



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

September 8, 2009

To: Interested Parties

SUBJECT: Public Notice Of Availability
Draft Mitigated Negative Declaration No. 08-016 ("The Ridge" – 22-unit Planned Unit Development)

Notice is hereby given by the Department of Planning of the City of Huntington Beach that the following Draft Mitigated Negative Declaration has been prepared:

Draft Mitigated Negative Declaration No. 08-016 analyzes the potential environmental impacts associated with a request by Hearthside Homes to amend the land use and zoning designations on an existing approximately 5-acre parcel located southeast of the intersection of Bolsa Chica Street and Los Patos Avenue for the subdivision and development of a 22-unit single-family planned unit development (PUD) with a 5,776 square foot common open space area. The size of the 22 residential lots ranges from 5,114 square feet to 12,250 square feet. The proposed 4 and 5 bedroom dwellings range in size from 2,700 – 4,200 square feet and are two-stories with a two- or three-car garage. The site is proposed to take access from a single point of ingress/egress along Bolsa Chica Street. The project is proposing construction of infrastructure improvements including street, curbs, sidewalks and storm drain facilities.

The project site is currently zoned Residential Agricultural – Coastal Zone (RA-CZ) with a General Plan land use designation of Open Space – Parks (OS-P). The project applicant is proposing to amend the existing zoning to Residential Low Density – Coastal Zone (RL-CZ) with a General Plan Land Use designation of Residential Low Density – 7 units/acre (RL-7). The project also consists of a zoning text amendment that would amend the Planned Unit Development (PUD) supplemental standards and provisions of Chapter 210.12 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to allow greater flexibility in the provision of parking spaces for a PUD development. The changes would not allow reductions in the number of parking spaces required for a project, but would allow the parking to be provided in an alternative configuration provided that the total number of parking spaces required is provided within the development site. The proposed project is providing the required number of parking spaces for the dwelling units, however, the spaces are proposed in a tandem configuration that is not currently allowed under Chapter 231 – Off-Street Parking and Loading of the HBZSO. In addition, required open spaces are provided in the driveways and on the street. The project also requires an amendment to the City's certified Local Coastal Program to change the Land Use Plan from OS-P to RL-7 and reflect changes proposed to the HBZSO and zoning map.

The project is being proposed and designed as a planned unit development (PUD), which allows flexibility in lot standards while providing a common, unifying public benefit. The project is proposing 22 single-family parcels that do not meet all the minimum standards for lot width and size in the RL (Residential – Low Density) zoning district. Nine of the proposed lots are less than 6,000 square feet in

size, the smallest parcel being 5,114 square feet. In addition, 14 lots do not meet the minimum lot width of 60 feet (45 feet for cul-de-sac); instead, ranging in size from 17 feet for a proposed flag lot to 55 feet in width.

The project proponent is proposing to provide two primary public benefits for the proposed PUD project. The first public benefit is the improvement of an existing 30-foot wide City-owned parcel immediately north of the project site. The parcel is currently undeveloped and would be improved with a 6-foot wide meandering trail and landscaping buffer that would connect to an existing informal path on the adjacent Shea property east of the project site to provide access to the Bolsa Chica wetlands from Bolsa Chica Street, thereby improving coastal access opportunities in the Bolsa Chica area. The project is also proposing to be constructed as the City's first "green" residential project. "Green" features proposed to be incorporated in the project include integration of solar panels into the roofing of the homes, utilization of permeable pavers for sections of the street and driveways, Energy Star-rated homes and drought-tolerant landscaping, and a storm drain system designed to capture low-volume flows and allow them to percolate into the ground functioning as a water treatment and groundwater recharge system.

The City of Huntington Beach is the lead agency for compliance with the California Environmental Quality Act.

The Draft Mitigated Negative Declaration will be available for public review and comment for thirty (30) days commencing Thursday, September 10, 2009 and ending Friday, October 9, 2009. Subsequent to the comment period, a public hearing will be scheduled before the City of Huntington Beach Planning Commission. The public hearing is tentatively scheduled for November 2009.

A copy of the Draft Mitigated Negative Declaration is on file with the Planning Department, City of Huntington Beach City Hall, 2000 Main Street, Huntington Beach, California. A copy of Draft Mitigated Negative Declaration No. 08-016 is also available for review at the Central Library, 7111 Talbert Avenue, Huntington Beach, California, the City Clerk's Office, 2000 Main Street, 2nd Floor, Huntington Beach, California and on the internet at <http://www.surfcity-hb.org/government/departments/planning/Environmentalreports.cfm>. Written comments on the draft MND must be submitted to Jennifer Villasenor, Associate Planner, City of Huntington Beach Planning Department, 2000 Main Street, Huntington Beach, California 92648 by 5:00 p.m., Friday, October 9, 2009.

The project site is not present on any lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste disposal sites,

PROJECT LOCATION



