ENVIRONMENTAL ASSESSMENT COMMITTEE AGENDA

Thursday, March 11, 2010
1:00 P.M.
3rd Floor Conference Room #1

Application: **ENVIRONMENTAL ASSESSMENT NO. 08-004 (Harmony Cove Residential Condo and Marina Development) – continued from the April 21, 2009 EAC meeting**

Applicant: Michael C. Adams Associates
P.O. Box 382
Huntington Beach, CA 92648
Contact: Mike Adams
Phone: (714) 374-5678

Request: The proposed project is a request to amend the City's General Plan land use designation, Zoning map, and Local Coastal Program to amend the land use and zoning designations on the project site to allow for residential development and to permit the construction of 15 condominium units and a 25-boat slip marina. The project site is 2.28 acres, 1.02 acre of which is terra firma and 1.26 acres which is submerged. The majority of the project site (1.91-acres) is owned by the property owner, BayviewHB LLC, and the remainder (0.37-acre) is owned by the California State Lands Commission.

The residential project consists of three levels of housing over one level of subterranean parking and consists of eight two-bedroom, five three-bedroom, and two four-bedroom units ranging in size from 1,294 sq. ft. to 2,454 sq. ft. The proposed buildings will range from 35 feet to 40 feet high. The marina component consists of 15 private slips and 10 commercial slips; 19 boat slips are within the water portion of the property owned by the property owner and 6 boat slips are within the California State Lands Commission jurisdiction. The project proposes 43 subterranean parking spaces and 10 surface parking spaces. Access to the site is proposed via a new two-way driveway along Warner Avenue.

The project includes the following entitlements:

- General Plan Amendment—To amend the General Plan land use designation of the land portion of the site from OS-P (Open Space-Park) to RM (Residential Medium Density—max 15 du/net acre).
- Zoning Map Amendment—To amend the zoning designation of the land portion of the site from RL-CZ-FP2 (Residential Low Density—Coastal Zone—Flood Plain 2) to RM-CZ-FP2 (Residential Medium Density—Coastal Zone—max 15 dwelling units/net acre—Flood Plain 2).
- Local Coastal Program Amendment—To amend the Local Coastal Program to reflect the proposed land use and zoning designations and to remove reference to the former Percy Dock.

- Conditional Use Permit—To permit the development of 15 condominium units with a 25-boat slip marina (15 private slips/10 commercial slips).
- Coastal Development Permit—To permit development of the residential project and associated infrastructure in the coastal zone, to review and "approve in concept" the boat slips/marina.
- Variance—To permit a building height of 40 ft. in lieu 35 ft.
- Design Review—To review the design, colors, and materials for a development of 15 condominium units with a 25-boat slip marina.
- Tentative Tract Map—To subdivide 1.91 acres of land for 15 residential condominium units and 15 private dockominium boat slips and 4 commercial boat slips. The 0.37 acre water portion north of the project site will be leased from the State Lands Commission to expand the marina with 6 boat slips.

Location: 3901 Warner Avenue (north side of Warner Avenue, west of Weatherly Lane)—formerly Percy Dock

Project Planner: Tess Nguyen, Associate Planner

For information on the above items, please contact the specified project planner in the City of Huntington Beach Dept. of Planning, at (714) 536-5271.