describe the problem or question. Customer will see this field.

I this we should maintain / enhance the quality of our town vs short-term profit and additional tax base.

Please preserve the quality of life for those of us that live in HB.

Reason Closed (Contents sent to customer): 0 Attachments to send

Dear Mr. Moritz: I will forward your comments to the Planning Commission. Thank you. - Linda Wine, Administrative Assistant, Planning Dept, linda.wine@surfcity-hb.org

This must be filled in to close service request; contents of field are emailed for customer notification.

Expected Close Date: 08/13/2009

Date Closed: 07/30/2009 09:37 AM By: Linda Wine

Update & Exit Update Cancel

#1: 07/30/2009 09:34 AM - Added internal information by Linda Wine

July 30, 2009: Responding to customer and closing Pipeline...Linda Wine

(OPTIONAL) You may add an internal note to this request or send an email

Add your notes/message here: Insert message: (Select message from list)

- Email Customer Clarification/notification needed; message sent to customer
- Add Internal Note Content added as internal notation; not seen by customer
- Email Employee(s)... Send to other employee(s) for assistance/questions

ATTACHMENT NO. 51

Wine, Linda

From: Gloria Alvarez [gloria@e-mailcom.com]
Sent: Tuesday, July 28, 2009 4:36 PM
To: Wine, Linda
Subject: PLANNING COMMISSION SESSION - JULY 28th

Dear Ms. Wine,

Please forward my comments to the Planning Commissioners in regards to the **Historical Main Street Library Building** and the **downtown parkland also known as Triangle Park** as noted by our City Council in 1950.

Please be advised that I will not be speaking at the Planning Commissioners meeting tonight as I will be downtown with many of our fellow Huntington Beach residents that have volunteered to help inform the Public of the situation currently under review by the Planning Commissioners and within a few months scheduled to be reviewed by the City Council. Namely, the City's study that threatens to potentially **destruct a Historically significant Building and destroy open Parkland** by cementing over it.

Gloria Alvarez Kramer
HBDRA

ATTACHMENT NO. 5.2