

IV. ADMINISTRATION

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A. Development Phasing Plan

The Holly-Seacliff study area is anticipated to be built out over a period of approximately 10 years, with a target completion date of 2001. Actual construction starts and occupancy will be dictated by market forces, the removal of oil operations and interim uses, and the requirements of individual property owners and developers.

The Development Phasing Plan shown on Table 2 is a program of the relative timing of development within each of the individual planning areas. The Phasing Plan also provides a guideline for the construction of adequate community infrastructure within the Holly-Seacliff Specific Plan area.

B. Public Facilities Improvement Responsibilities

In order to provide for public facilities improvements necessary to serve all future development within the Holly-Seacliff area, developers will have a fair-share responsibility for either (1) constructing the necessary improvements required as described in the Specific Plan concurrent with project development, or (2) funding such necessary improvements if constructed by other developers.

The City will determine and administer the fair-share responsibility for the master public facilities improvements, including sewer, water, drainage, roads, traffic controls, fire and police capital facilities as described in the Specific Plan. If a developer provides the necessary facilities beyond his fair-share responsibility, that developer shall be reimbursed from funds collected from other developers. If a developer is required to pay fees, those fees will be based on the City's fair-share responsibility determination. This determination will be based on a development's proportional use of the master public facilities improvements necessary to serve the development utilizing assessment on a dwelling unit, acreage, building square footage or front footage basis.

All development projects to be served by the master public facilities improvements shall be conditioned to construct facilities or pay fees per a Holly-Seacliff Public Facilities Fee Ordinance. Such construction or payment of fees shall be based on a fair-share responsibility program as administered by the City Public Works Department.

Development Agreement No. 90-1 describes certain public facilities improvements to be constructed by Pacific Coast Homes and Garfield Partners.

Table 2
Development Phasing Plan

PLANNING AREA	ACRES	USE	TOTAL DWELLING UNITS	EXISTING DWELLING UNITS	PHASE I 1990-1993	PHASE II 1994-1997	PHASE III 1998-2001
I	48	RESIDENTIAL	160		20	90	50
	16	OPEN SPACE			*		
II	159	RESIDENTIAL	1,535		300	985	250
	32	INDUSTRIAL			*		
III	175	RESIDENTIAL	1,450		150	750	550
	7	COMMERCIAL				*	
	16	OPEN SPACE			*		
IV	24	RESIDENTIAL	750	65	150	300	235
	53	MIXED USE				*	
	31	INDUSTRIAL				*	
	4	COMMERCIAL				*	
TOTAL	565		3,895	65	620	2,125	1,085

***INDICATES TIMING OF NON-RESIDENTIAL USES.**

C. Methods and Procedures

The methods and procedures for implementation and administration of the Development Standards, as well as the policies, guidelines and other conditions of this Holly-Seacliff Specific Plan, are prescribed as follows:

1. Implementation

The Specific Plan shall be implemented through the processing of site plans in conjunction with conditional use permits, tentative tract maps and tentative parcel maps. The site plans may be prepared concurrently in sufficient detail to determine conformance with the Specific Plan.

2. Tentative Tract Maps

For projects requiring a tentative tract or parcel map(s), the provisions and procedures contained in the Huntington Beach Ordinance Code shall apply.

3. Vesting Tentative Maps

For residential projects entailing a vesting tentative tract map, the provisions and procedures in the Huntington Beach Ordinance Code shall apply.

4. Conditional Use Permits

For projects, uses and operations requiring a conditional use permit pursuant to the provisions of this Specific Plan, the procedures specified in the Huntington Beach Ordinance Code shall apply.

5. Special Permits/Variances

For projects or operations requiring a variance or modification to the Development Standards contained herein, deviations up to ten percent (10%) may be approved via a special permit, except for height and parking. Deviations greater than ten percent (10%) may be approved via a conditional exception.

6. Specific Plan Amendments

A Specific Plan amendment shall be required for the following:

- a) Changes to planning unit boundaries which exceed fifteen percent (15%) of the approved acreage on Table 1.
- b) Changes to the Development Standards in the Specific Plan.

- c) Substantial variations from infrastructure plans, as determined by the Director of Public Works.

Specific Plan Amendments shall be processed in accordance with either the zone change or code amendment procedures, as appropriate, contained in the Huntington Beach Ordinance Code.

7. Coastal Development Permits

The south western portion of the Holly-Seacliff Specific Plan Area falls within the coastal zone. All development projects proposed in this area require a Coastal Development Permit.

D. Density Transfer Procedure

The Land Use Element of the Holly-Seacliff General Plan Amendment allows dwelling units to be transferred from a Planning Unit or Units within the same Planning Area, so long as the maximum number of dwelling units allowed by the General Plan for each Planning Unit is not exceeded, and so long as the total number of dwelling units allocated for that Planning Area is not exceeded.

As indicated on Table 1 of the Specific Plan, the "average gross density" of each Planning Unit is less than the General Plan maximum density. Since the General Plan and the Development Standards permit development up to the General Plan maximum density, the following procedures are necessary to allow and monitor density transfers within the Holly-Seacliff Specific Plan Area.

1. Transfers Within A Planning Unit

Dwelling units may be transferred within a Planning Unit as long as the total number of units for the Planning Unit as shown on Table 1 remains the same. If a property owner submits an entitlement application for development of a portion of a Planning Unit for a density which is greater or less than the average gross density for the Planning Unit, then a transfer of density within a Planning Unit is involved, as long as the assigned total of units (as shown on Table 1) remains the same. The subject application must include:

- 1) a plan showing both the approved and proposed allocations of dwelling units within the Planning Unit, and
- 2) the written concurrence of all property owners affected by the proposed transfer.

Density may not be transferred from a completed project unless the transfer was approved at the time said project was approved.

2. Transfers Between Planning Units

Dwelling units may be transferred between Planning Units within the same Planning Area. If a property owner submits an entitlement application for a Planning Unit for a density which is greater or less than the average gross density for the Planning Unit, then a transfer of density between Planning Units will be necessary. The subject application must include:

- 1) a plan showing both the existing and proposed allocation of dwelling units within all Planning Units affected by the transfer, and
- 2) the written concurrence of all property owners affected by the proposed transfer.

Density may not be transferred from a completed project unless the transfer was approved at the time said project was approved.

3. Entitlement applications involving a density transfer will require the following:
 - a. An Infrastructure Analysis documenting that the transfer does not exceed proposed infrastructure capacity. If capacity will be exceeded based on the required analysis, recommendations for additional infrastructure improvements must also be submitted. Required infrastructure modifications shall be the responsibility of the party requesting the transfer, and shall be placed as conditions of approval on the appropriate development entitlement.
 - b. An Environmental Analysis in the form of the City's Initial Study documentation that the proposed density transfer of planning units will not affect the conclusions of the environmental analysis contained in the Certified EIR 89-1 for GPA 89-1.
 - c. A policy analysis documenting that the density transfers within a planning unit or between planning unit are consistent with the goals, policies, and programs of the City of Huntington Beach General Plan and this Specific Plan.

E. Acreage/Boundary Changes

Acreage figures shown on the Land Use Table (Table 1) are indicated to the nearest acre based upon planimeter readings. Modifications, not to exceed fifteen percent (15%) of the acreage and boundaries shown, may result from more detailed planning and technical refinements in the tentative tract map or site plan processes, and shall not require an amendment to this Specific Plan.