



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: July 14, 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)

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

The project involves a City-initiated proposal to update Specific Plan No. 5 – Downtown Specific Plan (DTSP). The project proposes to reconfigure the existing 11 Specific Plan districts into 7 districts, modify development and parking standards, incorporate design guidelines and provide recommendations for street improvements, public amenities, circulation enhancements, infrastructure and public facility improvements and parking strategies. The project consists of the following requests:

- A resolution to approve a General Plan Amendment (GPA) to amend the Land Use and Circulation Elements to reflect the various changes in land use and development standards as well as the reconfiguration of the districts. Changes to the General Plan include revisions to the Land Use Map and modifications to the Land Use Schedule and Community District and Subarea Schedule and Map in the Land Use Element. The amendment to the Circulation Element includes a revision to Figure CE-9: Trails and Bikeways as a result of recommendations proposed in the DTSP Update and traffic study for the project. Proposed changes to the Land Use Map are shown in Attachment Nos. 4 and 5.
- A resolution to approve a Zoning Text Amendment (ZTA) to amend the existing text of the Downtown Specific Plan.
- A resolution to approve a Local Coastal Program Amendment (LCPA) to amend the Implementation Program (IP), specifically the Downtown Specific Plan, and the Land Use Plan/Coastal Element of the City's certified Local Coastal Program. Amendments to the Coastal Element will involve changes that are consistent with the changes to the Land Use and Circulation Elements in addition to several policies that are proposed to be updated based on proposed changes to the DTSP. The proposed LCPA is also subject to approval by the California Coastal Commission.

- Environmental Impact Report (EIR) No. 08-001 to analyze the environmental impacts associated with the proposed project. The EIR will be presented at a separate study session.

Study Session Background & Strategy

A series of study sessions for the Downtown Specific Plan Update began on June 23, 2009. The first study session focused on the existing conditions within the Downtown Specific Plan area, the purpose of the DTSP Update and the process for updating the DTSP. The study session also introduced the major changes proposed in the Downtown Specific Plan Update.

There were approximately 70 members of the public in attendance at the June 23 study session. Approximately 30 members of the public provided comments during oral communications at both the study session and regular meetings and all but two speakers commented on the DTSP Update. The majority of the commenters spoke in opposition to the proposed cultural arts overlay in District 1. Other topics addressed by speakers included traffic and parking, concerns regarding impacts from a potential increase in tourism in the downtown area, setbacks on Pacific Coast Highway, possible tiered-beach parking structures and concerns regarding proposed increases in allowable building heights.

The Planning Commission asked several questions during the study session and requested that they be addressed at subsequent study sessions. Questions regarding possible tiered beach parking structures, the potential reconfiguration of 6th Street and impacts to businesses as a result of the elimination of the Downtown Parking Master Plan will be addressed at subsequent study sessions, which will address parking and traffic-related issues. Questions regarding the classification of the Main Street library site as a park and implications of that classification will be addressed once staff has completed research on the City's acquisition of the property. Other questions raised by the Commission are summarized in this section with staff's response below. A list of questions submitted by Commissioner Livengood is attached to this staff report (Attachment No. 6).

- *What is the reason for the differences and intensification in permitted uses in the proposed Cultural Arts Overlay district from the December 9, 2008 draft DTSP Update and the June 16, 2009 draft DTSP Update?*

The draft DTSP Update, dated December 4, 2008, listed "limited retail uses" and "multi-family residential uses" as possible uses in the proposed Cultural Arts Overlay. Multi-family residential uses would not be an appropriate use for the Cultural Arts Overlay because residential uses are not consistent with the intent and vision of the overlay. Staff believes that "limited retail uses" is too vague and would be open to a broad interpretation, even with the footnote that requires association with cultural arts uses, and may potentially lead to uses that are incompatible with the intent of the Cultural Arts Overlay in the future.

In order to provide more specificity for future uses, the permitted uses table on page 3-52 of the June 16, 2009 draft DTSP Update was revised to allow for "carts and kiosks" as well as "eating and drinking establishments" (including those with less than 12 seats as well as serving alcohol) in the Cultural Arts Overlay. The allowance for "limited retail uses including a small café" was not intended to remain in the draft DTSP. The direction given was to delete "limited retail uses" because of its vagueness and allow uses such as a souvenir/gift kiosk and a restaurant or café.

However, cafes are not specifically defined in the City's codes and would fall under the use classification for eating and drinking establishments. As such, the "limited retail uses including a small café" should have been deleted from the table upon adding the allowances for carts and kiosks and eating and drinking establishments. The table has been revised and a replacement page 3-52 is provided as Attachment No. 8 to this report.

The intent of including eating and drinking establishments as a permitted use was to allow for a restaurant or café to be established to serve patrons of a cultural arts facility. The intent was not to allow live entertainment or dancing, but to provide the opportunity for establishment of a restaurant within close proximity to the Cultural Arts Overlay area. Staff believes that by citing specific uses rather than using a vague term, potential uses would be more limited in the Cultural Arts Overlay area. In addition, the uses specified in the draft DTSP Update are less intense than what is currently permitted in the area. Uses permitted in the area per District 6 of the existing DTSP include: retail stores, personal services, offices, restaurants, health clubs, dancing and/or live entertainment, parking lots and structures and residential uses in conjunction with commercial uses.

- *The '08 draft DTSP Update provided a concept plan of the Cultural Arts Overlay on p. 3-59. The plan indicated that the "library building may be maintained with this design". The current draft DTSP Update does not contain a concept plan. What is the reason for this change? Will a new concept plan showing no net loss of green space be incorporated into the current draft DTSP Update?*

The concept plan for the Cultural Arts Overlay, shown on pages 1-16 and 3-59 of the December 4, 2008 draft DTSP Update, represents an artistic rendering of a conceptual development plan for the proposed Cultural Arts Overlay. However, there are no development plans proposed, conceptual or otherwise, for the Cultural Arts Overlay and one designer's concept would not be appropriate for inclusion in a planning document. Planning documents provide regulatory framework for development of an area and generally do not include site development plans. In addition, the standards of the Cultural Arts Overlay in the draft DTSP Update provide for the possibility of a variety of design concepts, and as such, inclusion of a concept plan in the DTSP Update would be premature. Finally, the indication that the "library may be maintained with this design" is speculative given that there are no plans or proposals to remove or alter the library in any way.

- *Do the outdoor sales requirements of the draft DTSP Update follow exactly what was prepared by a committee of Main Street business owners and approved by Council?*

Yes, Section 3.2.25 – Outdoor Display Areas and Sales of the draft DTSP Update reflects the City Council approved (Resolution No. 2008-41) policies for temporary outdoor sales and displays. A copy of the resolution is provided as Attachment No. 9 to this report.

The topics to be discussed in this study session include Chapter II Administration and Book II: Downtown Specific Plan Guidelines and Strategies. Subsequent study sessions will address parking and the draft Program EIR.

Document Organization

The document is organized into two books: Book I: Downtown Specific Plan and Book II: Downtown Specific Plan Guidelines and Strategies. The first book contains the Introduction, Administration, and Land Use and Development Standards chapters. This book outlines the required elements of the Downtown Specific Plan and provides the regulatory framework for development in the DTSP area. The chapters of Book I are described below.

- **Chapter 1. Introduction** provides an introduction to the Specific Plan effort and contains a summary of existing conditions, community outreach, and a vision for the future.
- **Chapter 2. Administration** gives detailed direction for the proper administration of the Specific Plan regulations and developments and provides definitions for terms used within the Specific Plan.
- **Chapter 3. Land Uses and Development Standards** sets forth general provisions for development within the Specific Plan Area and details the permitted land uses and development standards for each district within the Specific Plan Area.

Book II includes the Design Guidelines, Circulation and Parking, Streetscapes and Public Amenities, Infrastructure and Public Facilities and Implementation chapters as well as the Appendices. Book II provides guidelines and strategies to facilitate development and successful growth in the DTSP area, but does not include requirements for any particular guideline or strategy to be implemented. The chapters of Book II are described below.

- **Chapter 4. Design Guidelines** gives design guidelines for development within the Specific Plan on topics such as site planning and design, landscaping, building design, utilities, signs, and special design considerations.
- **Chapter 5. Circulation and Parking** details current circulation and parking conditions within the downtown. Enhancements for all modes of transportation, including vehicles, transit, bicycles, and pedestrians, are addressed. Parking strategies for improved parking opportunities are presented.
- **Chapter 6. Streetscapes and Public Amenities** discusses streetscape improvements for all portions of the Specific Plan Area. Street and sidewalk design, paving patterns, streetscape furnishings, and landscaping materials are detailed.
- **Chapter 7. Infrastructure and Public Facilities** addresses essential infrastructure upgrades and improvements for future development within the Specific Plan Area.
- **Chapter 8. Implementation** provides implementation strategies and direction for achieving the goals set forth within this Specific Plan.
- **Appendix.** Contains supplemental documentation and technical studies.

Book I

As discussed in the previous section, Book I contains the introduction to the DTSP, which includes a description of existing issues and the vision for future development in the DTSP area. Chapters 2 and 3 include the administrative provisions and regulatory framework for development in the DTSP area. The June 23 study session focused on the introduction and the changes to development standards, which are proposed in Chapter 3.

Chapter 2 – Administration

The existing DTSP requires a conditional use permit (CUP) for all new construction as well as certain uses subject to review by the Planning Commission. As discussed at the June 23 study session, the DTSP Update streamlines this requirement in District 1 by establishing a threshold for development projects subject to a CUP from the Planning Commission. The DTSP Update would require projects with 100 feet or more of street frontage to obtain a CUP from the Planning Commission. Projects with less than 100 feet of street frontage would require a Conditional Use Permit from the Zoning Administrator. Also, in 2005, the level of review for certain uses in the DTSP was reduced as part of a Citywide streamlining effort. Uses that would require a CUP from the Planning Commission such as restaurants and theaters would now require a CUP from the Zoning Administrator. The proposed DTSP Update reflects the streamlining that was done in 2005 in the permitted uses section of each district.

Chapter 2 of the proposed DTSP Update provides administrative procedures required for projects within the DTSP. In addition to the streamlining that is proposed in each district (within Chapter 3), the DTSP Update proposes to streamline aspects of the development review process that are established in Chapter 2. The existing DTSP requires all development proposals and improvement projects to be reviewed by the Design Review Board (DRB). The proposed DTSP Update provides some relief from this requirement for smaller projects such as additions to existing developments that do not exceed 50% of the existing floor area and signs that comply with the proposed Design Guidelines in Book II. In addition, the proposed DTSP Update establishes procedures for administrative permits to be granted for waivers of development standards, accessory dwelling units, additions (<10%) to nonconforming structures/uses and certain uses, such as personal enrichment services, as established in each proposed district. Procedures for administrative permits are established in the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), but are not currently applicable in the DTSP area. Administrative permits generally reduce processing times for applicable requests since they do not require public hearings. However, in most cases administrative permits are subject to the neighborhood notification process (minimum 300' radius).

Chapter 2 also provides definitions that are applicable to projects within the DTSP. In an effort to create a more comprehensive and up-to-date document, the definitions section has been revised to incorporate applicable definitions from the HBZSO and Design Guidelines. This section also proposes to add new definitions as well as delete existing definitions that are obsolete or no longer applicable in the DTSP and do not appear within any of the standards or provisions in the DTSP. The following terms are proposed to be deleted from the definitions section (Section 2.7) of the proposed DTSP Update: build-to line, full block, half block, physical obstruction, residual parcel, street level, timeshares and townlot.

As the DTSP Update aims to be a more comprehensive document than the current DTSP, existing City requirements and standard conditions are proposed to be incorporated into the development standards of the proposed DTSP Update. As such, new definitions have been added to define some of the terms found in those requirements. These new definitions include the following: Americans with Disabilities Act (ADA), entertainment, patron, rakers, redevelopment project area, roof scuppers, special sub-surface construction, shoring, tieback, storm water best management practices (BMPs) and storm water management. Other new definitions result from proposed new uses or requirements that are introduced in the DTSP Update. These terms include: commercial parking facility, fly tower, live/work and performing arts theater.

Book II

As previously mentioned, the Downtown Specific Plan is formatted into two books. Although the recommendations in Book II do not contain standards required to be implemented for any one development, strategies, guidelines and recommendations are established. The following provides an overview of some of the strategies and recommendations in Book II, some of which would result in physical changes within the DTSP area if implemented.

Chapter 4 – Design Guidelines

The proposed design guidelines of the DTSP incorporate the Citywide design guidelines, which were adopted by Council in 2000. It should be noted that design guidelines for downtown have been effective since 1985 and were incorporated into the Citywide Design Guidelines in 2000. However, some of the guidelines proposed in the DTSP Update have been modified to provide for a more practical application in the DTSP area. In addition, the proposed DTSP design guidelines provide for more flexibility in terms of architectural style and design than current design criteria. The most relevant example of this is the elimination of adherence to a Mediterranean-style architectural design in the DTSP area. Another new feature of the design guidelines is the notation of “green” design elements. As presented at the June 23 study session, the general provisions section of Chapter Three includes a requirement for all projects to incorporate sustainable practices or “green” elements. As such, the design guidelines note “green” design features by inserting a leaf symbol next to the guideline. This provides a developer or architect with a menu of “green” design elements for possible inclusion in a project. It should be noted that sustainable practices would not be limited to those identified in the design guidelines.

Chapters 5 & 6 – Parking, Circulation and Streetscapes

Chapters Five and Six of Book II propose a number of circulation and streetscape recommendations to Main Street and other downtown streets to implement streetscape improvements and circulation enhancements. The following describes the proposed circulation and streetscapes recommended for the DTSP area.

Streetscape Improvements

The most significant changes would be on the first three blocks of Main Street, which would be maintained as a two-lane roadway through the downtown. From Pacific Coast Highway (PCH) to Orange Avenue, the DTSP Update proposes a 28-foot roadway with two 14-foot traffic lanes, and an additional 26 feet on both sides for sidewalk and outdoor dining, for a total of 80 feet of streetscape between building frontages. To achieve the additional width for wider sidewalks and to maintain the outdoor dining areas, 55 existing on-street parking spaces along Main Street would need to be removed from PCH to Orange Avenue, and additional sidewalk width would be constructed in its place. The removal of parking spaces on Main Street would be required to be replaced prior to any removal of parking at a one to one ratio in accordance with the provisions of Section 231.28 of the HBZSO.

North of Orange Avenue, the Specific Plan Update recommends retaining the existing street width, parking, and sidewalk configuration on Main Street, with 12- to 14-foot travel lanes in each direction, on-street parking in the form of parallel or angled parking on both sides of the street, and existing sidewalk widths, for a total of 75 feet of streetscape between building frontages.

The Specific Plan Update recommends widening the sidewalks along 5th Street for the two blocks between Walnut Avenue and Orange Avenue. This can be accomplished by converting the current 90-degree parking, which requires 18 feet of street width, to parallel parking, which requires eight feet, resulting in an additional 10 feet of sidewalk width on each side of the street. The reconfiguration of parking on 5th Street would result in a net loss of 50 on-street parking spaces, which would be required to be replaced prior to any removal of parking at a one to one ratio in accordance with the provisions of Section 231.28 of the HBZSO.

For other streets within the downtown core that will serve a mix of existing and new uses, the DTSP Update indicates a 60-foot cross section, with two 12-foot travel lanes, an eight-foot parallel parking lane on both sides of the street, and 10-foot sidewalks.

Recommendations for reclassifying certain roadway segments to provide two travel lanes and either bike and/or parking lanes are presented in Chapter Five. Recommendations for the total roadway width and right-of-way width needed for each segment as well as proposed streetscape recommendations are presented in Chapters Five and Six of Book II. Right-of-way widths would vary between different roadway segments, depending on the width of the travel lanes, whether the segment is to include bike lanes and parking lanes, and the width of the sidewalk and parkway. The recommended street classifications and accompanying cross-sections would require amendments to the Master Plan of Arterial Highways (MPAH) through the Orange County Transportation Authority (OCTA) prior to changing the classification on the City's Circulation Plan.

Roadway Realignments

- 6th Street
If and when the Cultural Arts Overlay area is redeveloped, it may be desirable to realign 6th Street north of Orange Avenue to connect with Pecan Avenue. The existing curved segment of 6th Street between Orange Avenue and Main Street could be vacated, creating more opportunity for public open space in the area. The portion of Pecan Avenue between 6th Street and Acacia Avenue would be reopened to traffic to connect with 6th Street. The intersection of Acacia Avenue, 6th Street and Main Street would need to be reconfigured so that 6th Street would intersect Main Street at a perpendicular angle directly across from Acacia Avenue. It should be noted, however, that this realignment would not be required for implementation of a development within the Cultural Arts Overlay area, but could provide additional green space in the area.
- Walnut Avenue
Walnut Avenue would be realigned to intersect with 1st Street at a right angle to align with the extension of Pacific View Avenue. This alignment is consistent with current City plans. The existing diagonal portion of Walnut Avenue between 1st Street and 2nd Street would be vacated, although the City would need to acquire the land for the public right-of-way between 1st and 2nd Streets.

Bicycle Improvements

The DTSP Update recommends the addition of bicycle lanes and/or bicycle routes on some streets in the downtown. The DTSP Update proposes to add a Class II bicycle lane to 6th Street from PCH to Main Street, connecting to the existing bicycle lane on Lake Street via Acacia Avenue. On-street parallel parking is provided along both sides of 6th Street from PCH to Main Street, and along Acacia Avenue. A recommended cross-section for 6th Street to accommodate both street parking and bike lanes is included in Chapter Five.

The DTSP Update also recommends extending the existing Class II bicycle lane on Lake Street from its current terminus near Pecan Avenue down to Orange Avenue, and then along Orange Avenue to connect with the Class II bike lane planned for Atlanta Avenue east of 1st Street. Lake Street narrows from an approximately 90-foot right-of-way to a 60-foot right-of-way between Pecan and Orange Avenues. The bicycle lane is dropped, and the on-street parking remains through the narrower section of the street. The same is true of Orange Avenue, between Lake/3rd Street and 2nd Street. East of 2nd Street, sufficient width on Orange Avenue exists to provide an on-street bicycle lane without impacting parking or requiring widening.

The DTSP Update recommends that additional bicycle racks be dispersed throughout the downtown in areas where available space permits without impeding pedestrian movement or requiring the removal of parking.

Pedestrian Improvements

The DTSP Update provides recommendations for the implementation of pedestrian-only phases for the signal operation at the intersections of PCH at 1st Street and PCH at 6th Street to facilitate the movement of pedestrians across PCH to and from the beach. An exclusive pedestrian phase signal would stop traffic on all approaches to the intersection and allow pedestrians to cross the street in all directions at once. An exclusive pedestrian-only phase exists at the intersection of PCH and Main Street. This type of signal can provide a safer crossing zone for pedestrians as no traffic would be entering the intersection while pedestrian movement is occurring, but would also result in additional delays for vehicular traffic. These improvements are analyzed in the traffic study for the project and will be discussed further at the study session for the EIR.

Transit Improvements

- PCH Bus Layover Zone

Facility improvements are planned for the bus layover zone on PCH between 1st and Huntington Street. This zone accommodates stops for all five of the existing OCTA bus routes that serve the downtown. The improvements can include street furniture amenities and trash cans.

- Trolley System

A downtown trolley service may be provided to circulate between the hotel developments closer to Beach Boulevard, Pacific City, the downtown core and the residential neighborhoods surrounding downtown. The trolley is envisioned to be a bus-like vehicle with tires that would allow nearby residents who work in or visit downtown to do so without driving and parking. It would also allow visitors to move easily between the hotels, Pacific City, the Cultural Arts area, the downtown core and the Strand, by allowing these visitors to park their vehicles once and access the other areas of the downtown through an interesting trolley system.

Parking Strategies

Although parking will be addressed in depth at a future study session, Chapter Five contains strategies for addressing parking needs in the DTSP area. The recommendations are intended to represent a “toolbox” of strategies that can be implemented based upon opportunity. Some of the strategies, such as implementing a valet program, could be easily and quickly achieved. Other strategies, such as constructing temporary lots and forming business-to-business agreements, will require additional effort and time to achieve. One of the most important aspects to consider is that most of the strategies are, and should be, interconnected. Parking strategies proposed in Chapter Five of Book II are listed below.

- Residential Parking – Visitors to the beach and Downtown and employees of downtown businesses often park on residential streets. On a typical day, this is an issue primarily on the streets closest to the downtown commercial businesses. On high demand days, such as summer weekends and downtown event days, parking encroachment into the neighborhoods extends further. Implementation of a parking meter/residential permit system would preserve the spaces for residents as long as they have a permit. Implementation of a residential permit system in the coastal zone would require a Coastal Development Permit (CDP).
- Valet Parking Program – A valet parking program could increase the parking capacity by as much as 40%, due to the ability of attendants to park more vehicles more efficiently. Valet parking could be useful in any new or existing parking structure and might be especially beneficial for hotel uses. Any request for a valet parking program would require a CUP from the Planning Commission.
- Commercial Parking – Commercial parking is a pay lot operated by a private entity. This use is allowed in some parts of the DTSP Area, including the core downtown area of District 1. Depending upon the size of the property, the facility could be conventional surface parking, an automated parking structure, or a conventional parking structure. Any request for a commercial parking facility would require a CUP from the Zoning Administrator.
- Parking Fees – The rates (fees) currently charged to park downtown do not reflect the variable demand. Rate modification would help the City manage the demand by influencing where people park and for how long and improve parking conditions for all users. Rate changes will likely also increase revenues, which would allow the City to better manage the parking assets by providing for long-term maintenance and increasing parking supply. Any rate changes are

subject to City Council review and approval and may be subject to California Coastal Commission review.

- Shuttle Service – Access to parking spaces outside the downtown area could increase the available parking supply on the days that have been defined as the highest demand. There are approximately 1,300 existing parking spaces north of downtown that have been identified for potential use as remote parking sites. A shuttle service or a trolley service could be provided between these locations and the DTSP Area.
- Public/Private Partnerships – The City/Agency could partner with developers of larger parcels to provide additional public parking in excess of the needs for the developer's project. The recently constructed Strand project is an example of how this system could work.
- Employee-Only Parking – Designated employee-only parking spaces could be provided in the downtown area. Some employers currently provide parking validation for their employees, but those employees often utilize the most prime public parking spaces for long periods of time. Businesses could also enter into agreements with each other, with those with more spaces than needed being compensated in some way by businesses needing spaces for their employees. New parking lots constructed on vacant parcels could also serve employees only.
- Utilize Vacant Parcels – Small parking lots should be constructed on currently vacant parcels as an interim use until that property is developed. This could include City-owned and private properties. Lots located on the downtown periphery could be designated for employee-only parking, and employers could be required to purchase or provide validations.
- Parking Structures – Additional new conventional or automated parking structures will likely be needed within the downtown to accommodate the future parking demand.
- Tiered Beach Parking – Additional parking could be provided in an automated parking structure on the seaward side of Pacific Coast Highway on the existing surface beach parking lots. The area would need to be graded, and retaining walls would need to be installed to retain views from town. All parking would be located below the adjacent height of Pacific Coast Highway.
- Parking Wayfinding Signage – A series of static and electronic parking wayfinding signs should be installed throughout the downtown. The signs would direct users to harder-to-find spaces, manage the parking supply more efficiently, and minimize vehicle circulation.
- Parking Information and Guidance System – A system that provides real-time information regarding parking space availability should be developed and implemented for all of the existing and future large parking facilities. The system would help users identify spaces faster, spend less time driving to look for spaces and better understand the practical parking capacity – the perception as it relates to the operational efficiency and accessibility of a parking supply. Currently, only the Promenade parking structure provides real-time parking supply information in the form of a small digital sign over both entrances. A parking information and guidance

system should be provided for the parking structures, plus other select locations, in downtown to assist users in finding parking and maximizing the use of available parking.

Chapters 6 & 7 – Public Services and Implementation

Chapter Seven (Public Services and Facilities) provides an overview of existing infrastructure and public services/facilities in the DTSP area and identifies elements of infrastructure and public facilities that would require improvements or upgrades to accommodate future development in the DTSP area. Chapter Eight (Implementation) provides a review of existing economic conditions influencing development potential in the DTSP area, a description of economic development implementation approaches available to achieve the specific plan objectives and a review of potential funding mechanisms for implementation of the DTSP. These chapters are required elements of a specific plan pursuant to Section 65451 of the California Government Code.

APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION:

- Draft EIR: April 10, 2009
- General Plan Amendment;
Zoning Text Amendment;
Local Coastal Program Amendment: May 20, 2009

MANDATORY PROCESSING DATE(S):

Within 1 year of complete application; May 20, 2010

Not Applicable

CEQA ANALYSIS/REVIEW

Because the Downtown Specific Plan covers a large geographical area and provides the framework for development in the area over a 20-year period, a program EIR is required pursuant to CEQA. A Program EIR is currently being drafted for the proposed DTSP Update. The required 30 day review period for the Notice of Preparation of the EIR was held from November 6, 2008 to December 5, 2008. A total of 20 comment letters were received from various public agencies as well as the general public. The letters generally included comments regarding traffic and circulation, the proposed downtown core/mixed-use area (District 1), parking, the Cultural Arts Overlay and changes to development standards. A public scoping meeting was held on November 19, 2008 at the Huntington Beach Art Center. It is anticipated that the Program EIR will be released by mid July for a 45-day public review/comment period. A separate study session on the draft EIR will be scheduled subsequent to the conclusion of the 45-day review period.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

Although the Department of Economic Development is the project applicant, the contents of the draft DTSP Update are based in part on consultation with the City Staff Core Team, which is comprised of the Departments of Community Services, Economic Development, Fire, Planning, Police and Public Works, and includes community input and direction from City Council.

Design Review Board Recommendations

The Design Review Board (DRB) held a special meeting on January 15, 2009 in which the proposed Design Guidelines (Chapter 4) and Streetscapes (Chapter 6) were reviewed. The DRB had the following recommendations:

Design Guidelines

- A design guideline should be incorporated to encourage minimizing the amount of lettering on monument/multi-tenant signs. *This was incorporated as a development standard in Book I, Chapter 3, Section 3.2.22.2 – Monument Signs.*
- A design guideline or development standard should be incorporated, as appropriate, to require that all monument signs have one uniform background color for sign panels. *This was incorporated as a development standard in Book I, Chapter 3, Section 3.2.22.2 – Monument Signs.*
- A development standard should be incorporated to either increase the minimum 10' wide pedestrian walkway requirement or require that the required walkway remain free from obstructions including street trees, outdoor displays and signage. *This is addressed in several sections: Book I, Chapter 3, Section 3.2.24.2 (3 & 4) – Outdoor Dining and Section 3.2.25 (11) Outdoor Display Areas and Sales.*

Streetscapes & Public Amenities

- The newsrack image in Chapter 6 should be updated to reflect the approved design for Downtown. *This is incorporated in the sample streetscape furnishings table in Chapter Six (Figure 6-19).*
- Street tree specifications should be reconsidered based on recommendations submitted by the DRB. *This is incorporated in the street trees section of Chapter Six (Figure 6-20).*
- Specifications for streetscape furnishings should be revised to include the following details:
 - Trash receptacles: aluminum and powder-coated;
 - Bicycle racks: stainless steel and powder-coated; and
 - Bus shelters: stainless steel and powder-coated. *Although the specifications in Chapter Six are provided only as examples, these recommendations are incorporated into the streetscape furnishings table in Chapter Six (Figure 6-19).*

PUBLIC MEETINGS, COMMENTS AND CONCERNS

A series of key stakeholder interviews and community workshops were held prior to the drafting of the specific plan document. The community workshops were held on the following dates:

- November 27, 2007 – Workshop #1
- February 20, 2008 – Workshop # 2
- April 23, 2008 – Workshop #3
- December 4, 2008 – Workshop #4

The Draft Specific Plan was made public on December 4, 2008. A public comment period on the Draft Specific Plan document was held for a 50-day period from December 5, 2008 to January 23, 2009 and a total of 20 public comment letters were received. The comments generally expressed concerns related to the proposed Cultural Arts Overlay, the restaurant/alcohol permit process, existing residential uses in District 1 and various development standards. A City Council Study Session was held during the public comment period on December 15, 2008. As discussed in the previous section, the DRB held a special meeting on January 15, 2009 in which the proposed Design Guidelines and Streetscapes chapters were reviewed.

During and subsequent to the public comment period, staff from the Planning and Economic Development Departments continued to meet with various Downtown stakeholders and groups including members from the Chamber of Commerce and the Conference and Visitors Bureau (CVB) in refining the draft Downtown Specific Plan Update. The smaller group meetings were held on the following dates:

- January 15, 2009 – Small Group Workshop with Downtown development community
- January 29, 2009 – Small Group Workshop with Downtown development community, members of Chamber of Commerce and CVB
- March 31, 2009 – meeting with Downtown development community to go over comments received during comment period

In addition to the above-referenced meetings, staff members from the Planning and Economic Development Departments have met with various members of the public to discuss the proposed DTSP Update throughout the process.

Comments received during the public comment period were attached to the June 23, 2009 study session report. Comments received subsequent to the comment period and up to June 23 were provided to the Planning Commission as late communications at the June 23, 2009 study session. Comments received since June 23, 2009, are provided as Attachment No. 5 to this report.

PLANNING ISSUES

The primary issues for the Planning Commission to consider when analyzing this project are:

- The General Plan Amendment request to amend the current land use designations and various sections of the Land Use, Circulation and Coastal Elements
- The Zoning Text Amendment to adopt the DTSP Update including major changes in development standards such as increases in building heights, elimination of FAR requirements and revised parking standards
- The Local Coastal Program Amendment to amend the IP and Coastal Element of the General Plan
- Compatibility with surrounding land uses
- Potential environmental impacts and mitigation measures
- Consistency with the Coastal Element and California Coastal Act
- The overall conformance with the goals, objectives, and policies of the General Plan

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 June 23, 2009
6. Questions submitted by Commissioner Livengood on June 23, 2009
7. Copy of existing Downtown Specific Plan – not attached, provided under separate cover and available at the Planning and Zoning Counter, City Hall – 3rd Floor
8. Replacement page 3-52 of the draft DTSP Update, dated June 16, 2009
9. City Council Resolution No. 2008-41 regarding policies for outdoor sales in the DTSP area



Legend

- ▣ Specific Plan Boundary
- Building Footprints
- Parcels

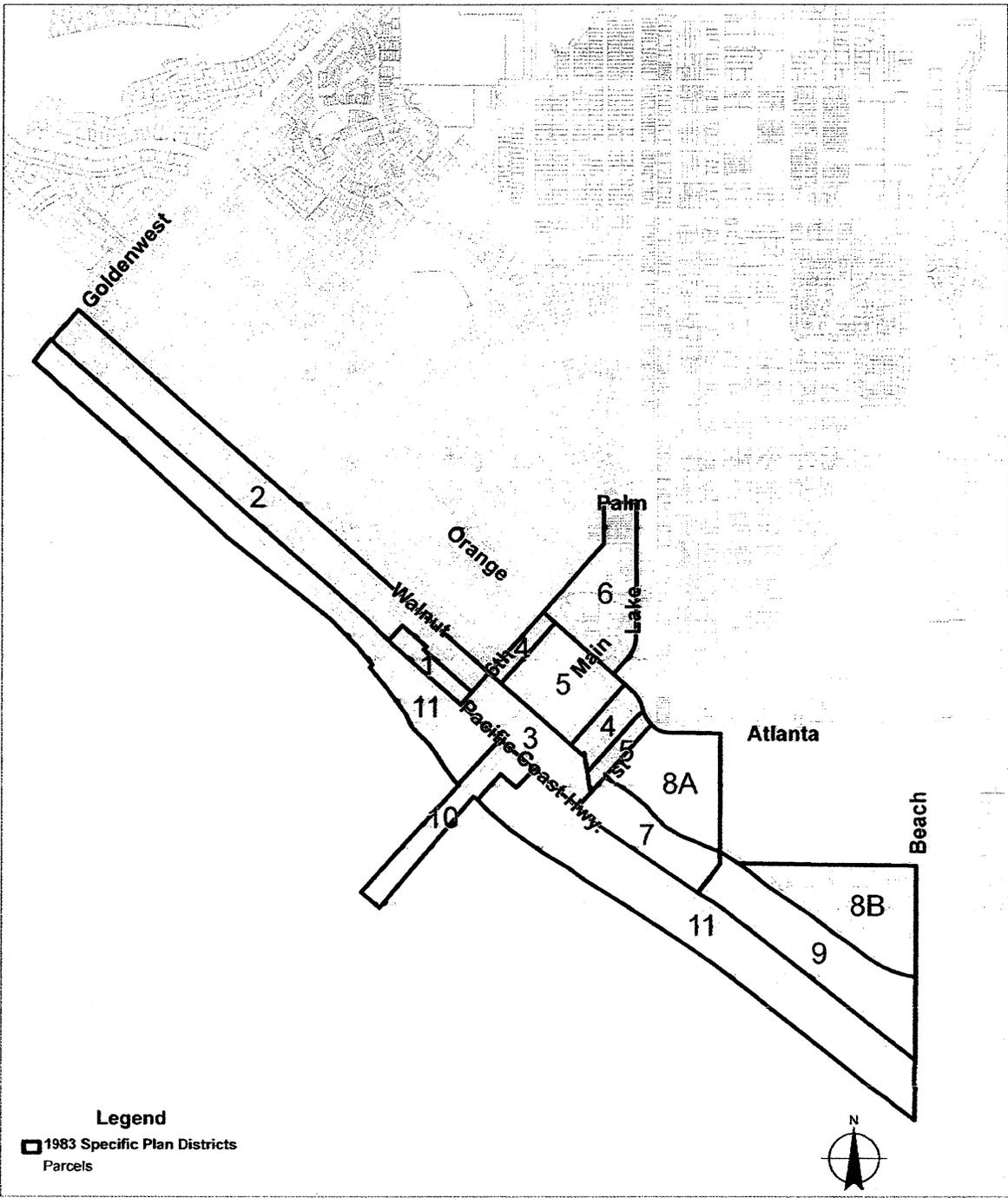


SPECIFIC PLAN AREA

HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN

OCTOBER 8, 2008



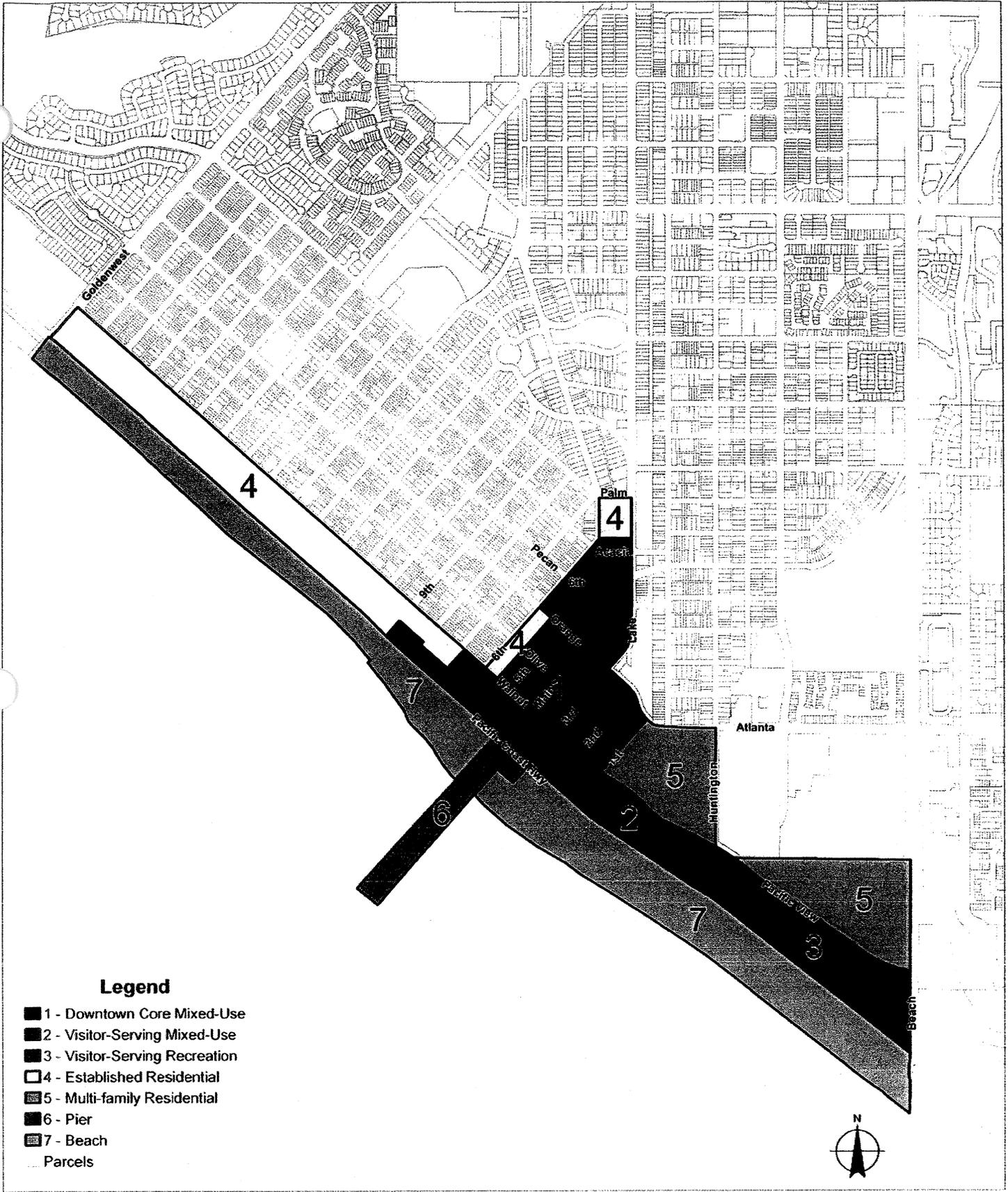


EXISTING SPECIFIC PLAN DISTRICTS

HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN

OCTOBER 8, 2008





SPECIFIC PLAN UPDATE DISTRICTS

HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN

OCTOBER 3, 2008



Development Standard Matrix of Changes
Proposed District #1
(Downtown Core)

Standard	Existing District #1	Existing District #3	Existing District #4 (portion on 2 nd St.)	Existing District #5	Existing District #6 (portion north of Orange, south of Acacia)	Proposed District #1*
Parcel Size	10,000 s.f. net site area & 100' frontage on PCH	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	25' street frontage and 2,500 s.f. net site area	25' street frontage and 2,500 s.f. net site area
Lot coverage	50%	None	50%	None	None	None
Density	25 du/ac	30 du/ac	<50' frontage: 1 du 51' – full block frontage: 30 du/ac	25 du/ac	25 du/ac	60 du/ac
Height	35'/3 stories	< full block: 3 stories/35' Full block: 4 stories/45'	35'/3 stories	< full block: 3 stories/35' Full block: 4 stories/45'	<100' frontage: 2 stories/30'; 100' but < full block: 3 stories/35'; full block: 4 stories/45'	Min. 25'; Max. <25,000 s.f. site area: 45'/4 stories; ≥ 25,000 s.f. site area: 55'/5 stories
Front Setback	25' along PCH; all other streets 15'	15'	15'	15'	15'; 5' on 5 th , 3 rd and Main Streets	None; Parking lots: 10' min.; Mixed Use/Comm.: 5' from ultimate ROW
Side Setback - Interior	20% of frontage, not less than 7'	5 th , 3 rd , Main & PCH: none; all others 20% lot width, 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'	None	10'; non-residential: none	None
Dedication	Widen alley to 24'	Additional 5' on PCH; 2.5' on 6 th St.	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	None	No changes to existing requirements

Development Standard Matrix of Changes
Proposed District #1
(Downtown Core)

Standard	Existing District #1	Existing District #3	Existing District #4 (portion on 2 nd St.)	Existing District #5	Existing District #6 (portion north of Orange, south of Acacia)	Proposed District #1
Side Setback - Exterior	20% lot width, not less than 15' from ROW	5 th , 3 rd , Main & PCH: same as front yard setback for that street; all others 20% lot width, not less than 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	5' from ROW	15' from ROW	Commercial/mixed use: same as front setback; Parking lots: 10'
Rear Setback	3'	3'	3'	3'	3'	3'
Uses	Visitor-serving commercial	Visitor-serving commercial on ground floor: office/residential 1 above	Mixed use office/residential; single-family residential	Mixed Use: Commercial/Office/Residential	Mixed Use: Commercial/Office/Residential	Visitor-serving commercial on ground floor street frontage; residential & office above ground floor
Upper-story setback	10' from 2 nd story façade (covered area)	PCH, 1 st , 2 nd , 6 th : average above 2 nd story 15' from ROW; 3 rd & 5 th : 10' from 1 st story above 2 nd story; Main: no part above 2 nd story within 10' of build-to line	10' from 2 nd story façade (covered area)	10' from 2 nd story façade (covered area)	10' from 2 nd story façade (covered area)	10' average from ground floor façade for 4 th and 5 th stories
FAR	1.0	>half block: 2.0; half block to full block: 2.5; >full block: 3.0	1.5; 1.0 single-family residential	2.0	<half block: 1.5; ≥half block: 2.0	None

*Note: Proposed District 1 includes separate development standards for the Cultural Arts Overlay and Neighborhood Overlay areas.

Development Standard Matrix of Changes
Proposed District #1 –Neighborhood Overlay

Standard	Existing District #4 (portion on 2 nd St.)	Existing District #5 (portion on 1 st St.)	Proposed Neighborhood Overlay
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
Lot coverage	50%	None	None
Density	<50' frontage: 1 du 51' – full block frontage: 30 du/ac	25 du/ac	30 du/ac
Height	35'/3 stories	< full block: 3stories/35' Full block: 4 stories/45'	35'/3 stories; single-family: 25' maximum height within front 25' of lot
Front Setback	15'	15'	Mixed Use: 5' max. Residential: 10' min. Single-family: 15'
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'	None	Mixed Use: none Residential: 20% aggregate; 3' min.
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	5' from ROW	Mixed Use: none Residential: 20% aggregate; 5' min.
Rear Setback	3'	3'	3'
Uses	Mixed use office/ residential; single-family residential	Mixed Use: Commercial/Office/Resid ential	Mixed Use: Office/Residential; single- family residential
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)
FAR	1.5; 1.0 single-family residential	2.0	None; single-family: 1.0
Dedication	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

Development Standard Matrix of Changes
Proposed District #1 – Cultural Arts Overlay

Standard	Existing District #6 (portion)	Proposed Cultural Arts Overlay
Parcel Size	25' street frontage and 2,500 s.f. net site area	N/A
Lot coverage	None	50%
Density	25 du/ac	N/A (residential not permitted)
Height	<100' frontage: 2 stories/30'; 100' but < full block: 3 stories/35'; full block: 4 stories/45'	35'
Front Setback	15'; 5' on 5 th , 3 rd and Main Streets	None
Side Setback - Interior	10'; non-residential: none	20' from adjacent residential
Side Setback - Exterior	15' from ROW	None
Rear Setback	3'	None
Uses	Mixed Use: Commercial/Office/Residential	Cultural Arts related uses
Upper-story setback	10' from 2 nd story façade (covered area)	None (residential buffer requirements adjacent to single-family)
FAR	<half block: 1.5; ≥half block: 2.0	None
Dedication	None	No changes to existing requirements
Open Space	≥ 100' frontage; non-residential uses - 5% net site area; Full block – public plaza req.	30% net site area (70% landscape req.) 1,000 s.f. public plaza No net loss of green space

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

Standard	Existing District # 7	Proposed District # 2
Parcel Size	No minimum parcel size	No change
Lot coverage	50%	No change
Density	No maximum density	No change
Height	8 stories	No change
Front Setback	50' from PCH	No change
Side Setback - Interior	None	No change
Side Setback - Exterior	20'	No change
Rear Setback	20'	No change
Uses	Hotel and visitor-serving commercial	No change
Upper-story setback	None	No change
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
Parcel Size	No minimum parcel size	No change
Lot coverage	35% net site area; max. 25% of site area may be used for vehicle access and parking	No change
Density	No maximum density	No change
Height	None	No change
Front Setback	50' along PCH and Beach Blvd.	No change
Side Setback - Interior	None	No change
Side Setback - Exterior	50' along Beach Blvd. 20' all other streets	No change
Rear Setback	20'	No change
Uses	Hotel – visitor-serving recreation	No change
Upper-story setback	None	No change
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
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
Lot coverage	50%	50%	None	50% (no change from District 2)
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
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
Front Setback	25' along PCH; all other streets 15'	15'	15'	25' along PCH; all other streets 15' (no change from District 2)
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.)
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 6 th St.)	Existing District #6* (portion between Acacia & Palm)	Proposed District # 4
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)
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)
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
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
Parcel Size	No minimum parcel size	No change
Lot coverage	50%	No change
Density	30 du/ac	No change
Height	50'	No change
Front Setback	20'	No change
Side Setback - Interior	None	No change
Side Setback - Exterior	25' along Beach Blvd. 20' all other streets	No change
Rear Setback	20'	No change
Uses	Multi-family residential	No change
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
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
Parcel Size	No minimum parcel size	No change
Lot coverage	No maximum lot coverage; no more than 25% of pier shall be covered with any roofed structure	No change
Density	No maximum density	No change
Height	25' and 2 stories; 1 story on pier (excluding end of pier restaurant) and northwest of the pier	No change
Front Setback	None	No change
Side Setback - Interior	None	No change
Side Setback - Exterior	None	No change
Rear Setback	None	No change
Uses	Pier/Beach related commercial	No change
Upper-story setback	None	No change
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
Parcel Size	No minimum parcel size	No change
Lot coverage	No maximum lot coverage	No change
Density	None	No change
Height	20' (exception: no maximum height for lifeguard towers or other public safety); parking shall be 1 foot below adjacent bluff	No change
Front Setback	None	No change
Side Setback - Interior	None	No change
Side Setback - Exterior	None	No change
Rear Setback	None	No change
Uses	Beach	No change
Upper-story setback	None	No change
FAR	None	No change
Dedications	N/A	No change

Wine, Linda

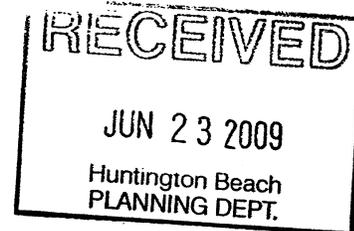
From: BONNIE [beachbonnie@socal.rr.com]
Sent: Tuesday, June 23, 2009 2:01 PM
To: Wine, Linda
Subject: MAIN STREET LIBRARY & TRIANGLE PARK

As a 40-year downtown resident of Huntington Beach, I am opposed to the redevelopment of Triangle Park and the Main Street Library for a cultural center because there are only two narrow traffic lanes in this area (one in each direction) and the added congestion would be a hardship for those of us living here. It is already nearly impossible to cross or enter traffic on Main Street at 11th, 12th, 13th and 14th Streets (my neighborhood), and a cultural center in this location would only add to this problem.

I suggest that it would be more feasible to locate such a project on Beach Blvd or to the north near the freeway where there might be enough lanes to handle the extra congestion such a project would attract.

Thank you in advance for your consideration.

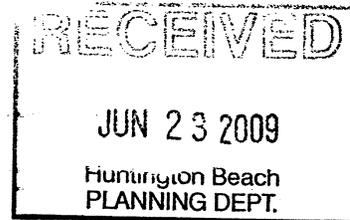
Bonnie Schmeski
739 13th Street
Huntington Beach
714-536-1866



Wine, Linda

From: Robert Schmeski [bobs@socal.rr.com]
Sent: Tuesday, June 23, 2009 2:07 PM
To: Wine, Linda
Subject: Performing arts center

What could be greener than lawn? The city is proposing to replace a beautiful park with a four story building. Are there not many unsightly weed-grown concrete vacant spaces that would be greatly improved by such a monument to commerce? My grandchildren, children, wife and myself have enjoyed the library for many years and would hope to do so in the future. I, as a long time resident of Huntington Beach, know that there are areas that would benefit by such a building as is being thrust upon the local citizenry. I do not even wish to start about the traffic. Please reconsider. Thank you. Robert Schmeski 13th and Crest.



Wine, Linda

From: Francesco Crosara [francescocrosara@gmail.com]
Sent: Tuesday, June 23, 2009 2:27 PM
To: Wine, Linda
Subject: Response to proposed Triangle Park and Main Street Library development project

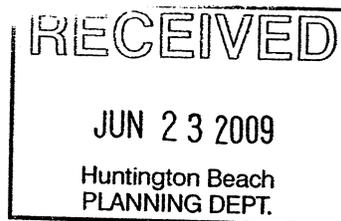
Dear Ms. Wine,

We have been advised of the intent of the City of HB to turn Triangle Park into a commercial center along with the dismantling of the current library in Main Street. As residents in Downtown Huntington Beach, we would like to express our deep concern of this proposal.

We are opposed to this plan for the simple reason that it will jeopardize the overall safety of our community with the estimated influx of 250,000+ tourists during the summer, and consequent overpopulation in a very small area. With this type of over-crowding, the crime rate will also increase, and so will traffic in two small arteries such as Main and Lake streets.

Please put into the official record our opposition to this project. Thank you for listening to citizens' concerns.

Regards,
Francesco & Julia Crosara
613 Lake Street
Huntington Beach, CA 92648



Wine, Linda

From: Gloria Alvarez [gloria@e-mailcom.com]
Sent: Tuesday, June 23, 2009 3:08 PM
To: Wine, Linda
Subject: DTSP - CULTURAL ARTS OVERLAY - PLANNING COMMISSION REVIEW

Importance: High

Dear Ms. Wine,

I am a resident of downtown Huntington Beach and am writing to you to express my support for the Main Street Library and Triangle Park. Please note that our own HB City Council identified this land as Triangle Park nearly 60 years ago as quoted in The Huntington Beach News Newspaper dated October 5, 1950.

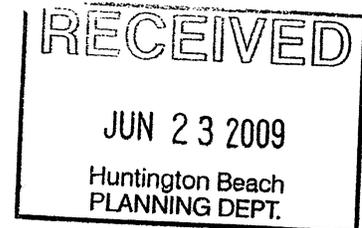
This library is vital to the community and should not be demolished simply because the City has been delinquent in updating it to ADA and Earthquake standards and delinquent in providing it the same tools found in the other HB City libraries. Regarding the Park itself, this open green space is enjoyed EVERY DAY by the residents of downtown, both young and old.

We hope to provide the City Council and Planning Commission the information to make a responsible and wise decision as they take into consideration what the real ramifications are when destroying a Mid-Century Architecturally significant building and cementing over an existing park and replacing it with a Tourist Attraction in the middle of the oldest residential community in Huntington Beach.

I look forward to sharing my concerns at tonight's Planning Commission public comments segment.

Thank you,

Gloria M. Alvarez
Huntington Beach Resident

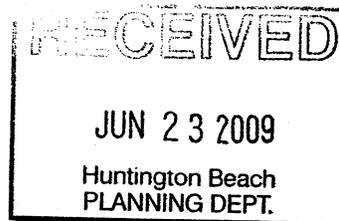


Wine, Linda

From: Villasenor, Jennifer
Sent: Tuesday, June 23, 2009 3:40 PM
To: Wine, Linda
Subject: FW: The Library

Jennifer Villasenor

City of Huntington Beach
Planning Department



From: Desiree Hooper [mailto:desiree-hooper@hotmail.com]
Sent: Tuesday, June 23, 2009 3:37 PM
To: Villasenor, Jennifer
Subject: The Library

To Whom it Concerns;

There is upsetting news that the City Council wants to tear down the old library that has historical value to the people of Huntington Beach. It is upsetting to think that some developers think it is an eye sore, unfortunately they haven't enjoyed this city for nearly as long as I, and my family have. I grew up learning in this library, I have fond memories of my childhood here, it would be sad to see a landmark be demolished because of a few who want to reface the city into something that the people of Huntington Beach do not want. People who haven't been here for nearly as long as my uncle or other friends and relatives have. It was taught to me that the planning of the cities interest belongs to the people of this community, not to the rich few who want to turn into something else, that Huntington Beach is not.

My response to this plan is not of a happy tune, but of sadness, that the city wants to destroy what made Huntington Beach what it is today. Every city has it's historical buildings, and this is definately one of those buildings that falls under the historical code. It is not in the best interest of this community to see it go down. I hope you will reconsider this proposal, and listen to to people of Huntington Beach. Do not tear down that beautiful old building where I learned and grew up, a legacy that should be left for my children to enjoy.

Sincerely,

Desiree N. Hooper

Insert movie times and more without leaving Hotmail®. [See how.](#)

Wine, Linda

From: Suzanne Owens [SuzanneOwens@verizon.net]
Sent: Tuesday, June 23, 2009 4:48 PM
To: Wine, Linda
Cc: cs Blaze
Subject: Fwd: Save Triangle Park/Main Street Library

Hi Linda,

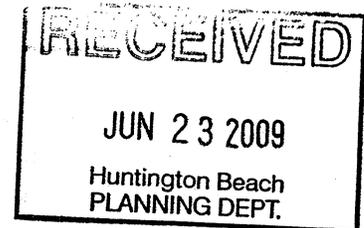
My neighbor, Sunny Blaze, at 305 9th Street, said she supports the existing Triangle Park and the Main Street Library, and would like her name signed in agreement with my earlier message opposing any proposed changes.

Please see message below.

Thank you.

Suzanne Owens
309 9th Street

Sunny Blaze
305 9th Street



Begin forwarded message:

From: Suzanne Owens <suzanneowens@verizon.net>
Date: June 22, 2009 8:19:00 PM PDT
To: linda.wine@surfcity-hb.org
Subject: Save Triangle Park/Main Street Library

TO: Linda Wine
City of Huntington Beach Planning Commission

FROM: Suzanne Owens
309 9th Street
Huntington Beach

Please do not consider any change in the existing Triangle Park and Main Street Library. I believe access to the open green space of this small park, and the library services provided by this branch of the library, are essential community features to downtown Huntington Beach residents.

I am against the elimination of Triangle Park because of the high population density in downtown, since nearly all single family residences are built on 25 feet wide lots, which means there are few open green spaces within walking distance for downtown residents. The elimination of this park would inevitably lead to increased congestion and would have a negative impact on the quality of life to downtown Huntington Beach residents.

Certainly, the city agrees that downtown is already a high density area, and more should be done to provide additional open spaces, rather than eliminate those already in use.

Triangle Park is a longtime existing landmark for downtown residents and their visitors, and it is closely linked as one of the first identifying features viewed when entering the downtown area.

Our Main Street Library currently provides library services within walking distance to downtown residents. The elimination of this library would necessitate driving several miles to other libraries, and would do nothing to enhance literacy to children in our community.

Certainly, the city recognizes that less driving should be promoted, rather than eliminating local services and thereby requiring additional time and driving to utilize a public library.

An additional concern that has been discussed among my neighbors is the cost of this proposed project. It has not been clear where the city plans to obtain funding for this construction project.

Given the overwhelming cuts to public services currently taking place throughout the state, at every level of government and the cuts to established public education programs, I am extremely disappointed that the City of Huntington Beach would even consider removing Triangle Park and our Main Street Library.

Wine, Linda

From: Mickey Mehalick [mmehalick@earthlink.net]
Sent: Tuesday, June 23, 2009 4:50 PM
To: Wine, Linda
Subject: Main St. Library

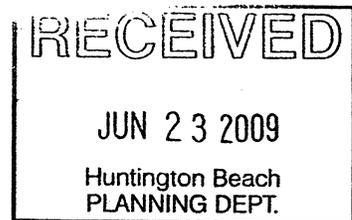
Hello Linda,

My name is Michael Mehalick and I have an Architectural Design firm here in H.B. I have seen the conceptual on the proposed structure at Main St. and 6th. and feel it is vastly over scaled for the area and encroaches to much into the existing single-family area adjacent.

Such a large project along with the proposed increases further down Main St. would greatly overburden the existing 2-lane accesses of Main St. and Orange Ave.

Please consider these issues for the long term quality of the downtown area. We should strive to keep the "Village" concept intact.

Regards,
Michael Mehalick



Wine, Linda

From: Suzanne Owens [SuzanneOwens@verizon.net]
Sent: Tuesday, June 23, 2009 4:54 PM
To: Wine, Linda
Subject: Fwd: Save Triangle Park/Main Street Library

TO: Linda Wine
City of Huntington Beach Planning Commission

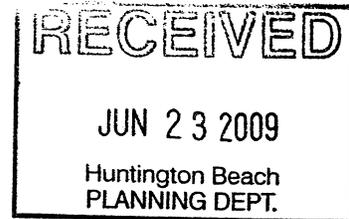
My neighbor, Sunny Blaze, at 305 9th Street, would like her name added to my message sent earlier, in support of maintaining the existing Triangle Park and Main Street Library, and opposes the changes as proposed by the City. See message below.

Thank you

Suzanne Owens
309 9th Street
Huntington Beach

Sunny Blaze
305 9th Street
Huntington Beach

Begin forwarded message:



From: Suzanne Owens <suzanneowens@verizon.net>
Date: June 22, 2009 8:19:00 PM PDT
To: linda.wine@surfcity-hb.org
Subject: Save Triangle Park/Main Street Library

TO: Linda Wine
City of Huntington Beach Planning Commission

FROM: Suzanne Owens
309 9th Street
Huntington Beach

Please do not consider any change in the existing Triangle Park and Main Street Library. I believe access to the open green space of this small park, and the library services provided by this branch of the library, are essential community features to downtown Huntington Beach residents.

I am against the elimination of Triangle Park because of the high population density in downtown, since nearly all single family residences are built on 25 feet wide lots, which means there are few open green spaces within walking distance for downtown residents. The elimination of this park would inevitably lead to increased congestion and would have a negative impact on the quality of life to downtown Huntington Beach residents.

Certainly, the city agrees that downtown is already a high density area, and more should be done to provide additional open spaces, rather than eliminate those already in use.

Triangle Park is a longtime existing landmark for downtown residents and their visitors, and it is closely linked as one of the first identifying features viewed when entering the downtown area.

Our Main Street Library currently provides library services within walking distance to downtown residents. The elimination of this library would necessitate driving several miles to other libraries, and would do nothing to enhance literacy to children in our community.

Certainly, the city recognizes that less driving should be promoted, rather than eliminating local services and thereby requiring additional time and driving to utilize a public library.

An additional concern that has been discussed among my neighbors is the cost of this proposed project. It has not been clear where the city plans to obtain funding for this construction project.

Given the overwhelming cuts to public services currently taking place throughout the state, at every level of government and the cuts to established public education programs, I am extremely disappointed that the City of Huntington Beach would even consider removing Triangle Park and our Main Street Library.

Wine, Linda

From: Wine, Linda
Sent: Thursday, June 25, 2009 8:05 AM
To: Barbara Delgleize; Blair Farley; Elizabeth Burnett (E-mail); Fred Speaker; Janis Mantini; John Scandura ; Tom Livengood
Cc: Hess, Scott; Fauland, Herb; Villasenor, Jennifer; Mulvihill, Leonie; Wine, Linda
Subject: FW: TRIANGLE PARK - HB NEWS Article October 1950 - AS REQUESTED BY PLANNING COMMISSIONER
Attachments: 1950 Article.jpg

From: Villasenor, Jennifer
Sent: Thursday, June 25, 2009 8:01 AM
To: Wine, Linda
Cc: Fauland, Herb
Subject: FW: TRIANGLE PARK - HB NEWS Article October 1950 - AS REQUESTED BY PLANNING COMMISSIONER

Linda,

Please forward to all Planning Commissioners.

From: Gloria Alvarez [mailto:gloria@e-mailcom.com]
Sent: Wednesday, June 24, 2009 3:39 PM
To: Villasenor, Jennifer
Cc: aburris@ocregister.com
Subject: TRIANGLE PARK - HB NEWS Article October 1950 - AS REQUESTED BY PLANNING COMMISSIONER

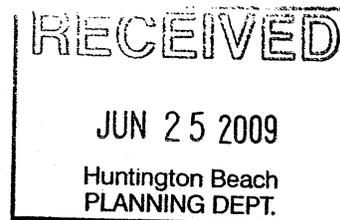
Jennifer,

Attached is the Huntington Beach News article dated Thursday, October 5, 1950 The article states that the HB City Council mtg will be reviewing bids for the new Library to be built in Triangle Park.

Please forward to Planning Commissioner Tom Livengood per his request.

Thank you,

Gloria Alvarez Kramer



000 Aerial Bomb Lawsuit Filed to Council

Councilmen Monday night City Clerk John L. Henderson read the \$50,000 lawsuit the municipality filed by S. Henderson, son of Mr. Mrs. Edwin A. Henderson, lawfare Ave. He is doing some work for the city. Henderson charged he received personal injury to the neglect and carelessness of the City officials.

Henderson claimed that Henderson was killed by an aerial bomb July 4 by city officials, two days after the Independence celebration and that it exploded in his hand, causing a fracture of both bones of the forearm, multiple lacerations of right ear, both arms and external wounds of right hand necessitating the surgical removal of major portions of right hand leaving only the right index finger. Henderson was picked up in a

Huntington Beach News, Thursday, October 5, 1950

Special Council Session Monday to Settle Bids

A special meeting of the City Council has been called for 5 p.m. Monday, October 9, to select or reject bids on two municipal projects, the construction of the new library in Triangle Park and the curbing and resurfacing work on 17th St.

Bids for both jobs were opened at Monday night's regular first of the month session. All were referred to the assistant City Engineer George L. Waters for analysis and report.

Only two firms bid on the library. Buttress and McClellan, Los Angeles, offered to do the task for \$120,780 and Jake Kuhms, Long Beach, estimated \$145,753.

Five close bids were read by City Clerk John L. Henriksen on the 17th St. work: Sully Miller, \$18,332.35; Griffith Co. \$23,447.48; John J. Swigart \$19,923.85; Cox Bros. \$21,584.53; R. J. Noble \$20,734.59.

lot near his home. City officials pointed out that the aerial salute charges are set off nearly a mile from this spot. The matter has been turned over to City Attorney Charles A. Bauer.

Ned Hedrick Hurt in Korea Battle

Sgt. L-c Ned H. Hedrick, brother of Mrs. Harold Hight, 320 7th St., Huntington Beach, has been reported wounded in action in Korea by the department of defense.

Mrs. Hight said her brother wrote her from a hospital in Japan that he had injured his right hand, during hand to hand combat, but not seriously.

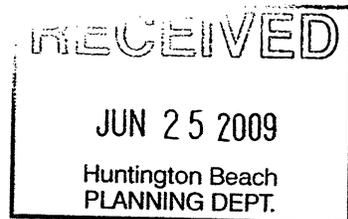
Hedrick, 32, went overseas Aug. 1 and as a 24th Infantry replacement, she said. He is a World War II veteran, having fought in New Guinea, the Philippines and Bataan. He also served with the army of occupation in Germany. Another sister, Mrs. W. E. Stewart, lives at 14081 Wilson, Midway City.

Wine, Linda

From: Fritzal, Kellee
Sent: Thursday, June 25, 2009 8:59 AM
To: Wine, Linda; Villasenor, Jennifer; Fauland, Herb
Subject: FW: Downtown library plans

From: Eric Alden [mailto:ericalden@verizon.net]
Sent: Thursday, June 25, 2009 8:37 AM
To: Fritzal, Kellee
Subject: Downtown library plans

Hi Kellee, I live downtown and I am in favor of the changes being proposed for the library and adjoining park. The vocal minority that show up to protest are always the same, myopic, and resistant to change. The positive changes being made downtown will afford us all a better quality of life and help to improve our property values as well. Let's get a final overview of the proposed plans and vote on it! Good luck, Eric Alden.



Wine, Linda

From: Kathy Belohovek [disneydamsel@yahoo.com]
Sent: Sunday, June 28, 2009 8:25 PM
To: Wine, Linda
Subject: Triangle Park

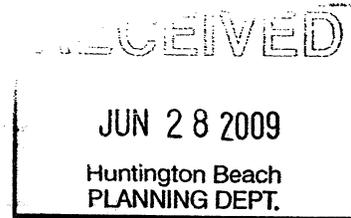
Hello Linda,

As a Huntington Beach resident for over 50 years I would like to express my opinion on the Triangle Park and Main Street Library. People need that essential community connection to there city and the park and library provide this to the resident not just in the direct area, but resident miles away.

I believe that having the cultural arts center in the middle of a residential neighborhood is ludicrous. Having seen all the changes to downtown that is now a circus of drunks. For us that have lived in Huntington Beach from the 60's that downtown was a quaint main street that is now all for bring in tourist to make the big bucks. Please consider the people that make this city there home.

Please stop this Cultural Center.

Kathy Belohovek
Resident Since 1960



Request: 1167 Entered on: 06/15/2009 09:52 AM By: Johanna Stephenson

Customer Information

Name: Peggy O'Neal
Address:

Phone: 714-960-0100
Alt. Phone:
Email: beachinpob@campearth.com

Request Classification

Topic: Proposed Major Development Projects
Status: Open
Assigned to: Jennifer Villasenor

Request type: Question
Priority: Normal
Entered Via: Phone

Description

From: Peggy O'Neal [mailto:beachinpob@campearth.com]
Sent: Sunday, June 14, 2009 2:40 PM
To: CITY COUNCIL
Subject: library and triangle park

Members of the HB City Council:

Please add two more voices to those residents and constituents opposing the development of the downtown, main street library and triangle park.

Seriously, we are not opposed to removing building that have passed their prime, nor the development of bare, weed infested lots anywhere in the greater downtown area.

However, the current library structure is classic Surf City, and although HB will never look like Irvine with all its open spaces and beautiful parks, the effort should be made to retain what we have !

Peggy O'Neal
Gerald Barnes
20 year 6th Street residents
714-960-0100

Reason Closed

Date Expect Closed: 06/29/2009

Enter Field Notes Below

Notes:

Notes Taken By: _____ **Date:** _____

ATTACHMENT NO. 516

Villasenor, Jennifer

From: janet@janethayden.com
Sent: Tuesday, June 23, 2009 4:21 PM
To: Villasenor, Jennifer
Cc: lwine@surfcity-hb.org
Subject: HB downtown library

HB City Planning Committee:

When I was at the downtown HB library on Friday checking out a book I learned that the city is thinking of demolishing the library to redevelop the property. What a tragedy! The library has been there my whole life! I grew up in Huntington Beach and grew up checking out books from the old downtown library since the mid-70's. I love that awesome huge window in the main room and I love that spot of green space downtown! Don't you realize that it creates a traditional town square in the heart of the city?

The library should be preserved as a historic landmark. I'm wondering if you know if there is a foundation set up yet to protect the library and preserve it as a landmark? If so, I will be one of the first to donate to the cause and to help petition or do whatever else is needed. Please let me know what I can do to help ensure that this important historic building remains as it stands, along with the open space just north of the library.

Thank you for your consideration.

Janet Hayden
7651 Clay Avenue
Huntington Beach, CA 92648
917-589-7604 cell

Villasenor, Jennifer

From: richardson.gray@yahoo.com
Sent: Wednesday, June 24, 2009 2:23 PM
To: Fritzal, Kellee
Cc: Villasenor, Jennifer; Machado, Jason
Subject: Downtown Specific Plan

Hi Kellee,

To follow up on my voice mail to you from this morning, I would like you to confirm to me by email that the Downtown Residents Association's written comments in our January 22, 2009 submission to Jason Machado is a part of the City's official permanent record of comments to the Downtown Specific Plan Update Draft of December 4, 2009. Jason confirmed to me by phone on Monday that he in fact had received this January 22, 2009 package. Please let me know if there is anything I need to do to make sure that this submission is included in the City's official permanent records for this December draft.

Also, I noticed that for the new June 12th draft of the DTSP, Chapter 8 is missing from your website. There are a couple of pages from this chapter, the Action Plan, that I am interested in looking at. Please let me know how I can get to this Chapter 8.

Finally, I assume that the June 12th DTSP has a written public comment procedure. As the Downtown Residents Association would like to provide written comments on this draft, please direct me to the City's instructions and deadline for providing these comments.

Thank you for your help and prompt response.

Richardson Gray

ATTACHMENT NO. 5.17

Villasenor, Jennifer

From: Fritzal, Kellee
Sent: Thursday, June 25, 2009 8:59 AM
To: Wine, Linda; Villasenor, Jennifer; Fauland, Herb
Subject: FW: Downtown library plans

From: Eric Alden [mailto:ericalden@verizon.net]
Sent: Thursday, June 25, 2009 8:37 AM
To: Fritzal, Kellee
Subject: Downtown library plans

Hi Kellee, I live downtown and I am in favor of the changes being proposed for the library and adjoining park. The vocal minority that show up to protest are always the same, myopic, and resistant to change. The positive changes being made downtown will afford us all a better quality of life and help to improve our property values as well. Let's get a final overview of the proposed plans and vote on it! Good luck, Eric Alden.

7/6/2009

ATTACHMENT NO. 5.18

Wine, Linda

From: Kim Kramer [kim@e-mailcom.com]
Sent: Monday, July 06, 2009 2:21 PM
To: Wine, Linda
Subject: Planning Commission Meeting on July 14th



Dear Linda,

Please make this e-mail part of the public record for the July 14th Planning Commission meeting.

Thank you,

Kim Kramer

A Story of Development in Downtown Huntington Beach.

If You Build It, They Will Come.

Unfortunately for the residents of Downtown Huntington Beach, the "it" in this case is a brand new Cultural Arts Center and "they" are hundreds of thousands of tourists poised to invade their residential community.

This is not a new story; the City Council wants to create revenue for the city and the residents want to protect their quality of life.

The "Man Bites Dog" feature of this story is that the City Council, in their quest for revenue, is willing to demolish the historic Main Street Library, destroy the adjacent Triangle Park, and build the single largest tourist attraction in the history of Huntington Beach, right in the heart of its oldest and most historic residential neighborhood.

Thousands of residents from all over town have signed a petition protesting this re-development project and have inundated the Planning Commission with e-mails and public comments. But the fight goes on all the way to September when the Planning Commission and then the City Council will vote on this issue.

It appears Mayor Bohr has already made up his mind however. He was quoted recently in the Orange County Register making the following observation: "It is a library with a patch of green space in a triangle that people bring their dogs to pee on." Some residents are calling his comments arrogant and dismissive. "Thank you, Mr. Mayor, but this library and patch of green space represent a significant quality of life issue to more than 3000 residents that live in this community." says Huntington Beach Downtown Residents Association spokesperson, Kim Kramer.

Sometimes it's a park like every other park in the city where families congregate and enjoy themselves. And sometimes it serves as a buffer zone to protect them from the late night drunkenness, rowdiness and crime that permeates the neighborhood at 2AM on weekend nights when the Main Street bars close. And now the City Council wants to add a few hundred thousand more tourists to this neighborhood? The residents say, "No Thank You!"

The proposed Cultural Arts Center will be three stories, 35 feet tall and 40,000 square feet, which is 4 times

larger than the current library and 16 times larger than the average home in the neighborhood.

The proposal includes a small library, performing arts center, retail carts, kiosks, museum, art gallery, restaurants serving alcohol, underground parking, shipping and receiving dock, outdoor accessible public bathrooms and a ridiculously small green belt that is destined to be forever dark and dismal as it will be built in the shadows between the Townsquare Condominiums and the new Cultural Arts Center.

The residents of Huntington Beach have joined together in solidarity to protest this redevelopment project. The HBDRA wishes to preserve our city's history, culture and quality of life for the residents of Huntington Beach and keep the residential communities for the enjoyment of the residents and not tourists.

#

Wesley
6/23/09

DOWNTOWN SPECIFIC PLAN

This plan eliminates the Downtown Parking Master Plan. Is there any impact on businesses that paid into the fund? How will the dollars in the fund be spent to benefit businesses that paid into it?

The Downtown Specific Plan # 5 draft distributed December 9, 2008 on page 3-56 listed permitted uses, Library, Museum, Performing arts Center, art gallery, limited retail uses, and multi family residential uses. In the draft distributed June 16, 2009 on page 3-52 several uses were added, small café, eating and drinking establishments, eating and drinking establishments with alcohol and carts and kiosks. It looks like the consultant's original recommendation of a more scaled down concept to now one that includes increased intense activity. The 08 draft on page 3-59 provided a concept plan. Included in the plan was the following statement "The existing library building may be maintained with this design" I can not find a concept plan in the 09 draft. My question is how was the decision made to make the change? My request is at our next study session the process used to change the consultants recommendation be presented. Also requesting a concept of the changed plan which also needs to show no loss of green space as stated in the 09 draft on page 3-53.

MEASURE C

Attachment 8.27 discusses outdoor sale. My question does the outdoor dining in the plan follow exactly that was prepared by a committee with main street business owners As members and I believe approved by Council.

I would like to thank staff in preparing comparisons of the old districts with the proposed new districts provided in attachment 7. Recommend Commissioners that do not have the 2002 plan be provided a copy

Tom Ferguson

ATTACHMENT NO. 7

Available for review at the
Planning and Zoning Counter
3rd Floor – City Hall

This portion of District 1 demands special standards to ensure appropriate uses and adequate plaza space that will make the overlay area a public space for the entire City to enjoy.

2) Boundary

The Cultural Arts Overlay consists of the triangular-shaped area and a portion of the blocks immediately north and south of Acacia Avenue and east of the Main Street intersection, as illustrated in Figure 3-35.

3) Permitted Uses

- a) Cultural facilities uses are required at the ground floor street frontage in the Cultural Arts Overlay portion of District 1. Examples of cultural facilities uses include the following: library, museum, performing arts venue, and art gallery.
- b) Figure 3-36 presents uses permitted within the Cultural Arts Overlay of District 1. The table details permitted uses. Other cultural facility-related uses that have the same parking demand as the existing use not specified herein, as well as a change of use, may be allowed subject to the approval of the Director.

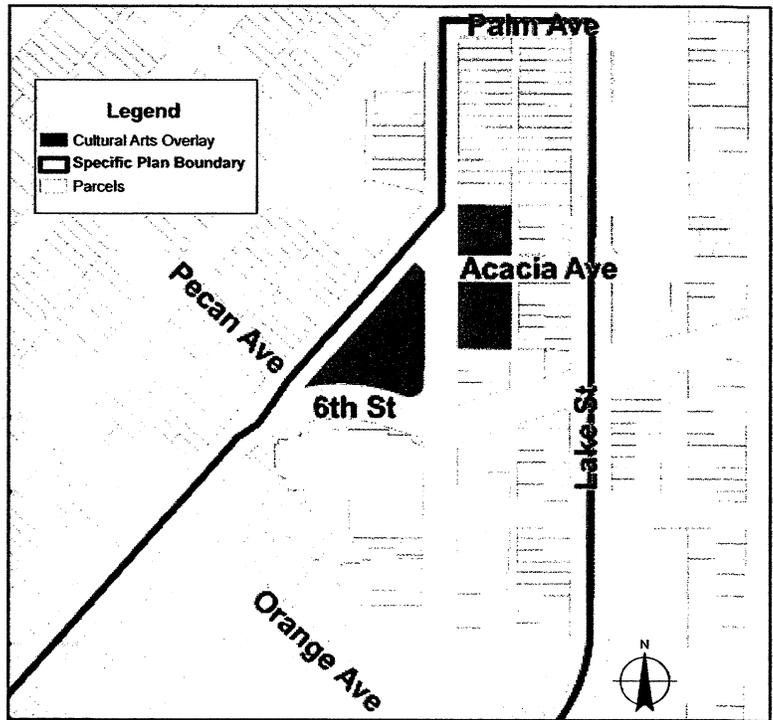


Figure 3-35 Cultural Arts Overlay Map

Chapter 3
District 1

DRAFT

3 - LAND USES & DEVELOPMENT STANDARDS

Chapter 3
District 1

Permitted Uses Cultural Arts Overlay of District 1				
Use	Permitted	Admin Permit	CUP from PC	CUP from ZA
Carts and Kiosks ¹		✓		
Library	✓			
Museum	✓			
Performing arts center	✓			
Art gallery	✓			
Eating and drinking establishments ²		✓		
Eating and drinking establishments, with less than 12 seats	✓			
Eating and drinking establishments, with alcohol				✓
¹ Must be associated with the adjacent cultural arts uses				
² Pursuant to Section 3.2.24 Outdoor Dining				

Figure 3-36 Permitted Uses Cultural Arts Overlay of District 1

4) Summary of Development Standards

Figure 3-37 presents a summary of the development standards for the Main Street library site within the Cultural Arts Overlay portion of District 1. This figure is only a summary of the standards and the sections of the plan referenced in the figure must be consulted for the complete requirements of each standard. All other properties within the Cultural Arts Overlay district shall be subject to the commercial and mixed-use development standards of District 1 and all other applicable sections of this Specific Plan.

5) Maximum Site Coverage

50% of the net site area.

6) Maximum Building Height

35' maximum.

7) Setbacks

- a) 20' minimum interior setback for the portion of the site bordering the existing residential development.
- b) No other setbacks shall be required.

DRAFT

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF HUNTINGTON BEACH ADOPTING A POLICY RELATING
TO TEMPORARY OUTDOOR RETAIL SALES ON PRIVATE
PROPERTY WITHIN THE DOWNTOWN SPECIFIC PLAN AREA

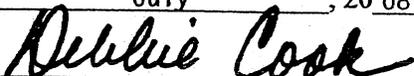
WHEREAS, the City Council of the City of Huntington Beach desires to improve the processing of applications for outdoor retail sales within the boundaries of the Downtown Specific Plan, which area is depicted in the map attached hereto as Exhibit "A" and incorporated herein by this reference; and

To this end, the City Council solicited the participation of interested members of the community and formed the Downtown Ad-hoc Committee to assist in the establishment of a policy for the review of applications for temporary use permits for outdoor retail sales within the boundaries of the Downtown Specific Plan; and

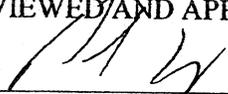
On June 12, 2008, this committee approved standards and requirements for certain outdoor retail sales events within the Downtown Specific Plan boundaries. The committee further recommended that the City Council adopt the policies, standards and requirements attached hereto as Exhibit "B" as an expression of the City's intent to further regulate temporary outdoor retail sales on private property within the Downtown Specific Plan consistent with the City's Zoning and Subdivision Ordinance.

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby resolve that it does adopt the policies included in Exhibit "B", which is incorporated herein by this reference, as a clear statement of the City's policy to review applications for temporary use permits for the purposes of carrying out outdoor retail sales on private property within the Downtown Specific Plan area.

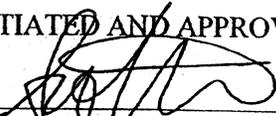
PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 21st day of July, 2008.


Mayor

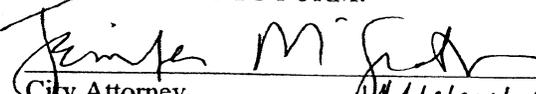
REVIEWED AND APPROVED:


City Administrator

INITIATED AND APPROVED:


Director of Planning

APPROVED AS TO FORM:


City Attorney
6-24-08 JM 6/24/08

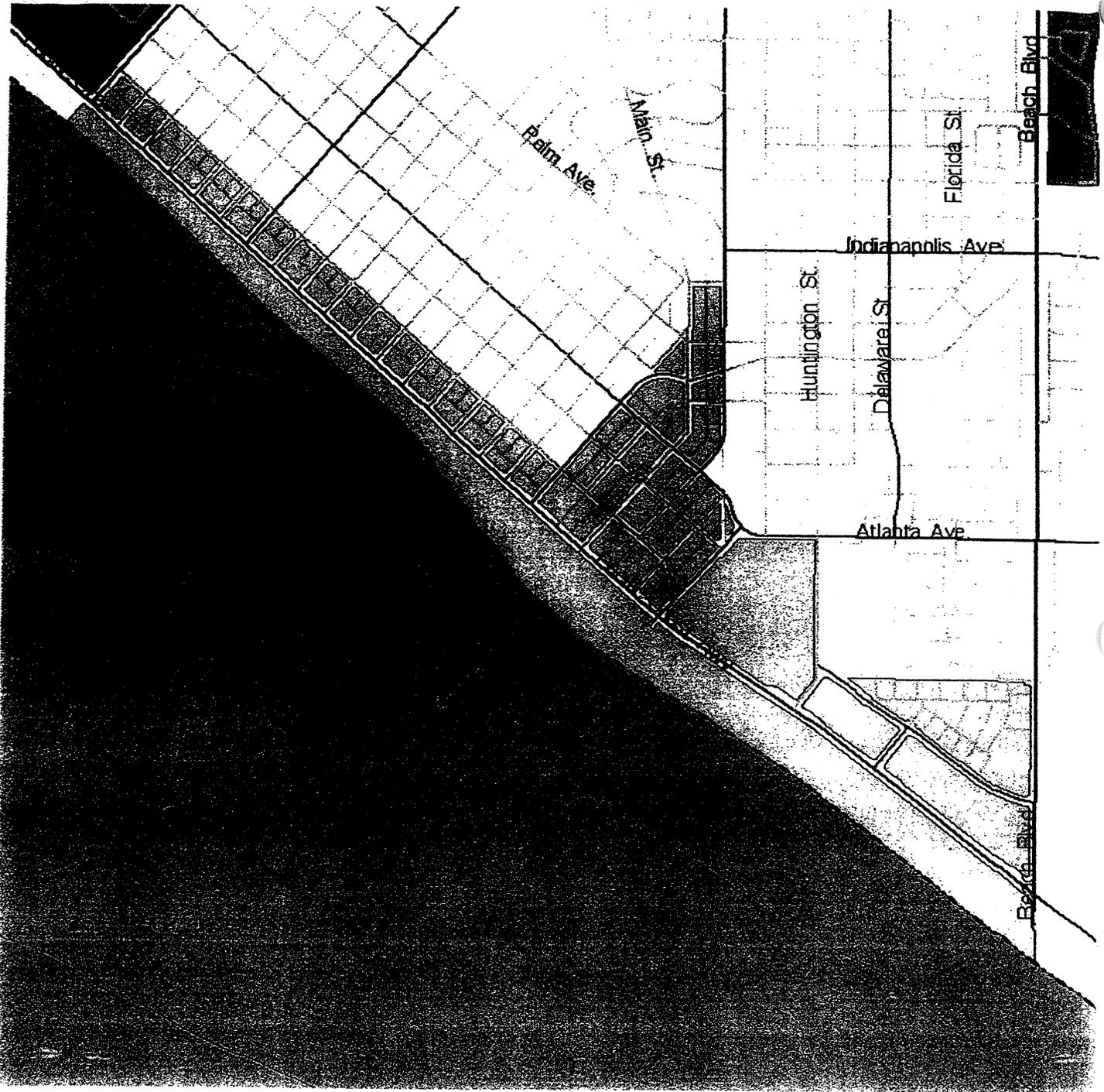
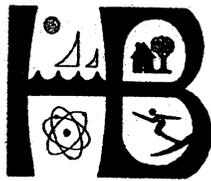


EXHIBIT A

DOWNTOWN SPECIFIC PLAN AREA

June 12, 2008

ATTACHMENT NO. 9.2



CITY OF HUNTINGTON BEACH Downtown Ad-hoc Committee

SUBJECT: TEMPORARY OUTDOOR RETAIL SALES ON PRIVATE PROPERTY -
DOWNTOWN POLICY

DATE: June 12, 2008

**Temporary outdoor sales shall be subject to approval of a Temporary Use Permit (T.U.P.)
by the Zoning Administrator and the following standards:**

- **A T.U.P. shall permit outdoor sales/display events subject to the following limitations:**
 - 5 years maximum per permit
 - 50 days maximum per calendar year
 - 10 consecutive days maximum
 - Prior (10 days minimum) to commencement of the use each year, a schedule (dates) for temporary sidewalk sales events to occur in that year shall be submitted to the Planning Department for review and approval.
- **Outdoor sales and merchandise displays shall comply with the following:**
 1. The outdoor sales area shall be entirely confined to private property. Any encroachment into the public right-of-way shall be prohibited.
 2. The sales area shall be cordoned off along the property line with a minimum 36" high barrier with intermittent openings as necessary for customer access.
 3. A four-foot wide clearance shall be maintained around all merchandise displays.
 4. A ten-foot wide clear path of travel shall be maintained along the public sidewalk, adjacent to outdoor display areas.
 5. All required exits and access ways to the tenant space, as determined by the Building & Safety Department (BD), shall be maintained clear and free of obstructions. The minimum required access width shall be 48 inches. Required pathways for patron and disabled access shall be maintained clear of obstructions. (BD)
 6. All overhead obstructions shall be a minimum of 80 inches above the walking surface. (BD)
 7. Furniture pieces shall weigh less than 35 pounds each. (BD)
 8. All sales transactions shall occur inside the store except when adequate space is provided in the outdoor sales area for cash register queuing, as determined by the Zoning Administrator. Where outdoor sales transactions are permitted, the store

EXHIBIT B

ATTACHMENT NO. 9.3

manager shall be responsible for ensuring that no more than five (5) customers are in the queue for the cash register at any time.

9. Sales to patrons in vehicles or in the public right-of-way shall be prohibited.
10. Line formations within the public right-of-way shall be prohibited.
11. Customers shall be prohibited from trying on clothing or other merchandise while in the public right-of-way.
12. Sales events, including associated furniture, structures, patron lines, etc., shall not in any way interfere with access to any commercial establishment.
13. All displays associated with outdoor sales events shall be maintained in an orderly, uncluttered and aesthetically pleasing condition, and present a family-friendly atmosphere.
14. All outdoor displays, associated furnishings and accessories, including but not limited to display tables, table cloths/skirts, cashier stations, canopies and employee uniforms, shall be color coordinated.
15. No sign(s) shall be posted outside of the designated display area or on the public art installation.
16. All display tables shall be skirted and all boxes and storage containers shall be concealed from view.
17. Awnings, canopies or other equivalent shade cover, as determined by the Zoning Administrator, shall be required for all outdoor sales/displays.
18. All signage shall be uniform per business in design, color(s), placement, etc. and professional in appearance.
19. After initial warnings, Code Enforcement staff may order immediate cessation of any temporary outdoor sales event operating in violation of the conditions of approval of the Temporary Use Permit.

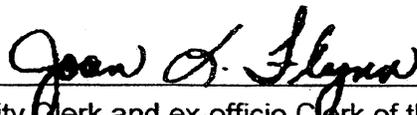
EXHIBIT B

ATTACHMENT NO. 9.4

STATE OF CALIFORNIA
COUNTY OF ORANGE) ss:
CITY OF HUNTINGTON BEACH)

I, JOAN L. FLYNN the duly elected, qualified City Clerk of the City of Huntington Beach, and ex-officio Clerk of the City Council of said City, do hereby certify that the whole number of members of the City Council of the City of Huntington Beach is seven; that the foregoing resolution was passed and adopted by the affirmative vote of at least a majority of all the members of said City Council at a regular meeting thereof held on July 21, 2008 by the following vote:

AYES: Hansen, Bohr, Cook, Coerper, Green, Carchio
NOES: None
ABSENT: Hardy
ABSTAIN: None



City Clerk and ex-officio Clerk of the
City Council of the City of
Huntington Beach, California

