



HUNTINGTON BEACH PLANNING DEPARTMENT

MAJOR PROJECTS NEWSLETTER

MARCH 2008

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Beach Boulevard/Edinger Avenue Corridor Study Update

The Planning Department and Economic Development Department hosted a workshop on the Beach Boulevard, Edinger Avenue Corridor Study on February 27, 2008. This meeting focused on Beach Boulevard, including discussions of potential streetscapes, land use and development possibilities and landscaping.



A copy of the presentation used in this workshop is available on the Planning Department website, http://www.surfcity-hb.org/government/departments/planning/major/Beach_Edinger.cfm.

Staff Planner: Rosemary Medel

City Council Approves Fee Reductions

The City Council approved staff's recommendation to reduce or amend 6 entitlement application fees at the March 3, 2008 meeting. The recommended changes were:

- Creation of a Minor Conditional Use Permit for live entertainment, alcohol sales and/or dancing at an existing restaurant in the Downtown Specific Plan. This fee will be reduced 50 percent from the current fee for such applications.
- Creating a no-fee Administrative Permit for personal enrichment uses.
- Reducing the fee for a variance by 50 percent if processed concurrently with a Conditional Use Permit.
- Creating an Environmental Assessment – Historic fee for structures on the City's Historic Preservation List that require an Environmental Assessment solely because they are on this list. This fee will be a 50 percent reduction from the current fee.
- Reducing the fee for a Zoning Map Amendment by 50 percent if processed concurrently with a General Plan Amendment.
- Creating a Zoning Letter – Simple, which is now the same cost as a Flood Letter.
- The City Council also amended the resolution so that no fee shall be required for variance applications if the variance is a result of a condition of approval by the Public Judicial Body

In addition, Council approved the creation of a fee for wireless communications applications. This fee will reimburse the City for costs incurred for having an outside vendor review these applications. Per state law, these fees go into effect 60-days after adoptions, May 2. For more information on these changes, please visit the Planning Department website at: <http://www.surfcity-hb.org/government/departments/planning/>.

Zoning Administrator Approves Permits for Magnolia Sidewalk Improvements

The Zoning Administrator approved the Coastal Development Permit and Mitigated Negative Declaration for the Magnolia Sidewalk improvements at the February 20 meeting, which will improve pedestrian access to Pacific Coast Highway. The Coastal Development Permit was required for the project because it is located in the Coastal Zone. The project would increase the overall improved street width of Magnolia St. from 64 ft. to 80 ft. by installing sidewalk, curb, and gutter alongside the existing paved street within the existing street right-of-way. The project also includes the installation of catch basins, look-out points and a 42 inch high fence/barrier on both sides of Magnolia Street at the perimeter of the right-of-way. The Mitigated Negative Declaration analyzed the potential environmental impacts associated with the implementation of the proposed project.

Staff Planner: Rami Talleh

Downtown Community Workshop



On February 20, the Departments of Economic Development and Planning held the second of four community workshops to solicit community input and discuss the planned update of the Downtown Specific Plan. Approximately 80 residents, property owners, business owners and other interested parties attended the nearly three hour long workshop at the Huntington Beach Art Center. RRM

Design Group, a consultant hired by the City to assist with the Specific Plan update, provided a summary of issues discussed at the prior workshop, presented initial concepts and strategies, and facilitated a discussion of ideas for improving the Downtown area, including a hands-on exercise involving maps of the Downtown. RRM's PowerPoint presentation will be made available on the City's website along with a workshop summary. A third workshop to focus on parking related issues is planned for late March or early April.

Staff Planner: Ron Santos

Department to Review Historic and Cultural Resources Element

The Planning Department will soon issue a Request for Proposals to consultants to review and update the General Plan Historic and Cultural Resources Element. Part of this effort will involve updating the Historic Landmarks list, creating a more accurate database of historic structures that would require an Environmental Assessment before development would be allowed, while still preserving the City's history.

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<http://www.surfcity-hb.org/government/departments/planning/>