

## ATTACHMENT NO. 3

### SUGGESTED FINDINGS

#### LOCAL COASTAL PROGRAM AMENDMENT NO. 08-002

#### SUGGESTED FINDINGS FOR APPROVAL – LOCAL COASTAL PROGRAM AMENDMENT NO. 08-002:

1. Local Coastal Program Amendment No. 08-002 proposes to amend the Huntington Beach Local Coastal Program to reflect the changes to the Downtown Specific Plan and the General Plan Land Use Plan designations in the DTSP area. The amendments will continue to allow the existing permitted land uses but at a greater intensity than existing and provide for more flexible development standards that would incentivize development and redevelopment of mixed-use developments with ground floor visitor-serving commercial uses in an expanded downtown core.
2. The proposed changes to the Local Coastal Program are in accordance with the policies, standards and provisions of the California Coastal Act that encourage that encourage coastal dependent uses and protect public access and public recreation. The changes proposed in the DTSP Update will continue to prioritize visitor-serving commercial uses in the downtown area and encourage mixed-use developments that would allow residential uses in conjunction with visitor-serving commercial uses. Additionally, public access to the shoreline and public recreational opportunities will continue to be provided while allowing for new development that would be compatible with the existing DTSP area and increase tourism in the DTSP area.
3. The project conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act. The Design Guidelines of Chapter 4 encourage preservation of existing view corridors to the beach and ocean, project designs that incorporate ocean themes and build upon the “Surf City” culture and pedestrian linkages to the beach and ocean. Chapters 5 & 6 recommend circulation and streetscape improvements that would enhance beach access for pedestrians and motorists and enhance the overall experience for visitors and residents by promoting wider sidewalks for pedestrians, more bicycle parking, shuttle service, a trolley system and more beach parking. No existing coastal access will be impacted.

RESOLUTION NO. \_\_\_\_\_

**DRAFT**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF HUNTINGTON BEACH APPROVING  
GENERAL PLAN AMENDMENT NO. 08-007**

WHEREAS, General Plan Amendment No. 08-007 proposes to amend the Land Use Element of the City's General Plan to redesignate the land use designations of the existing 336-acre Downtown Specific Plan (Specific Plan No. 5), as more particularly described as Exhibits "A" and "B" attached hereto, to be consistent with the modified district boundaries for the Downtown Specific Plan area. The amendment also includes modifying the Land Use Schedule (Table LU-2a) and the Community District and Subarea Map and Schedule (Figure LU-6; Table LU-4) of the General Plan Land Use Element to differentiate the reconfigured districts and permitted uses within the Specific Plan and allow increases in density and building heights in the newly reconfigured districts. The amendment also includes re-numbering subarea 3D, which is not within the Downtown Specific Plan boundaries, to 3C on the Subarea Map (Figure LU-6) as a result of the modifications to the subareas of the Downtown Specific Plan. The Circulation Element (Figure CE-9) of the General Plan is amended to reflect changes in proposed bicycle paths that are included in the Downtown Specific Plan Update.

Pursuant to California Government Code, the Planning Commission of the City of Huntington Beach, after notice duly given, held a public hearing to consider General Plan Amendment No. 08-007 and recommended approval of said entitlement to the City Council; and

Pursuant to California Government Code, the City Council of the City of Huntington Beach, after notice duly given, held a public hearing to consider General Plan Amendment No. 08-007; and

The City Council finds that said General Plan Amendment No. 08-007 is necessary for the changing needs and orderly development of the community, is necessary to accomplish refinement of the General Plan, and is consistent with other elements of the General Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Huntington Beach as follows:

**SECTION 1:** That the real property that is the subject of this Resolution (hereinafter referred to as the "Subject Property") is generally located starting from the intersection of

Goldenwest Street with Pacific Coast Highway and curves along the coastline, including the Huntington Beach Pier, down to Beach Boulevard. The inland boundary of the Specific Plan Area follows the prolongation of Sunrise Drive from Beach Boulevard to Pacific View Avenue where the boundary curves along Huntington Street and Atlanta Avenue. From Atlanta Avenue, the boundary flows along Orange Avenue and continues up Lake Street to Palm Avenue where it connects over to Main Street and along Pacific View Avenue to link down along 6th Street. From 6th Street, following along Walnut Avenue to Goldenwest Street, parcels within the first block adjacent to Pacific Coast Highway are included in the Specific Plan Area, and is more particularly described in the legal description and map attached hereto as Exhibits "A" and "B", respectively, and incorporated by this reference as though fully set forth herein.

**SECTION 2:** That General Plan Amendment No. 08-007, which amends the General Plan Land Use and Circulation Elements for the subject area to reflect changes within the Downtown Specific Plan Update, is hereby approved. The Director of Planning is hereby directed to prepare and file an amended Land Use Map and Subarea Map and amended Land Use and Circulation Elements. A copy of said maps and the Land Use and Circulation Elements, as amended, shall be available for inspection in the Planning Department.

**PASSED AND ADOPTED** by the City Council of the City of Huntington Beach at a regular meeting thereof held on the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk

*C. P. D. A.* 8/26/09  
\_\_\_\_\_  
City Attorney *M. S. M. 09*

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

\_\_\_\_\_  
City Administrator

\_\_\_\_\_  
Planning Director

ATTACHMENTS

- Exhibit A: Legal Description
- Exhibit B: Specific Plan Map
- Exhibit C: General Plan Changes

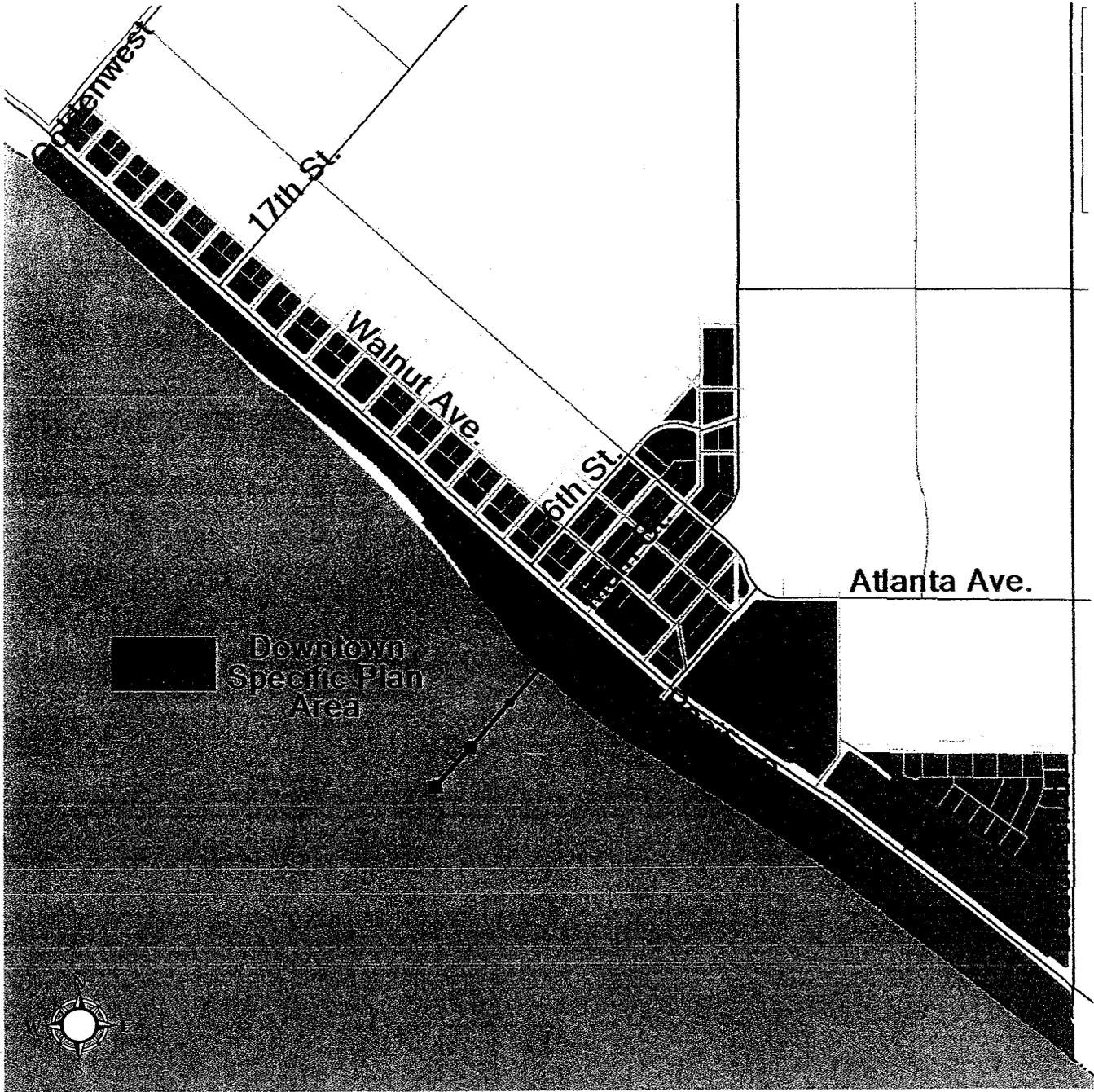
ATTACHMENT NO. 4.2

EXHIBIT A  
Legal Description

Beginning at the most northerly corner of Lot 22, of the Map of Huntington Beach Seventeenth Street Section, as recorded in Book 4, Page 10 of Miscellaneous Maps, records of Orange County, State of California; thence northerly 50 feet approximately to a point, said point being the centerline intersection of Goldenwest Street (formally Twenty-third Street) and Walnut Avenue, said point also being the True Point of Beginning; thence southwesterly along said centerline of Goldenwest Street and its southwesterly prolongation 780 feet approximately to a point on the high tide line of the Pacific Ocean; thence southeasterly along said high tide line 6,100 feet approximately to a line parallel with and 72.50 feet northwesterly, measured at right angles from the southwesterly prolongation of the centerline of Main Street; thence southwesterly along said parallel line 1,470 feet approximately to a line parallel with heretofore said high tide line; thence southeasterly along said parallel line 145 feet approximately to a line parallel with and 72.50 feet southeasterly, measured at right angles from said southwesterly prolongation of the centerline of Main Street; thence northeasterly along said parallel line 1,470 feet approximately to the heretofore said high tide line; thence southeasterly along said high tide line 5,470 feet approximately to the southerly prolongation of the Survey Centerline of Beach Boulevard; thence northerly along said Survey Centerline of Beach Boulevard 2,800 feet approximately to the easterly prolongation of the southerly line of Tract No. 9580, as shown on a map recorded in Book 444, Pages 29 through 31 inclusive of Miscellaneous Maps, records of Orange County, State of California; thence westerly along said easterly prolongation and the southerly line of said Tract No. 9580 and said southerly lines westerly prolongation 1,800 feet approximately to the centerline intersection of Pacific View Avenue; thence northwesterly along said centerline of Pacific View Avenue 220 feet approximately to the centerline intersection of Huntington Street; thence northerly along said centerline of Huntington Street 1,240 feet approximately to the centerline intersection of Atlanta Avenue; thence westerly along said centerline of Atlanta Avenue 750 feet approximately to the centerline intersection of First Street, said intersection is also the centerline intersection of Orange Avenue; thence northwesterly along said centerline of Orange Avenue 650 feet approximately to the centerline intersection of Lake Street, thence northerly along said centerline of Lake Street 1,830 feet approximately to the centerline intersection of Palm Avenue, thence westerly along said centerline of Palm Avenue 332 feet approximately to the centerline intersection of Main Street; thence southerly along said centerline of Main Street 430 feet approximately to the centerline intersection of Sixth Street; thence southwesterly along said centerline of Sixth Street 1,750 feet approximately to the centerline intersection of Walnut Avenue; thence northwesterly along said centerline of Walnut Avenue 5,533 feet approximately to the True Point of Beginning.

ATTACHMENT NO. 4.5

EXHIBIT B  
Specific Plan Map



# EXHIBIT C

ATTACHMENT NO. 4.5

**TABLE LU-2a (Cont.)**

**Land Use Schedule (Cont.)<sup>7</sup>**

Land Use Category	Typical Permitted Uses
<b>MIXED USE</b>	
Mixed Use (M)	<ul style="list-style-type: none"> <li>• Single uses containing Commercial Neighborhood (CN), or Commercial General (CG) or Residential uses as listed above.</li> <li>• Mixed use areas that may include Vertically Integrated Housing (MV) or Horizontally Integrated Housing (MH) uses, townhomes, garden apartments, <b>live/work units</b> and mid-/high-rise apartments, <b>Commercial</b> Neighborhood (CN), <b>Commercial Visitor (CV)</b> and Commercial General (CG) uses.</li> <li>• The exact density, location, and mix of uses in this category is intended to be governed by a Specific Plan ("-sp") to allow greater design flexibility and to address the uniqueness of a particular area.</li> </ul>
Mixed Use-Vertically Integrated Housing (MV)	<ul style="list-style-type: none"> <li>• Single use structures containing Neighborhood (CN) and Commercial General (CG) uses as listed above.</li> <li>• Mixed use structures incorporating residential units on the second floor and/or rear of commercial uses; with restrictions on the types of commercial uses to ensure compatibility with the housing.</li> </ul>
Mixed Use-Horizontally Integrated Housing (MH)	<ul style="list-style-type: none"> <li>• Single use structures containing Neighborhood (CN) and Commercial General (CG) uses as listed above.</li> <li>• Multi-family residential, including townhomes, garden apartments, and mid-/high-rise apartments.</li> <li>• (Note: each use is limited to a portion of the total designated site, as prescribed by policy in this element.)</li> </ul>
<b>OPEN SPACE</b>	
Parks (OS-P)	Public parks and recreational facilities.
Shoreline (OS-S)	Publicly owned coastal beaches. Ancillary buildings may be permitted, such as food stands and recreation equipment rentals, as determined by City review and approval.
Commercial Recreation (OS-CR)	Publicly or privately owned commercial recreation facilities such as golf courses.
Conservation (OS-C)	Properties to be retained for environmental resource conservation and management purposes (e.g., wetlands protection). Ancillary buildings, such as maintenance equipment storage, may be permitted, as determined by City review and approval.
Water Recreation (OS-W)	Lakes and other water bodies used for recreational purposes, such as boating, swimming, and water skiing.

<sup>7</sup> See LU 7.1.1 and LU 7.1.2

**TABLE LU-4**

**Community District and Subarea Schedule**

Subarea	Characteristic	Standards and Principles
<b>1 Downtown (cumulative)</b>	<b>Area wide Functional Role</b>	Maintain the City's downtown as a principal focal point of community identity, containing a mix of community-serving and visitor-serving commercial uses, housing, and cultural facilities. Development should achieve a pedestrian-oriented, "village-like" environment that physically and visually relates to the adjacent shoreline.
<b>1A Main Street/ PCH "Core" Downtown Core</b>	<b>Permitted Uses</b>	Category: <del>Mixed Use-Vertical Integration of Housing ("MV")</del> (" <b>M</b> ") Uses permitted by the "CG" and "CV" land use categories, shared parking facilities, <b>cultural and civic uses</b> and mixed-use structures vertically-integrating housing with commercial uses.
	<b>Density/Intensity</b>	Category: " <del>F12</del> " " <b>&gt;30</b> " <ul style="list-style-type: none"> <li>• Height: three (3) stories for buildings occupying less than a full block; four (4) stories for full block structures</li> <li>• <b>Height: minimum building height is 25 feet; four stories maximum for developments with less than 25,000 square feet net site area; five stories maximum for net site area 25,000 square feet or greater</b></li> </ul>
	<b>Design and Development</b>	Categories: Specific Plan (" <del>sp</del> "), <b>Special Design District ("<del>d</del>")</b> and Pedestrian District (" <del>pd</del> ") <ul style="list-style-type: none"> <li>• Requires the preparation of a Specific Plan.</li> <li>• Development must be designed and sited to establish a pedestrian-oriented character.</li> <li>• Maintain and expand streetscape amenities.</li> <li>• Establish an unified architectural character and highly articulated facades.</li> <li>• Require vertical setbacks of upper stories.</li> <li>• Emphasize design elements that maintain viewsheds of the shoreline and Pier.</li> <li>• Encourage the preservation of historical structures.</li> <li>• Establish linkages (walkways) to adjacent streets; providing connectivity of public open spaces and plazas.</li> </ul>
<b>1B Main Street/ Olive "Core" Abutting Downtown Core</b>	<b>Permitted Uses</b>	Category: <del>Mixed Use-Vertical Integration of Housing ("MV")</del> (" <b>M</b> ") Same uses as Subarea 1A. <b>Uses permitted in Commercial General ("CG"), Commercial Visitor ("CV") and Commercial Neighborhood ("CN") land use categories, cultural and civic uses, mixed use structures integrating housing and commercial uses and freestanding single- and multi-family housing.</b>
	<b>Density/Intensity</b>	Category: " <del>F6/25</del> " (" <b>&gt;30</b> ") <ul style="list-style-type: none"> <li>• Height: three (3) stories for buildings occupying less than a full block; four (4) stories for full block structures</li> </ul>

	<ul style="list-style-type: none"> <li>• <b><u>Height: minimum building height is 25 feet; three stories maximum for residential only developments; four stories maximum for developments with less than 25,000 square feet net site area; five stories maximum for net site area 25,000 square feet or greater</u></b></li> </ul>
<p><b>Design and Development</b></p>	<p>Categories: <del>Specific Plan (“-sp”) and Pedestrian District (“-pd”)</del> Same as Subarea 1, except standard for shoreline viewshed.</p> <p><b><u>Categories: Specific Plan (“-sp”), Pedestrian District (“-pd”) and Special Design District (“-d”)</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Buildings should be sited and designed to facilitate pedestrian activity</u></b></li> <li>• <b><u>Require vertical setbacks above the third story</u></b></li> <li>• <b><u>Require that the scale and massing of structures be consistent with the downtown character and serve as a transition to adjacent residential neighborhoods</u></b></li> <li>• <b><u>Provide linkages with the Downtown Core (Subarea 1A)</u></b></li> </ul>

**TABLE LU-4 (Cont.)**

Community District and Subarea Schedule

Subarea	Characteristic	Standards and Principles
<b>1C</b> <b>Abutting</b> <b>Downtown</b> <b>"Core"</b> <b>Downtown</b> <b>Residential</b>	Permitted Uses	Category: <del>Mixed Use Horizontal Integration of Housing ("MH")</del> Professional offices, supporting retail commercial, restaurants, cultural, and civic (as permitted in "CO" land use category) shared parking facilities, and free-standing multi-family residential. <b><u>Residential High ("RH")</u></b>
	Density/Intensity	Category: <del>"F4/30"("&gt;30")</del> • Height: three (3) stories
	Design and Development	Categories: <del>Specific Plan ("-sp") and Pedestrian District ("-pd")</del> <b><u>Special Design District ("-d")</u></b> • <del>Requires the preparation of a Specific Plan.</del> • <del>Buildings should be sited and designed to facilitate pedestrian activity.</del> • <del>Establish an unified architectural character and highly articulated facades.</del> • <del>Require vertical setbacks above the second story.</del> • <del>Require that the scale and massing of structures be consistent with the downtown character and as a transition to adjacent residential neighborhoods.</del> • <del>Provide linkages with the Main Street/PCH "cores" (Subareas 1A and 1B)</del> • <b><u>Design multi-family units to convey the visual character of single-family units and incorporate extensive mass and facade modulation and articulation</u></b>
<b>1D</b> <b>Main Street,</b> <b>North of</b> <b>Orange</b> <b>Downtown</b> <b>Neighborhood</b>	Permitted Uses	Category: Mixed Use ("M") Uses permitted in Commercial General ("CG") and Commercial Neighborhood ("CN") land use categories, cultural and civic, mixed use structures vertically-integrating housing and commercial, and free-standing <b><u>single- and</u></b> multi-family housing. Uses that conflict with residential units should be excluded.
	Density/Intensity	Category: <del>"F11/25"("&gt;30")</del> • Height: three (3) stories for buildings occupying less than a full block; four (4) stories for full block structures
	Design and Development	Same as Subarea <b><u>1CB</u></b> Categories: <b><u>Specific Plan ("-sp"), Pedestrian District ("-pd") and Special Design District ("-d")</u></b> • <b><u>Buildings should be sited and designed to facilitate pedestrian activity</u></b> • <b><u>Require vertical setbacks above the third story</u></b> • <b><u>Require that the scale and massing of structures be</u></b>

		<p><b><u>consistent with the downtown character and serve as a transition to adjacent residential neighborhoods</u></b></p> <ul style="list-style-type: none"><li>• <b><u>Provide linkages with the Downtown Core (Subarea 1A)</u></b></li></ul>
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**TABLE LU-4 (Cont.)**

**Community District and Subarea Schedule**

Subarea	Characteristic	Standards and Principles
2 Pier	Functional Role	Maintain the Huntington Beach Pier and adjacent properties for beach-related recreational purposes, emphasizing its identity as a coastal and cultural amenity.
	Permitted Uses	Category: Commercial Visitor ("CV") Visitor-serving commercial (surf, bicycle and skate rentals, bait and tackle shops, etc.), restaurants/cafes, beach-related cultural facilities, and parking lots.
	Density/Intensity	<ul style="list-style-type: none"> <li>• Pier: limit development to be compatible with the recreational role of the Pier</li> <li>• Shoreline: limit development to the existing Maxwell's building "footprint"</li> <li>• Height: two (2) stories</li> </ul>
	Design and Development	Category: Specific Plan ("-sp") and Special Design District ("-d") <ul style="list-style-type: none"> <li>• Design structures to reflect its beachfront location.</li> <li>• Establish an unifying architectural character for all structures.</li> <li>• Maintain public view of the ocean.</li> <li>• Emphasize the Huntington Beach Pier as a community landmark.</li> <li>• Facilitate pedestrian access.</li> <li>• Link the Pier to the Main Street Downtown "Core" (Subarea 1A).</li> </ul>
3 "Old Town"	Area wide Functional Role	Maintain the "Old Town" residential area as a distinct neighborhood of the City, incorporating local-serving commercial and community "focal" points to enhance its "village" character. The single family character of the small lot subdivisions shall be maintained.
3A PCH Frontage	Permitted Uses	Category: Residential High ("RH")
	Density	Category: "30" (" <b>&gt;30</b> ")
	Design and Development	Category: Specific Plan ("-sp") <b>and Special Design District ("-d")</b> <ul style="list-style-type: none"> <li>• Design multi-family units to convey the visual character of single family units and incorporate extensive mass and facade modulation and articulation.</li> <li>• Site and design development to maintain public views of the coast from public places.</li> </ul>

**TABLE LU-4 (Cont.)**

**Community District and Subarea Schedule**

Subarea	Characteristic	Standards and Principles
<b>3B</b> Town Lots	Permitted Uses	Category: Residential Medium High ("RMH")
	Density	Category: "-25"
	Design and Development	<ul style="list-style-type: none"> <li>Incorporate front yard setbacks to maintain the existing residential neighborhood character.</li> <li>Site and design development to maintain public views of the coast from public places.</li> </ul>
<b>3C</b> PCH Nodes	Permitted Uses	<p>Category: Mixed Use Vertical Integration of Housing ("MV")</p> <p>Visitor-serving commercial uses permitted by the Commercial Visitor ("CV") land use category, excluding uses that may adversely impact character of surrounding residential, and mixed-use structures vertically integrating housing with commercial.</p>
	Density/Intensity	<p>Category: "F8"</p> <ul style="list-style-type: none"> <li>Height: three (3) stories</li> </ul>
	Design and Development	<p>Category: Specific Plan ("sp")</p> <ul style="list-style-type: none"> <li>Design structures to achieve a consistent visual character and be compatible with adjacent residential units in scale and mass.</li> <li>Require structures to be sited along the PCH frontage, with parking to the rear, sides, or within structures.</li> <li>Site and design development to maintain public views of the coast from public places.</li> </ul>
<b>3D</b> <b>3C</b>	Permitted Uses	Category: Commercial Neighborhood ("CN")
	Density/Intensity	<p>Category: "F1"</p> <ul style="list-style-type: none"> <li>Height: two (2) stories</li> </ul>
	Design and Development	<p>Category: Special Design District ("d")</p> <ul style="list-style-type: none"> <li>Design structures to be visually consistent and compatible with adjacent residential units.</li> <li>Design and site structures to achieve a "village" character.</li> </ul>

**TABLE LU-4 (Cont.)**

**Community District and Subarea Schedule**

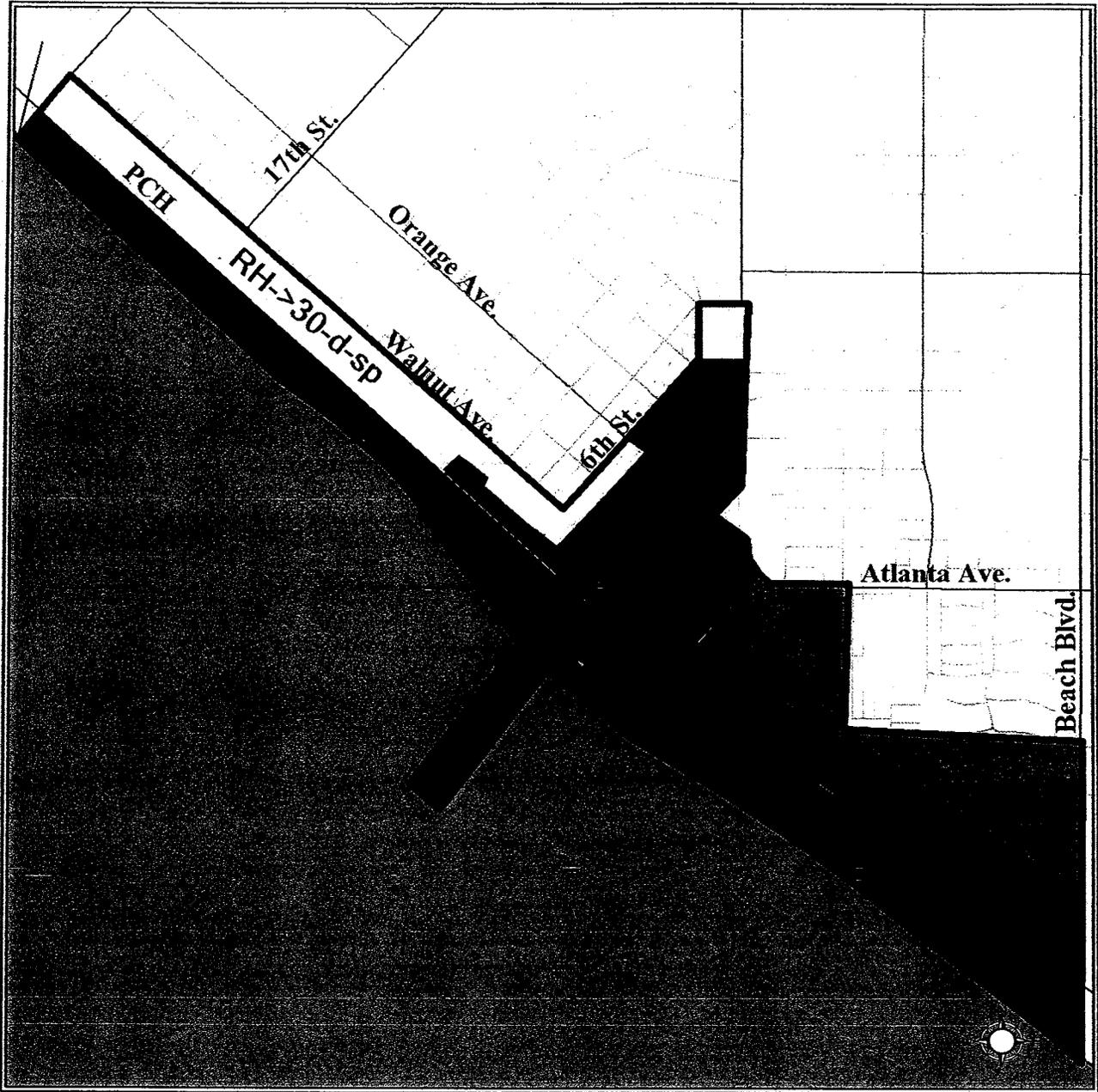
Subarea	Characteristic	Standards and Principles
<b>4C</b> <b>PCH/First</b> <b>(Lake) Street</b> <b>Pacific</b> <b>City</b> <b>commercial</b>	Permitted Uses	Category: Commercial Visitor ("CV") Visitor-serving and community-serving commercial uses, restaurants, entertainment, and other uses (as permitted by the "CV" and "CG" land use categories)
	Density/Intensity	Category: "-F7" <ul style="list-style-type: none"> <li>• Height: eight (8) stories</li> </ul>
	Design and Development	Category: Specific Plan ("-sp") <ul style="list-style-type: none"> <li>• Establish a unified "village" character, using consistent architecture and highly articulated facades and building masses.</li> <li>• Require vertical setbacks of structures above the second floor.</li> <li>• Incorporate pedestrian walkways, plazas, and other common open spaces for public activity.</li> <li>• Provide pedestrian linkages with surrounding residential and commercial areas.</li> <li>• Establish a well-defined entry from PCH.</li> <li>• Maintain views of the shoreline and ocean.</li> </ul>
<b>4D</b> <b>Waterfront</b> <b>commercial</b>	Permitted Uses	Category: Commercial Visitor ("CV") Hotels/motels and supporting visitor-serving commercial uses (in accordance with Development Agreement)
	Density/Intensity	Category: "-F7" <ul style="list-style-type: none"> <li>• Hotel/motel rooms: 1,690</li> <li>• Commercial: 75,000 square feet</li> </ul>
	Design and Development	Category: Specific Plan ("-sp") As defined by the adopted Development Agreement.
<b>4E</b> <b>PCH/Beach</b> <b>Northeast</b>	Permitted Uses	Category: Open Space Conservation ("OS-C"), uses permitted by the Commercial Visitor ("CV") land use category, and free-standing multi-family housing ("RM"). (Please refer to the Land Use Map for the exact boundaries of each land use designation.)
(Continued on next page)	Density/Intensity	Category: <ul style="list-style-type: none"> <li>• For RM designations, 15 units per acre</li> <li>• For CV designations, F2</li> <li>• Height: three (3) stories</li> </ul>

**TABLE LU-4 (Cont.)**

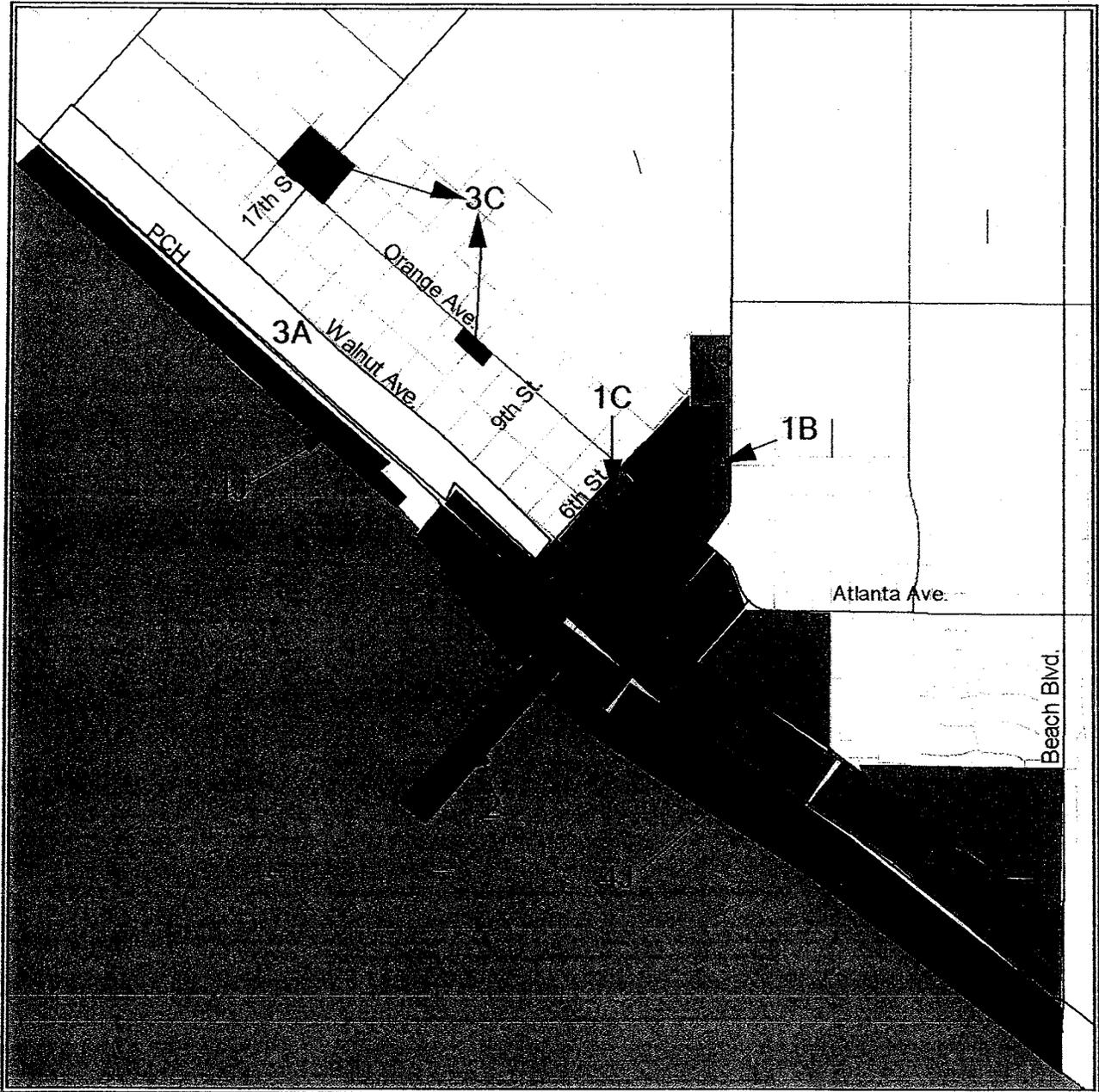
**Community District and Subarea Schedule**

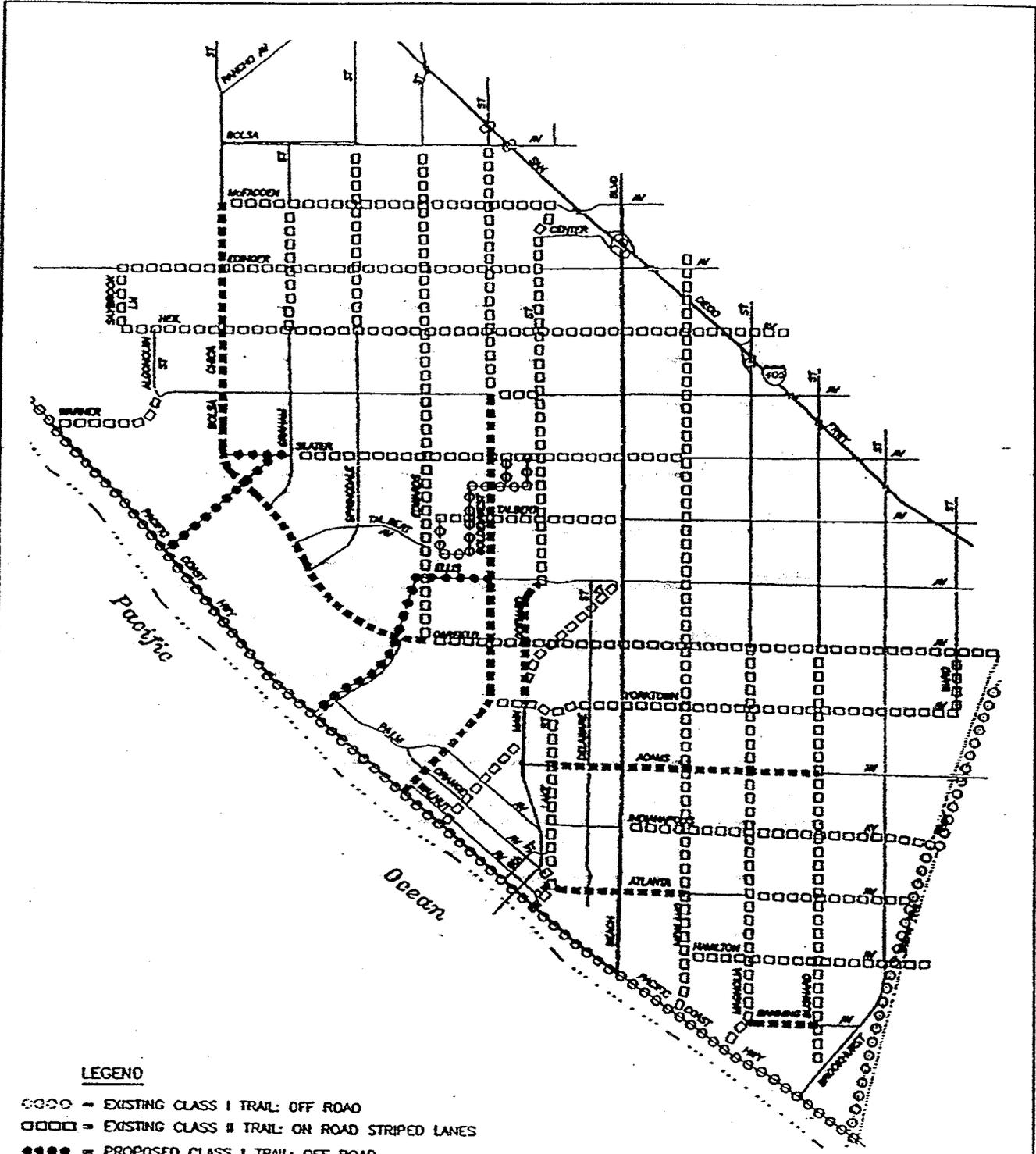
Subarea	Characteristic	Standards and Principles
4E PCH/Beach Northeast (Cont.)	Design and Development	Category: <ul style="list-style-type: none"> <li>Establish a major streetscape element to identify the Beach Boulevard-PCH intersection.</li> <li>Site, design, and limit the scale and mass of development, as necessary, to protect wetlands.</li> <li>Maintain visual compatibility with the downtown.</li> <li>Incorporate onsite recreational amenities for residents.</li> <li>Minimize access to and from PCH, providing an internal roadway system.</li> <li>Incorporate extensive landscape and streetscape.</li> </ul>
4F Wetlands	Permitted Uses	Category: Conservation ("OS-C") <ul style="list-style-type: none"> <li>Wetlands conservation.</li> </ul>
4G Edison Plant	Permitted Uses	Category: Public ("P") and Conservation ("OS-C") <ul style="list-style-type: none"> <li>Wetlands conservation.</li> <li>Utility uses.</li> </ul>
	Design and Development	In accordance with Policy LU 13.1.8.
4H Brookhurst- Magnolia	Permitted Uses	Category: Conservation ("OS-C") Wetlands conservation.
4I Atlanta-First (Lake) Street <u>Pacific</u> <u>City &amp;</u> <u>Waterfront</u> <u>Residential</u>	Permitted Uses	Category: Residential High ("RH") Multi-family residential, parks and other recreational amenities, schools, and open spaces.
	Density/Intensity	Category: "-30" <ul style="list-style-type: none"> <li>Height: four (4) stories</li> </ul>
	Design and Development	Category: Specific Plan ("-sp") <ul style="list-style-type: none"> <li>Requires the preparation and conformance to a specific or master plan.</li> <li>Establish a cohesive, integrated residential development in accordance with the policies and principles stipulated for "New Residential Subdivisions" (Policies 9.3.1-9.3.4).</li> <li>Allow for the clustering of mixed density residential units and integrated commercial sites.</li> <li>Require variation in building heights from two (2) to four (4) stories to promote visual interest and ensure compatibility with surrounding land uses.</li> </ul>

Extract of Figure LU-5  
Proposed General Plan Land Use Designations



Proposed DTSP Subarea designations  
Extract of Figure LU-6





**LEGEND**

- ○ ○ ○ = EXISTING CLASS I TRAIL: OFF ROAD
- □ □ □ = EXISTING CLASS II TRAIL: ON ROAD STRIPED LANES
- ● ● ● = PROPOSED CLASS I TRAIL: OFF ROAD
- ■ ■ ■ = PROPOSED CLASS II TRAIL: ON ROAD STRIPED LANES

Refer to following figure:  
 "Extract of Figure CE-9"  
 for proposed changes  
 to Bicycle Plan

Source: DKS Associates, 1994

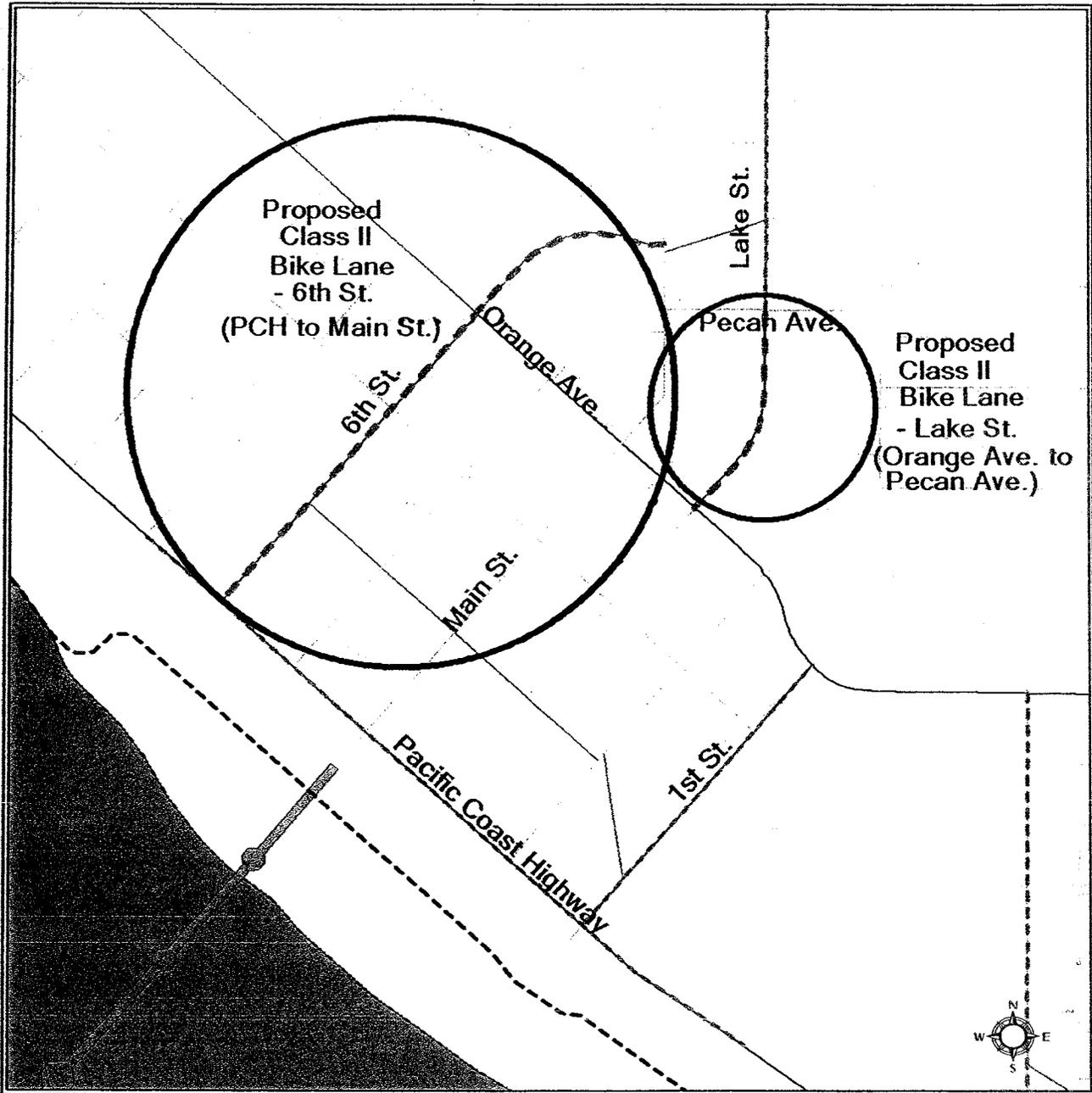
**BICYCLE PLAN**

CITY OF HUNTINGTON BEACH GENERAL PLAN



FIGURE **CE-9**

# Proposed Bike Lanes (Changes to Figure CE-9)



Extract of Figure CE-9

Legend	
- - - -	Existing Class I Bike Lane
- - - -	Existing Class II Bike Lane
- - - -	Proposed Class II Bike Lane

RESOLUTION NO. \_\_\_\_\_

**DRAFT**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF HUNTINGTON BEACH APPROVING AN AMENDMENT TO  
SPECIFIC PLAN NO. 5 – DOWNTOWN SPECIFIC PLAN  
(ZONING TEXT AMENDMENT NO. 08-004)**

WHEREAS, Zoning Text Amendment No. 08-004 has been prepared and analyzed in the Planning Commission Staff Report dated \_\_\_\_\_, 2009; and

Zoning Text Amendment No. 08-004 is a request to amend Specific Plan No. 5 – Downtown Specific Plan to establish new development requirements, design standards and land use controls within the existing 336-acre Downtown Specific Plan area.

The Planning Commission is required to make a recommendation to the City Council on the amendment to the General Plan pursuant to Government Code Section 65354; and

The Planning Commission held a public hearing pursuant to Government Code Section 65353 on \_\_\_\_\_, 2009 to consider said Zoning Text Amendment.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Huntington Beach finds as follows:

**SECTION 1:** The amended Specific Plan is consistent with the adopted Land Use Element of the General Plan, the certified Local Coastal Program Land Use Plan and other applicable policies and is compatible with surrounding development.

**SECTION 2:** The amended Specific Plan enhances the potential for superior urban design in comparison with the development under the base district provisions that would apply if the Plan were not approved.

**SECTION 3:** The deviations from the base district provisions that otherwise would apply are justified by the compensating benefits of the Specific Plan; and

**SECTION 4:** The amended Specific Plan includes adequate provisions for utilities, services, and emergency vehicle access; and public service demands will not exceed the capacity of existing and planned systems.

**SECTION 5:** Specific Plan No. 5, attached hereto as Exhibit “A” and incorporated by this reference as thoroughly set forth herein, is hereby adopted and approved.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk

*P. J. ... 9/26/09*  
City Attorney *MM 9/26/09*

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

\_\_\_\_\_  
City Administrator

\_\_\_\_\_  
Planning Director

ATTACHMENTS

Exhibit A: Specific Plan No. 5- Downtown Specific Plan

**DRAFT**

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH, CA, ADOPTING LOCAL COASTAL PROGRAM AMENDMENT NO. 08-002 TO AMEND THE LOCAL COASTAL PROGRAM LAND USE PLAN AND IMPLEMENTING ORDINANCES TO AMEND ZONE 4 – LAND USE PLAN AND ACCOMPANYING TEXT OF THE CITY’S COASTAL ELEMENT FOR THE REAL PROPERTY GENERALLY DESCRIBED AS THE DOWNTOWN SPECIFIC PLAN AREA (SPECIFIC PLAN NO. 5) AND TO REFLECT ZONING TEXT AMENDMENT NO. 08-004 AND REQUESTING CERTIFICATION BY THE CALIFORNIA COASTAL COMMISSION**

WHEREAS, after notice duly given pursuant to *Government Code* Section 65090 and *Public Resources Code* Section 30503 and 30510, the Planning Commission of the City of Huntington Beach held public hearings to consider the adoption of the Huntington Beach Local Coastal Program Amendment No. 08-002; and

Such amendment was recommended to the City Council for adoption; and

The City Council, after giving notice as prescribed by law, held at least one public hearing on the proposed Huntington Beach Local Coastal Program Amendment No. 08-002, and the City Council finds that the proposed amendment is consistent with the Huntington Beach General Plan, the Certified Huntington Beach Local Coastal Program (including the Land Use Plan), and Chapter 6 of the California Coastal Act; and

The City Council of the City of Huntington Beach intends to implement the Local Coastal Program in a manner fully consistent with the California Coastal Act,

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby resolve as follows:

1. That the real property that is the subject of this Resolution is located starting from the intersection of Goldenwest Street with Pacific Coast Highway and curves along the coastline, including the Huntington Beach Pier, down to Beach Boulevard. The inland boundary of the Specific Plan Area follows the prolongation of Sunrise Drive from Beach Boulevard to Pacific View Avenue where the boundary curves along Huntington Street and Atlanta Avenue. From Atlanta Avenue, the boundary flows along Orange Avenue and continues up Lake Street to Palm Avenue where it connects over to Main Street and along Pacific View Avenue to link down along 6th Street. From 6th Street, following along Walnut Avenue to Goldenwest Street, parcels within the first block adjacent to Pacific Coast Highway are included in the Specific Plan Area and consists of approximately 336 acres within the City of Huntington Beach (Exhibit A).
2. That the Local Coastal Program (Coastal Element) for the Subject Property is hereby changed to reflect modified district boundaries and circulation improvements for the Downtown Specific Plan area, associated changes to the land use and subarea designations and updated narrative (Exhibit B).
3. That the Huntington Beach Local Coastal Program Amendment No. 08-002 also consists of Zoning Text Amendment No. 08-004, a copy of which is attached hereto as Exhibit C, and incorporated by this reference as though fully set forth herein.
4. That the California Coastal Commission is hereby requested to consider, approve and certify Huntington Beach Local Coastal Program Amendment No. 08-002.
5. That pursuant to Section 13551(b) of the Coastal Commission Regulations, Huntington Beach Local Coastal Program Amendment No. 08-002 will take effect

automatically upon Coastal Commission approval, as provided in *Public Resources Code* Sections 30512, 30513 and 30519.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting hereof held on the \_\_\_\_\_ day of \_\_\_\_\_ 2009.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk

*P. J. Dan*  
\_\_\_\_\_  
City Attorney

*6/26/09*  
*M. S. M. 109*

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

\_\_\_\_\_  
City Administrator

\_\_\_\_\_  
Director of Planning

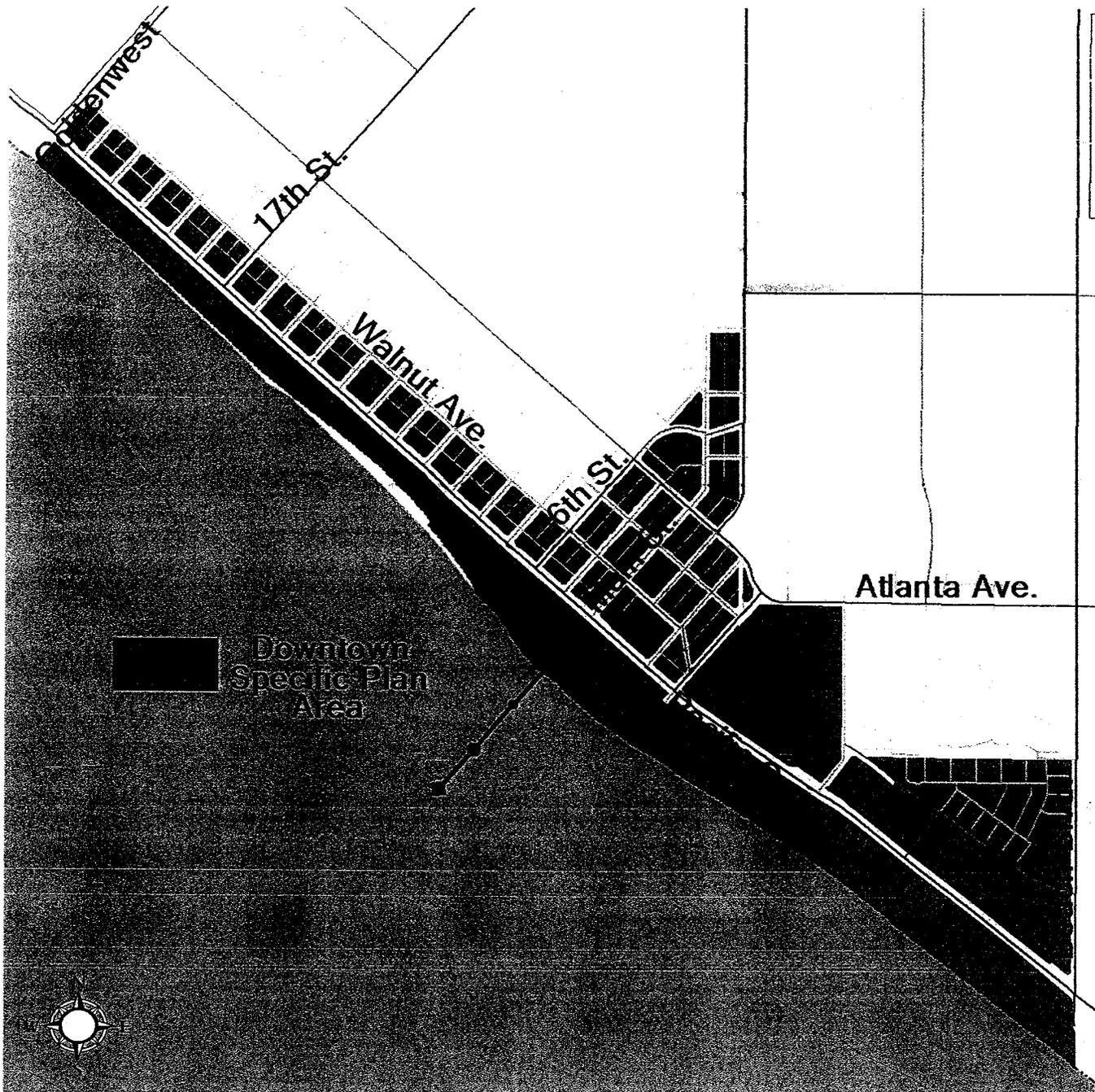
Exhibits:

- A. Specific Plan Map
- B. Changes in Land Use Plan (Coastal Element)
- C. Zoning Text Amendment No. 08-004

# EXHIBIT A

ATTACHMENT NO. 6.4

EXHIBIT A  
Specific Plan Map



ATTACHMENT NO. 6.5

# EXHIBIT B

ATTACHMENT NO. 6.6

the adopted conceptual master plan. Existing oil production facilities are permitted to continue. However, the Coastal Element Land Use Plan provides for an ultimate change in use on the site from oil production to mixed use, including residential, commercial, open space and civic/recreational uses.

The Coastal Element Land Use Plan for the remainder of Zone 3 designates the vacant bluff at the eastern edge of the Bolsa Chica as open space. It is intended to accommodate the proposed Harriett M. Wieder Regional Park. The private golf course area and neighborhood park are also designated as open space. The residential portion is designated as low, medium, medium high and high density residential, consistent with existing development.

*Coastal (Seaward of Pacific Coast Highway)*

The entire land area is designated as OS-S, Open Space-Shoreline.

ZONE 3 – LAND USE DESIGNATIONS	
RESIDENTIAL	RL-4, RL-7, RM-15, RMH-25, RH-30
MIXED USE	MH-F2/30 (AVG.15)-sp
OPEN SPACE	OS-P, OS-S, OS-CR
ZONE 3 – SPECIFIC PLAN AREAS	
Holly Seacliff Specific Plan, Palm/Goldenwest Specific Plan	
ZONE 3 – GENERAL PLAN OVERLAYS	
4B, 4J	

See Table C-1 for land use category definitions.

**Zone 4 – Downtown**

This portion of the Coastal Zone extends from Goldenwest Street south to Beach Boulevard. (Figure C-8.)

**Existing Land Uses**

*Inland (Pacific Coast Highway and areas north to the Coastal Zone boundary.)*

Zone 4 is known as the City’s “Downtown.” Existing land uses include recreational beach amenities, single and multi-family residential uses, and a rich variety of visitor serving commercial facilities that serve to make the area the primary activity node for visitors to the Coastal Zone. Within the Downtown area, project areas, with their own distinctive character and purpose, have been developed. Significant commercial project areas include Main Street, the Waterfront Development and **Pacific City**, a site formerly known as “31 acres.” Many of the commercial areas also integrate housing. However, the “Old Town” and “Town Lot” areas are the primary residential nodes in this area.

**Main Street**

Main Street runs north south from Pacific Coast Highway to Palm Avenue within the Coastal Zone. The Main Street “core area,” where development is most concentrated, lies between Pacific Coast Highway and Orange Street. **However, the expansion of the Main Street “core” area is envisioned to extend north on Main Street to Palm Avenue.** With the head of Main Street leading directly into the Municipal Pier, Main Street itself serves as an extension of the Pier for Coastal Zone visitors. Main Street and its environs have been developed

as a mixed use, pedestrian oriented district, with visitor-serving commercial uses, integrated housing and upper story office uses.

#### The Waterfront

The Waterfront development area encompasses approximately 44 acres located at the northwest corner of Pacific Coast Highway and Beach Boulevard. The site presently includes a high rise hotel with ballroom and conference facilities, **a luxury hotel with conference facilities, specialty retail uses and a spa and a multi-family residential component.** Planned uses for the remaining undeveloped portion include additional luxury hotel accommodations; conference facilities, specialty retail, spa facilities and a residential component. This area also includes a small wetlands which will be protected and conserved **was restored and conserved in 2004. Existing uses north of the Waterfront development area to Atlanta Avenue include multi-family residential and a residential mobile home park.**

#### 31 Acres Pacific City

The "31 Acres" **Pacific City** site is bounded by Pacific Coast Highway and Atlanta Street to the north, and Huntington and First Street to the east and west. This site is presently vacant but is **planned under construction** for development with visitor serving commercial and high density residential uses.

#### Oldtown

The area inland from Lake Street and Atlanta Avenue is known as the Oldtown section of the City. This area is developed with a mix of single and multi-family residential uses.

#### Townlot/PCH Frontage

This area comprises approximately 17 blocks ~~north of~~ **between Pacific Coast Highway and Walnut Avenue, east of Goldenwest Street and west of Sixth Street and south of Palm Avenue.** Existing land uses in the area are primarily residential.

#### Coastal (Seaward of Pacific Coast Highway)

The seaward portion of this zone includes a high density residential development located northeast of the Pier on the sandy beach area. Also included in this sub-area are the Municipal Pier with restaurant uses and recreational fishing opportunities; the Pier Plaza located at the base of the Pier with public open space, an amphitheater and palm court; restaurant uses at the southwest base of the Pier, and Huntington Beach City Beach.

#### The Municipal Pier

The City's Municipal Pier is located at the intersection of Main Street and Pacific Coast Highway and serves as the focal point of the City's Coastal Zone. The Pier, which was re-built and opened in 1992, is 1,856 feet long, 30 feet wide and 38 feet above the mean low water level. It is constructed of reinforced concrete. It includes a variety of visitor serving and recreational amenities, including a restaurant, community access booth, lifeguard tower, restrooms and observation and recreational fishing platforms. Visitors can use the Pier to sight see, stroll, fish and/or dine. Proposed enhancements include a funicular/trolley system to transport pedestrians from the Plaza area to the end of the Pier and back. Coastal Element policy restricts the height of buildings on the pier to no more than 2 stories/35 feet and requires that the entire perimeter of the pier be retained for public access.

Pier Plaza

The Main Pier Plaza is located at the base of the Municipal Pier. It consists of more than eight acres of public space. The public plaza includes a palm court, a 230 seat amphitheater, a spectator area, accessways to the beach and lawn, restrooms and concessions, bicycle parking facilities and automobile parking. It also includes 18,000 square feet of visitor serving commercial uses (restaurants). Pier Plaza was designed as a community focal area where public speaking forums, surfing competitions, foot races, outdoor concerts and similar events are held.

**Coastal Element Land Use Plan Designations**

*Inland (Pacific Coast Highway and areas north to the Coastal Zone boundary.)*

Coastal Element land use designations for the inland portion of this sub-area include mixed use and medium and high density residential. The majority of the sub-area is covered by a specific plan overlay (The Downtown Specific Plan). The Main Street core is subject to the “pedestrian overlay” provisions in addition to the Downtown Specific Plan. Portions of the Community District and Sub-area Schedule apply to the area as well. (See Figure C-10 and Table C-2.)

*Coastal (Seaward of Pacific Coast Highway)*

The shoreline area, including the site that currently houses residential development, is designated as open space. The Municipal Pier and the area southwest of its base are designated for visitor serving commercial uses. With the exception of the residential use, development in the area is consistent with the Coastal Element Land Use Plan.

<b>ZONE 4 – LAND USE DESIGNATIONS AND GENERAL PLAN OVERLAYS</b>	
OLDTOWN	OS-P, RMH-25-d Design District 3B
<b><u>TOWNLOT/PCH FRONTAGE</u></b>	RH->30-d-sp, MV-F8-d-sp Design Districts 3A, C and D Downtown Specific Plan
WATERFRONT	CV-F7-sp, RH-30-sp Design District 4d <b><u>D and I</u></b> RM-15 Downtown Specific Plan
MAIN STREET/ENVIRONS	MH-F4/30-sp-pd, MV-F12-sp-pd, P, M-F11/25-sp-pd, MV-F6/25-sp-pd <b><u>M-&gt;30-d-pd-sp</u></b> Design Districts 1A,B,C,D Downtown Specific Plan
<b><u>31-ACRES PACIFIC CITY</u></b>	RH-30-sp, CV-F7-sp Design District 4C, I Downtown Specific Plan
PIER AND SHORELINE	CV-d-sp, OS-S Design Districts 2, 4J Downtown Specific Plan

See Table C-1 for land use category definitions.

**COASTAL ELEMENT LAND USE PLAN  
LAND USE, DENSITY AND OVERLAY SCHEDULE  
TABLE C-1 (Continued)**

LAND USE CATEGORY	TYPICAL PERMITTED USES
<b>PUBLIC INSTITUTIONAL</b>	
Public (P)	Governmental administrative and related facilities, such as public utilities, schools, libraries, museums, public parking lots, infrastructure, religious and similar uses.
<b>MIXED USE</b>	
Mixed Use (M)	<ul style="list-style-type: none"> <li>▪ Mixed use areas that may include Vertically Integrated Housing (MV) or Horizontally Integrated Housing (MH) uses, townhomes, garden apartments, <b>live/work units</b> and mid-/high-rise apartments, Commercial Visitor (CV), <b>Commercial</b> Neighborhood (CN) and Commercial General (CG) uses.</li> <li>▪ Mixed use development in the coastal zone will focus on providing visitor serving commercial opportunities along the inland side of Pacific Coast Highway and within the Downtown Specific Plan Area.</li> <li>▪ The exact density, location and mix of uses in this category shall be governed by a Specific Plan ("-sp") to allow greater design flexibility and to address the uniqueness of a particular area.</li> </ul>

**COASTAL ELEMENT LAND USE PLAN  
LAND USE, DENSITY AND OVERLAY SCHEDULE  
TABLE C-1 (continued)**

<b>DENSITY CATEGORY</b>	<b>MAXIMUM PERMITTED DENSITY/INTENSITY</b>
<b>Residential</b>	Residential densities indicate the maximum density which may be permitted on a site. The actual development density may be reduced to account for site conditions and constraints.
4.0	Maximum of 4.0 dwelling units per net acre.
7.0	Maximum of 7.0 dwelling units per net acre.
15	Maximum of 15 dwelling units per net acre.
25	Maximum of 25 dwelling units per net acre.
>30	Greater than 30 dwelling units per net acre.
<b>Commercial and Industrial</b>	Commercial and industrial intensities indicate the maximum floor area ratio (FAR) which may be permitted on a site. The actual development intensity may be reduced to account for site conditions and constraints. FAR represents the total building area (floor space, excluding basements, balconies, and stair bulkheads) on a lot divided by the total area of the lot. (Note: commercial FARs exceeding 0.4 normally necessitate subterranean or <b>semi</b> -subterranean parking to provide adequate space to meet code required parking.)
-F1	Maximum floor area ratio of 0.35
-F2	Maximum floor area ratio of 0.5
-F2A	Maximum floor area ratio of 0.75
-F3	Maximum floor area ratio of 1.0
-F4	Maximum floor area ratio of 1.25
-F5	Maximum floor area ratio of 1.5
-F6	Maximum floor area ratio of 2.0
-F7	Maximum floor area ratio of 3.0

COMMUNITY DISTRICT AND SUBAREA SCHEDULE  
TABLE C-2

Subarea	Characteristic	Standards and Principles
<b>1</b> <b>Downtown</b> <b>(cumulative)</b>	<b>Area wide</b> <b>Functional Role</b>	Maintain the City's downtown as a principal focal point of community identity, containing a mix of community-serving and visitor-serving commercial uses, housing, and cultural facilities. Development should achieve a pedestrian-oriented, "village-like" environment that physically and visually relates to the adjacent shoreline.
<b>1A</b> <b>Main Street/</b> <b>PCH "Core"</b> <b>Downtown</b> <b>Core</b>	<b>Permitted Uses</b>	Category: <del>Mixed Use-Vertical Integration of Housing ("MV")</del> (" <b>M</b> ") Uses permitted by the "CG" and "CV" land use categories, shared parking facilities, <b>cultural and civic uses</b> and mixed-use structures <del>vertically-integrating housing with commercial uses.</del>
	<b>Density/Intensity</b>	Category: " <del>F12</del> " " <b>&gt;30</b> " <ul style="list-style-type: none"> <li>• <del>Height: three (3) stories for buildings occupying less than a full block; four (4) stories for full block structures</del></li> <li>• <b>Height: minimum building height is 25 feet; four stories maximum for developments with less than 25,000 square feet net site area; five stories maximum for net site area 25,000 square feet or greater</b></li> </ul>
	<b>Design and Development</b>	Categories: Specific Plan ("-sp"), <b>Special Design District ("-d")</b> and Pedestrian District ("-pd") <ul style="list-style-type: none"> <li>• <del>Requires the preparation of a Specific Plan.</del></li> <li>• Development must be designed and sited to establish a pedestrian-oriented character.</li> <li>• Maintain and expand streetscape amenities.</li> <li>• <del>Establish an unified architectural character and highly articulated facades.</del></li> <li>• Require vertical setbacks of upper stories.</li> <li>• Emphasize design elements that maintain viewsheds of the shoreline and Pier.</li> <li>• Encourage the preservation of historical structures.</li> <li>• Establish linkages (walkways) to adjacent streets; providing connectivity of public open spaces and plazas.</li> </ul>
<b>1B</b> <b>Main Street/</b> <b>Olive "Core"</b> <b>Abutting</b> <b>Downtown</b> <b>Core</b>	<b>Permitted Uses</b>	Category: <del>Mixed Use-Vertical Integration of Housing ("MV")</del> (" <b>M</b> ") Same uses as Subarea 1A. <b>Uses permitted in Commercial General ("CG"), Commercial Visitor ("CV") and Commercial Neighborhood ("CN") land use categories, cultural and civic uses, mixed use structures integrating housing and commercial uses and freestanding single- and multi-family housing.</b>
	<b>Density/Intensity</b>	Category: " <del>F6/25</del> " (" <b>&gt;30</b> ") <ul style="list-style-type: none"> <li>• <del>Height: three (3) stories for buildings occupying less than a full block; four (4) stories for full block structures</del></li> </ul>

	<ul style="list-style-type: none"> <li>• <u>Height: minimum building height is 25 feet; four stories maximum for developments with less than 25,000 square feet net site area; five stories maximum for net site area 25,000 square feet or greater; three stories for residential only developments</u></li> </ul>
<p>Design and Development</p>	<p>Categories: <del>Specific Plan (“sp”) and Pedestrian District (“pd”) Same as Subarea 1, except standard for shoreline viewshed.</del>  <b><u>Categories: Specific Plan (“-sp”), Pedestrian District (“-pd”) and Special Design District (“-d”)</u></b></p> <ul style="list-style-type: none"> <li>• <u>Buildings should be sited and designed to facilitate pedestrian activity</u></li> <li>• <u>Require vertical setbacks above the third story</u></li> <li>• <u>Require that the scale and massing of structures be consistent with the downtown character and serve as a transition to adjacent residential neighborhoods</u></li> <li>• <u>Provide linkages with the Downtown Core (Subarea 1A)</u></li> </ul>

COMMUNITY DISTRICT AND SUBAREA SCHEDULE  
TABLE C-2 (continued)

Subarea	Characteristic	Standards and Principles
<b>IC</b> <b>Abutting</b> <b>Downtown</b> <b>"Core"</b> <u><b>Downtown</b></u> <u><b>Residential</b></u>	Permitted Uses	Category: Mixed Use Horizontal Integration of Housing ("MH") Professional offices, supporting retail commercial, restaurants, cultural, and civic (as permitted in "CO" land use category) shared parking facilities, and free-standing multi-family residential. <u><b>Residential High ("RH")</b></u>
	Density/Intensity	Category: " <del>F4/30</del> " (" <b>&gt;30</b> ") <ul style="list-style-type: none"> <li>Height: three (3) stories</li> </ul>
	Design and Development	Categories: Specific Plan ("-sp") and Pedestrian District ("-pd") <u><b>Special Design District ("-d")</b></u> <ul style="list-style-type: none"> <li>Requires the preparation of a Specific Plan.</li> <li>Buildings should be sited and designed to facilitate pedestrian activity.</li> <li>Establish an unified architectural character and highly articulated facades.</li> <li>Require vertical setbacks above the second story.</li> <li>Require that the scale and massing of structures be consistent with the downtown character and as a transition to adjacent residential neighborhoods.</li> <li>Provide linkages with the Main Street/PCH "cores" (Subareas 1A and 1B)</li> <li><u><b>Design multi-family units to convey the visual character of single-family units and incorporate extensive mass and façade modulation and articulation</b></u></li> </ul>
<b>ID</b> <b>Main Street,</b> <b>North of</b> <b>Orange</b> <u><b>Downtown</b></u> <u><b>Neighborhood</b></u>	Permitted Uses	Category: Mixed Use ("M") Uses permitted in Commercial General ("CG") and Commercial Neighborhood ("CN") land use categories, cultural and civic, mixed use structures vertically-integrating housing and commercial, and free-standing <u><b>single- and</b></u> multi-family housing. Uses that conflict with residential units should be excluded.
	Density/Intensity	Category: " <del>F11/25</del> " (" <b>&gt;30</b> ") <ul style="list-style-type: none"> <li>Height: three (3) stories for buildings occupying less than a full block; four (4) stories for full block structures</li> </ul>
	Design and Development	Same as Subarea 1C <u>Categories: Specific Plan ("-sp"), Pedestrian District ("-pd") and Special Design District ("-d")</u> <ul style="list-style-type: none"> <li><u><b>Buildings should be sited and designed to facilitate pedestrian activity</b></u></li> <li><u><b>Require vertical setbacks above the third story</b></u></li> <li><u><b>Require that the scale and massing of structures be</b></u></li> </ul>

		<p><b><u>consistent with the downtown character and serve as a transition to adjacent residential neighborhoods</u></b></p> <ul style="list-style-type: none"><li>• <b><u>Provide linkages with the Downtown Core (Subarea 1A)</u></b></li></ul>
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COMMUNITY DISTRICT AND SUBAREA SCHEDULE  
TABLE C-2 (continued)

Subarea	Characteristic	Standards and Principles
2 Pier	Functional Role	Maintain the Huntington Beach Pier and adjacent properties for beach-related recreational purposes, emphasizing its identity as a coastal and cultural amenity.
	Permitted Uses	Category: Commercial Visitor ("CV") Visitor-serving commercial (surf, bicycle and skate rentals, bait and tackle shops, etc.), restaurants/cafes, beach-related cultural facilities, and parking lots.
	Density/Intensity	<ul style="list-style-type: none"> <li>• Pier: limit development to be compatible with the recreational role of the Pier</li> <li>• Shoreline: limit development to the existing Maxwell's building "footprint"</li> <li>• Height: two (2) stories; maximum 35 feet</li> </ul>
	Design and Development	Category: Specific Plan ("-sp") and Special Design District ("-d") <ul style="list-style-type: none"> <li>• Design structures to reflect its beachfront location.</li> <li>• Establish a unifying architectural character for all structures.</li> <li>• Maintain public view of the ocean.</li> <li>• Maintain public access around the entire perimeter of the pier.</li> <li>• Emphasize the Huntington Beach Pier as a community landmark.</li> <li>• Facilitate pedestrian access.</li> <li>• Link the Pier to the Main Street Downtown "Core" (Subarea 1A).</li> </ul>
3 "Old Town"	Area wide Functional Role	Maintain the "Old Town" residential area as a distinct neighborhood of the City, incorporating local-serving commercial and community "focal" points to enhance its "village" character. The single family character of the small lot subdivisions shall be maintained.
3A PCH Frontage	Permitted Uses	Category: Residential High ("RH")
	Density	Category: " <del>30</del> " (" <b>&gt;30</b> ")
	Design and Development	Category: Specific Plan ("-sp") and <b>Special Design District ("-d")</b> <ul style="list-style-type: none"> <li>• Design multi-family units to convey the visual character of single family units and incorporate extensive mass and facade modulation and articulation.</li> <li>• Site and design development to maintain public views of the coast from public places.</li> </ul>

COMMUNITY DISTRICT AND SUBAREA SCHEDULE  
TABLE C-2 (continued)

Subarea	Characteristic	Standards and Principles
3B Town Lots	Permitted Uses	Category: Residential Medium High ("RMH")
	Density	Category: "-25"
	Design and Development	<ul style="list-style-type: none"> <li>• Incorporate front yard setbacks to maintain the existing residential neighborhood character.</li> <li>• Site and design development to maintain public views of the coast from public places.</li> </ul>
3C PCH Nodes	Permitted Uses	<del>Category: Mixed Use Vertical Integration of Housing ("MV")</del> <del>Visitor-serving commercial uses permitted by the Commercial Visitor ("CV") land use category, excluding uses that may adversely impact character of surrounding residential, and mixed-use structures vertically integrating housing with commercial.</del>
	Density/Intensity	Category: "F8" <ul style="list-style-type: none"> <li>• Height: three (3) stories</li> </ul>
	Design and Development	Category: Specific Plan ("sp") <ul style="list-style-type: none"> <li>• Design structures to achieve a consistent visual character and be compatible with adjacent residential units in scale and mass.</li> <li>• Require structures to be sited along the PCH frontage, with parking to the rear, sides, or within structures.</li> <li>• Site and design development to maintain public views of the coast from public places.</li> </ul>
3D <u>3C</u>	Permitted Uses	Category: Commercial Neighborhood ("CN")
	Density/Intensity	Category: "F1" <ul style="list-style-type: none"> <li>• Height: two (2) stories</li> </ul>
	Design and Development	Category: Special Design District ("-d") <ul style="list-style-type: none"> <li>• Design structures to be visually consistent and compatible with adjacent residential units.</li> <li>• Design and site structures to achieve a "village" character.</li> </ul>

COMMUNITY DISTRICT AND SUBAREA SCHEDULE  
TABLE C-2 (continued)

Subarea	Characteristic	Standards and Principles
<b>4I</b> <b>Atlanta-First</b> <b>(Lake) Street</b> <b>Pacific</b> <b>City &amp;</b> <b>Waterfront</b> <b>Residential</b>	Permitted Uses	Category: Residential High ("RH") Multi-family residential, parks and other recreational amenities, schools, and open spaces.
	Density/Intensity	Category: "-30" <ul style="list-style-type: none"> <li>Height: four (4) stories</li> </ul>
	Design and Development	Category: Specific Plan ("-sp") <ul style="list-style-type: none"> <li>Requires the preparation and conformance to a specific or master plan.</li> <li>Establish a cohesive, integrated residential development in accordance with the policies and principles stipulated for "New Residential Subdivisions" (Policies LU 9.3.1-9.3.4).</li> <li>Allow for the clustering of mixed density residential units and integrated commercial sites.</li> <li>Require variation in building heights from two (2) to four (4) stories to promote visual interest and ensure compatibility with surrounding land uses.</li> </ul>
<b>4J</b> <b>Beach</b>	Permitted Uses	Category: Shoreline ("OS-S") <ul style="list-style-type: none"> <li>Coastal and recreational uses.</li> </ul>
	Design and Development	In accordance with Policy LU 14.1.3.
<b>4K</b> (Cont. on next page)	Permitted Uses	Categories: Residential ("RL" or "RM") and Open Space-Conservation ("OS-C")
	Density/Intensity	Residential <ul style="list-style-type: none"> <li>Maximum of fifteen (15) dwelling units per acre</li> </ul>
	Design and Development	See Figure C-6a  A development plan for this area shall concentrate and cluster residential units in the eastern portion of the site and include, consistent with the land use designations and Coastal Element policies, the following required information (all required information must be prepared or updated no more than one year prior to submittal of a coastal development permit application):  1. A Public Access Plan, including, but not limited to the following features: <ul style="list-style-type: none"> <li>Class 1 Bikeway (paved off-road bikeway; for use by bicyclists, walkers, joggers, roller skaters, and strollers) along the north levee of the flood control channel. If a wall between residential development and the Bikeway is allowed it shall include design features such as</li> </ul>

**TABLE C-3**  
**Public Parking Opportunities within Coastal Divisions**

Coastal Zone Division (Figure C-4)	Parking Location	Free Parking Spaces	Metered Parking Spaces	Total Parking Spaces	Comments
Zone 1	PCH (on-street)*	300		300	\$1.00/hour 4 hr. maximum
	Peter's Landing	630		630	
	HH Yacht Club		76	76	
	Sunset Beach*	672		672	
Zone 2	Bolsa Chica State Beach		2200	2200	\$5.00/day
	PCH (on-street)		324	324	\$1.50/hour
Zone 3	PCH (on-street)		260	260	\$1.50/hour
	Surf Theatre Lot		39	39	Permit Only
Zone 4	Pier Plaza		421	421	\$1.50/hour
	Main Promenade		815	815	<del>\$1.50/hour</del> <b>\$12.00/</b> <b>Hour (\$12.00</b> <b>daily</b> <b>maximum)</b>
	PCH (on-street)		486	486	\$1.50/hour
	Business Streets		206	206	\$1.50/hour
	Residential Streets		218	218	\$1.50/hour
	City Beach Lot		250	250	\$1.50/hour <b>(\$12.00 daily</b> <b>maximum)</b>
	City Beach Lot		1813	1813	\$710.00/day
	<u>Pierside Pavilion**</u>		<u>283</u>	<u>283</u>	<u>\$3.75/hour</u> <b>(\$11.25 daily</b> <b>maximum)</b>
	<u>Plaza Almeria**</u>		<u>171</u>	<u>171</u>	<u>\$2.00/hour</u> <b>(\$15.00 daily</b> <b>maximum)</b>
	<u>The Strand**</u>		<u>410</u>	<u>470</u>	<u>\$2.00/hour</u> <b>(\$12.00 daily</b> <b>maximum)</b> <b>(includes</b> <b>valet spaces)</b>
Zone 5	HB State Beach		1200	1200	\$5.00/day
	PCH/River (inland)	110		110	
	PCH/River (ocean)	75		75	
	Beach Blvd. (1600' inland)		83	83	\$1.50/hour
	Newland to channel	75		75	
	Magnolia to channel	81		81	
Brookhurst to channel	22		22		
<b>TOTAL</b>		1,965	8,481 <u>9,345</u>	10,446 <u>11,370</u>	

Note: \*Most or all located outside of the City's Coastal Zone boundary.

**\*\*Privately operated parking structures available for public use. Rates for summer months and valet vary.**

#### *Commercial Parking*

Much emphasis has been placed on providing adequate parking for commercial facilities in the Coastal Zone to ensure that commercial parking demands do not negatively impact recreational beach user parking. This issue was especially significant when planning for the re-development of the City's Downtown area into a dense node of visitor serving commercial facilities. The unique parking issues of the Downtown area have had been resolved through the development and implementation of the Downtown Huntington Beach Parking Master Plan (see Technical Appendix). The Downtown Huntington Beach Parking Master Plan, **a component of the Downtown Specific Plan**, was adopted in 1993 and provides d for shared parking facilities including on-street parking, lots and nearby municipal parking structures. ~~Annual reports and modifications of the Master Plan, if needed, will serve to ensure that adequate parking facilities are provided for existing and planned commercial uses in the Downtown area.~~ **In 2009, the Downtown Specific Plan was updated to accommodate for new development within the downtown area. Part of the update process was the elimination of the Downtown Parking Master Plan, which had reached established development thresholds. Although the Downtown Parking Master Plan was eliminated, the downtown still employs a shared parking concept and the Downtown Specific Plan has added other tools for managing the parking demand of existing and future downtown development such as a trolley, a shuttle to remote lots and a parking directional sign system.** Other commercial areas within the City's Coastal Zone, but outside the downtown area, meet their parking needs through implementation of the City's Zoning Ordinance. Adequate parking must be provided on site at the time of development. Shared parking is permitted on a case by case basis, if justified.

#### *Residential Parking*

Residential uses within the Coastal Zone are required to provide parking facilities on-site. In some areas of the Coastal Zone, residents may purchase parking permits to exempt them from parking time limits and/or metered parking. Certain residents also have the opportunity to purchase parking stickers that permit them to park in areas where the general public is not permitted. However, Coastal Element policy prohibits the establishment of new preferential parking districts whenever public access to the coast would be adversely affected.

#### *Trails and Bikeways*

Bicycling provides both recreation and an alternative mode of transportation to access the City's coastal resources. The City's bikeway program is one of the most extensive in Orange County and includes both Class I and Class II. Bikeways are marked with signs and street painting. Existing and proposed bikeways in the City's Coastal Zone are depicted in **Figure C-14**.

**Figure C-14** also depicts riding and hiking trails, including a proposed equestrian trail that will be included in the planned Harriett M. Wieder Regional Park (The Huntington Beach Regional Riding and Hiking Trail). This trail will extend from the existing equestrian facilities and trails in Central Park to the inland side of Pacific Coast Highway at Seapoint Avenue. This trail will provide views of the Bolsa Chica wetlands and shoreline.

**Downtown**

The downtown area has been designed as the primary visitor serving node in the Coastal Zone. Development of the area is guided by the Downtown Specific Plan. Coastal Element policy promotes the continuation of the area as a visitor serving node. Significant project areas within the downtown area include the Main/Pier area, the Waterfront area and **Pacific City**, a site **formerly** known as “31 acres.” The Main/Pier area includes the Municipal Pier, the public plaza at the base of the Pier, adjacent restaurants, and commercial/retail development on Main Street **and 5<sup>th</sup> Street**. The Waterfront development area is located at the northwest corner of Pacific Coast Highway and Beach Boulevard. It is designated for uses such as hotels, specialty retail and residential uses. The “31-Aeres” **Pacific City** site is located on the north side of Pacific Coast Highway at First Street, just south of the Municipal Pier. This site is **planned approved** to be developed as a mixed use project including visitor serving commercial, office and residential uses. Planned and existing projects within these development areas are summarized in **Table C-5**.

**TABLE C-5  
Existing Downtown Area Commercial Facilities**

<b>Existing Visitor Serving Projects Within the Downtown Area</b>	<b>Description</b>
<p><b>The Waterfront Development</b> The Waterfront Hilton Beach Resort</p>	<p>296 hotel rooms, 15,000 square feet of ballroom/meeting space, restaurant pool and fitness center.</p>
<p><b><u>Hyatt Regency Resort and Spa</u></b></p>	<p><b><u>517 hotel rooms with a conference center, retail and restaurant uses and a spa and fitness center</u></b></p>
<p><b>Main/Pier</b> Pier Pavillion</p>	<p>19,100 square feet retail, restaurant and office uses.</p>
<p>Oceanview Promenade</p>	<p>42,000 square feet of visitor serving retail</p>
<p>Main Promenade</p>	<p>34,000 square feet of visitor serving retail, restaurant and office uses. Includes 830 space municipal parking structure.</p>
<p>Adjacent to Municipal Pier</p>	<p>15,000 square feet of restaurant area. Currently houses Duke’s and Chimayo’s restaurants.</p>
<p>Municipal Pier</p>	<p>8,000 square feet of visitor serving commercial at end of Pier.</p>
<p>Pier Plaza</p>	<p>No commercial uses.</p>
<p>Plaza Almeria</p>	<p>301 Main Street. 30,000 square feet of commercial/retail with 10,000 square feet of office on upper stories. Also includes 42 townhomes.</p>

<p><b><u>The Strand</u></b></p>	<p><b><u>157 room boutique hotel and 154,000 square feet of retail, restaurant and office uses</u></b></p>
<p><b><u>Planned/Approved Projects</u></b></p>	<p><b><u>Description</u></b></p>
<p><b><u>The Waterfront Development</u> The Hilton Pacific Grand Resort (Waterfront Development)</b></p>	<p>44 acres along PCH, adjacent to existing Hilton Hotel, 530 rooms, 50,000 square-foot conference center, 12,000 square-foot of specialty retail and spa and a <b><u>A</u></b> third hotel.</p>
<p><b><u>Pacific City</u></b></p>	<p><b><u>31-acre mixed use project consisting of seven commercial buildings with retail, office, restaurant, cultural and entertainment uses and a residential component with 516 condo units and a 2-acre "Village Green" park. The commercial portion of Pacific City is also planned to have carts, kiosks, outdoor dining, live entertainment indoors and outdoors and a boutique hotel.</u></b></p>

resources until a determination can be made as to the significance of the paleontological/ archeological resources. If found to be significant, the site(s) shall be tested and preserved until a recovery plan is completed to assure the protection of the paleontological/archeological resources. (I-C 2, I-C 3, I-C 8)

**C 5.1.6**

Reinforce downtown as the City's historic center and as a pedestrian-oriented commercial and entertainment/recreation district, as follows: (I-C 1, I-C 2, I-C 4)

1. Preserve older and historic structures;
2. Require that new development be designed to reflect the Downtown's historical structures and Downtown design guidelines adopted Mediterranean theme;
3. Amend the Downtown Specific Plan (as an LCP amendment subject to Commission certification) to:
  - a. Coordinate with the Citywide Design Guidelines; and
  - b. Incorporate historic preservation standards and guidelines.
  - c. Coordinate Downtown development and revitalization with polices and programs of the Historic and Cultural Resources Element.

**WATER AND MARINE RESOURCES**

*Goal*

**C 6**

**Prevent the degradation of marine resources in the Coastal Zone from activities associated with an urban environment.**

*Objective*

**C 6.1**

Promote measures to mitigate the adverse impacts of human activities on marine organisms and the marine environment through regulation of new development, monitoring of existing development, and retrofitting necessary and feasible.

*Policies*

**C 6.1.1**

Require that new development include mitigation measures to enhance water quality, if feasible; and, at a minimum, prevent the degradation of water quality of groundwater basins, wetlands, and surface water. (I-C 2, I-C 8)

**C 6.1.2**

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. (I-C 6, I-C 8, I-C 12, I-C 15, I-C 22e)

**C 6.1.3**

Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes. (I-C 7, I-C 8)

**C 6.1.4**

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain organisms and for the protection of human health shall be maintained and, where feasible, restored. (I-C 7, I-C 8, I-C 12)

**C 6.1.5**

Require containment curtains around waterfront construction projects on inland

**C 2.3.3**

Encourage the Orange County Transportation Authority to locate bus turnouts along Pacific Coast Highway and other major arterial roads within the City, if feasible and appropriate. (I-C 9, I-C 22d)

**C 2.3.4**

Continue to reserve the abandoned rail right of way, located parallel to Lake Street, for a future transportation use such as a transit, pedestrian and/or bicycle facility. (I-C 9, I-C 22d)

**C 2.3.5**

Encourage the development of a transportation center in the Coastal Zone in or near the Downtown area. The transportation center should be located to serve both local and commuter traffic, to promote coastal access, and sited to minimize adverse impacts from the use on adjacent land uses. (I-C 1, I-C 9, I-C 22d)

**C 2.3.6**

New development, such as multi-unit housing and commercial centers, should maintain and enhance public access to the coast through provisions for enhancing or encouraging ridership on public transportation. (I-C 7, I-C 9)

**C 2.3.7**

Provide for future use of water borne passenger services along ocean frontages and harbor waterways. (I-C 1, I-C 9, I-C 22d)

**Parking*****Objective*****C 2.4**

Balance the supply of parking with the demand for parking.

***Policies*****C 2.4.1**

Maintain an adequate supply of parking that supports the present level of demand and allows for the expected increase in private transportation use. (I-C 9)

**C 2.4.2**

Ensure that adequate parking is maintained and provided in all new development in the Coastal Zone utilizing one or a combination of the following: (I-C 9)

- a. Apply the City's parking standards at a minimum.
- b. Implement ~~the Downtown Parking Master Plan~~ **a comprehensive parking strategy for the Downtown area.**
- c. Consider developing new parking standards specific to the coastal zone, subject to Coastal Commission approval.
- d. Develop parking assessment districts to fund off-site parking structures, if necessary.
- e. Monitor parking programs to make the most effective use of parking resources.
- f. Replace any on-street parking lost in the coastal zone on a 1:1 basis within the coastal zone prior to or concurrent with the loss of any parking spaces.

**C 2.4.3**

Consider the cost effectiveness of new parking facilities and encourage those that re-coup the cost of providing the land, structures, maintenance and management of the facilities in order to minimize ongoing municipal costs. (I-C 9)

**C 2.4.4**

Develop parking areas outside the Coastal Zone for passenger cars and the development of alternate transportation

3. The City's traffic model to the extent it is consistent with the City's Local Coastal Program;
  4. The City's Trail Master Plan to the extent it is consistent with the City's Local Coastal Program;
- d) Coordinate with neighboring jurisdictions regarding circulation for autos, pedestrians and cyclists to promote coastal access opportunities.
- e) Explore the use of water taxis in Huntington Harbour and ocean frontages, especially those near commercial land uses.

#### ***Parking Management***

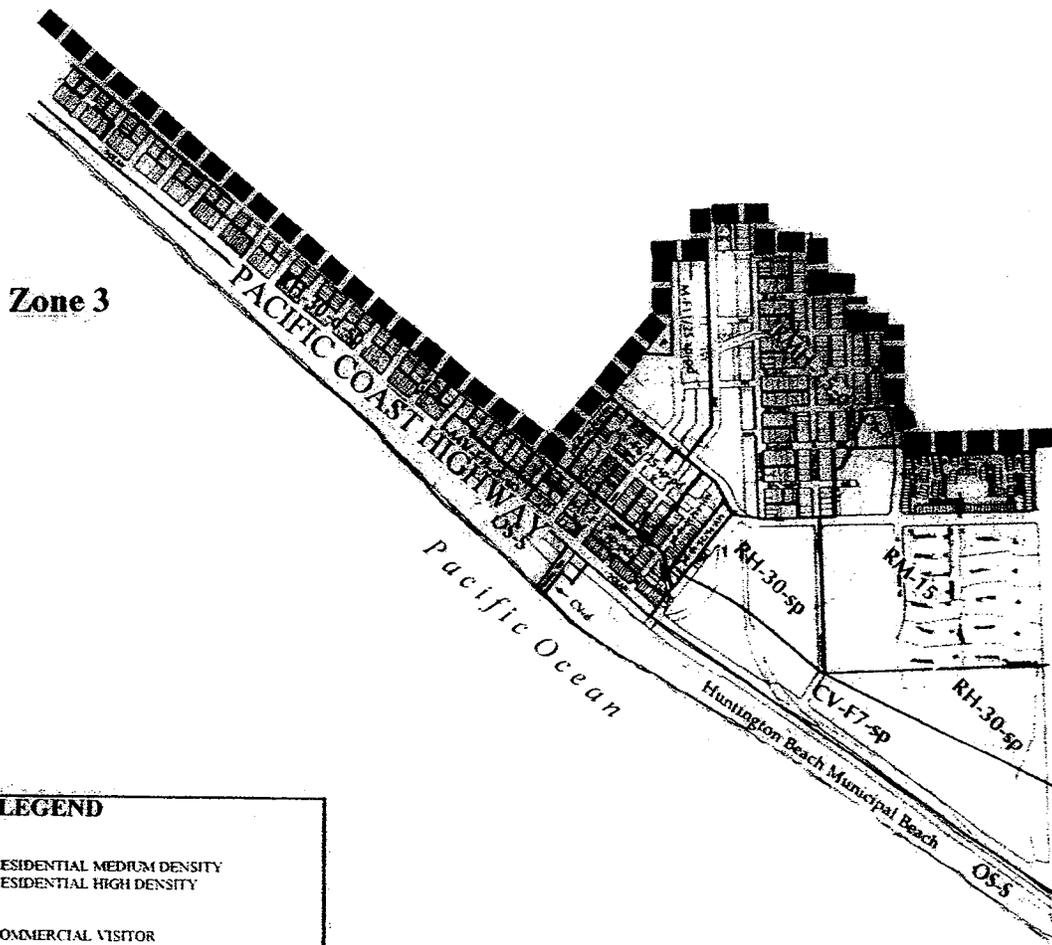
- f) Prohibit the implementation of preferential parking districts whenever it would adversely affect public access to the coast through a reduction in the availability of public parking spaces used by public visitors to the coast.
- g) Develop parking and traffic control plans to promote public access to the coast for those neighborhoods that are adversely impacted by spill over parking and traffic.
- h) Explore areas where park and ride facilities can be implemented at existing shopping center parking lots where the available parking is under utilized.
- i) ~~Continue to implement the Downtown Master Parking Plan~~ **Implement the Downtown Master Parking Plan a parking strategy for the Downtown area within the Downtown Specific Plan.** Monitor the Plan on an annual basis, and update when necessary. Evaluate the impact of downtown parking on coastal access, public transit, and vehicle miles traveled. Updates to
- the Downtown Master Parking Plan **Specific Plan** shall be processed as an amendment to the City's Coastal Program and shall not become effective until certified by the California Coastal Commission.
- j) Continue to implement the City's Zoning Ordinance to the extent it is not inconsistent with the City's Local Coastal Program as it pertains to parking requirements.
- k) Promote public parking opportunities through the establishment of new or enlarged off-site parking facilities, creation of on-street public parking opportunities, shared parking, and requiring that adequate on-site parking be provided in relation to any development.
- l) Enhance public transit to improve public access to the coast and to minimize energy consumption and vehicle miles traveled.

#### ***Direct Access***

- m) Provide directional signage for cyclists, pedestrians and autos to guide beach bound traffic.
- n) Annually assess existing access points for maintenance needs. Repair/maintain as needed, or as prioritized per capital improvement program. Acquire new access points where feasible and appropriate through the development review process.
- o) Evaluations for new access points should focus on pedestrian safety.

#### ***Transit***

- p) Coordinate with the Orange County Transportation Authority to develop a transportation center within the Coastal Zone, if feasible.



**ZONE 4 LEGEND**

RESIDENTIAL

- RM RESIDENTIAL MEDIUM DENSITY
- RH RESIDENTIAL HIGH DENSITY

COMMERCIAL

- CV COMMERCIAL VISITOR

MIXED USE

- M MIXED USE
- MH MIXED USE HORIZONTAL
- MV MIXED USE VERTICAL

OPEN SPACE

- OS-P PARK
- OS-S SHORE

PUBLIC

- P PUBLIC

OVERLAY

- d DESIGN OVERLAY
- pd PEDESTRIAN OVERLAY
- sp SPECIFIC PLAN OVERLAY

COMMERCIAL INDUSTRIAL MIXED USE DENSITY SCHEDULE

F4	1.25
F6	2.0
F7	3.0
F8	1.5
F11	3.0
F12	3.0

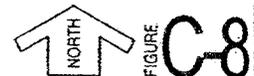
COASTAL ZONE BOUNDARY



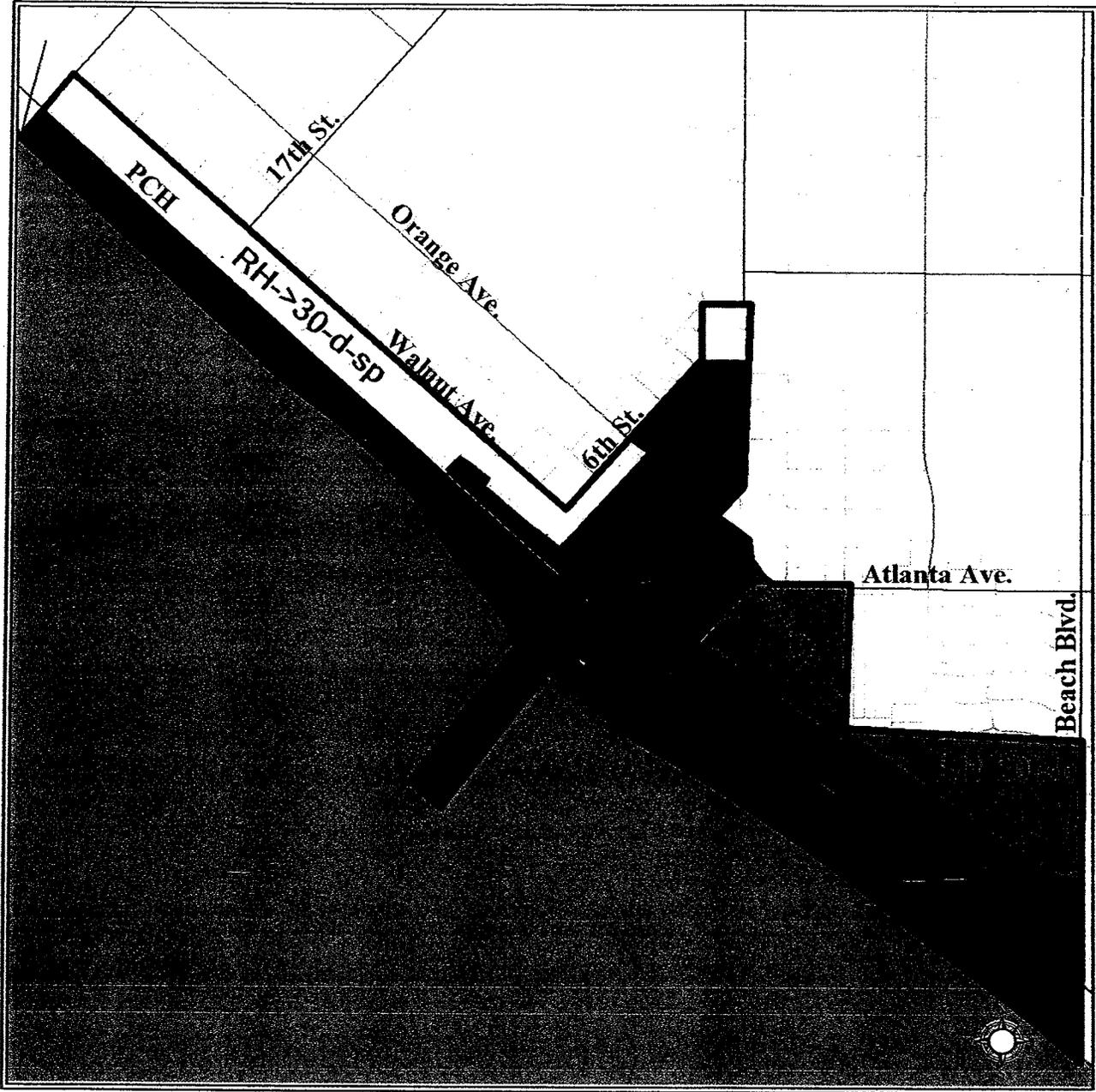
Refer to following figure:  
 "Extract of Figure C-8"  
 for proposed changes to Land Use Plan

**HUNTINGTON BEACH COASTAL ZONE  
 ZONE 4 LAND USE PLAN**

CITY OF HUNTINGTON BEACH COASTAL ELEMENT



**Proposed Land Use Plan Changes (Extract of C-8)  
Downtown Specific Plan Update**



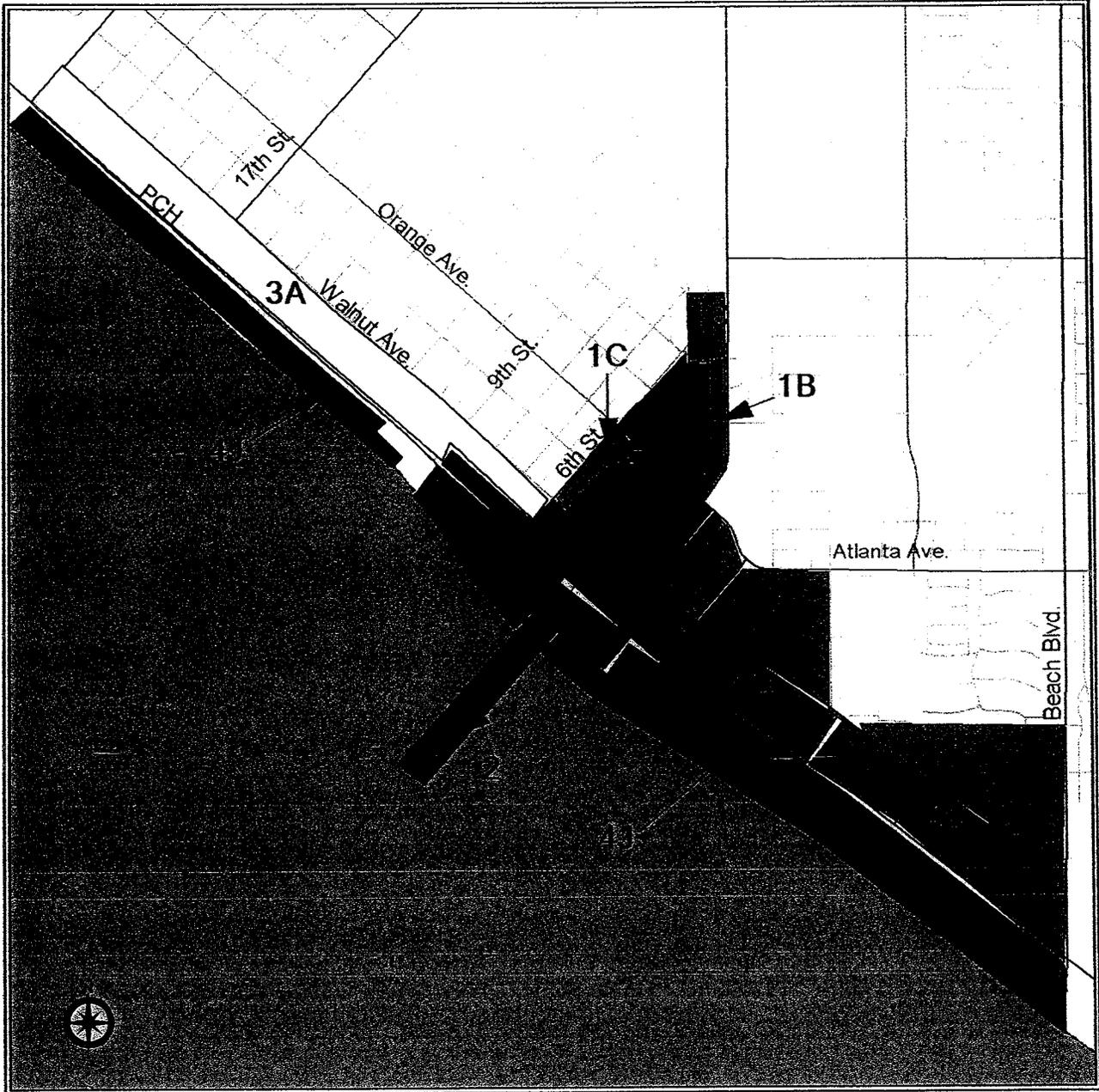
**Extract of Figure C-8**

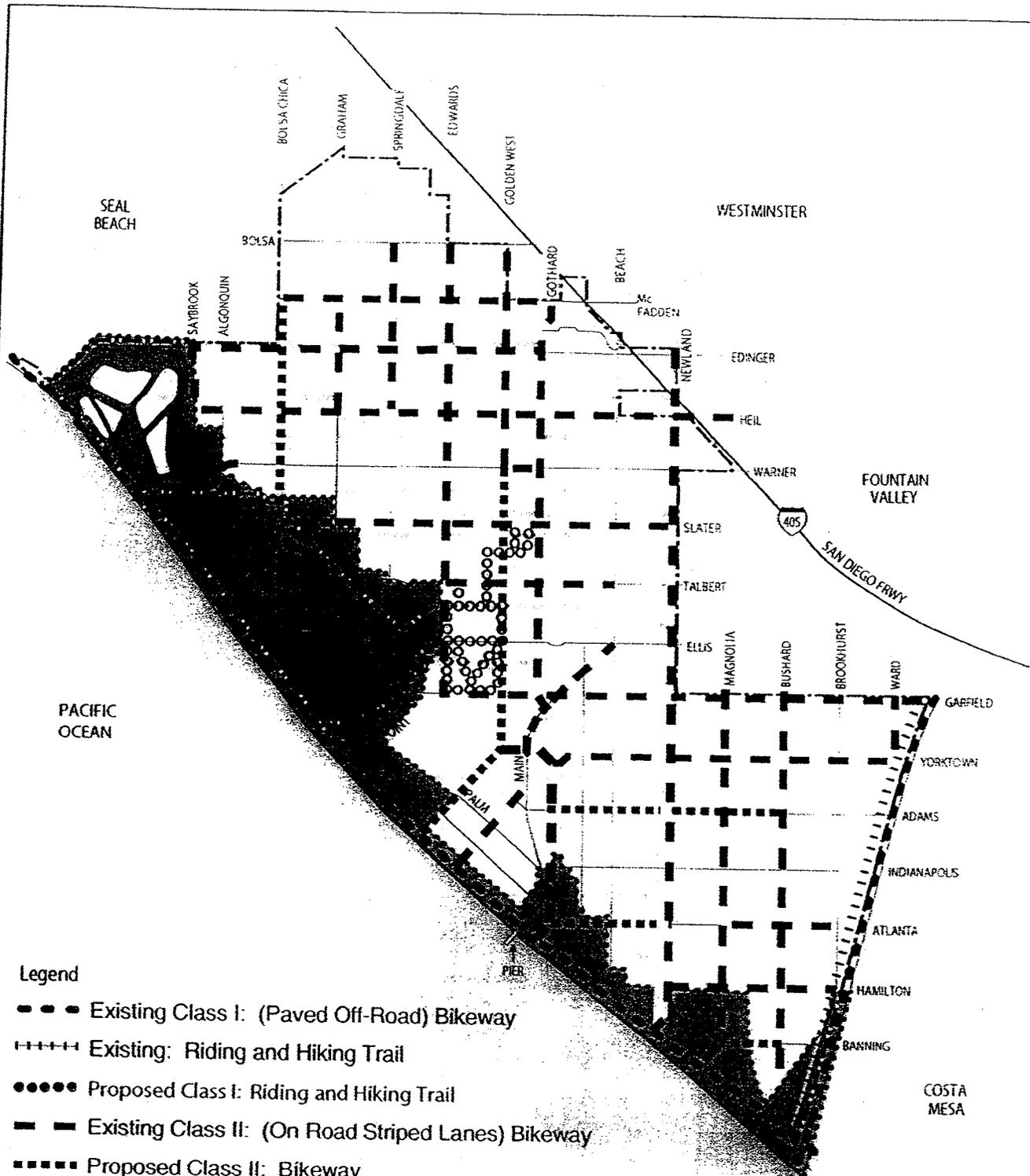
<b>Legend</b>	
	Downtown Specific Plan boundary
<b>Land Use Designation</b>	
CV	Commercial Visitor
OS-S	Open Space – Shore
M	Mixed Use
RH	Residential High Density
<b>Density Schedule</b>	
-F7	(3.0 Floor Area Ratio)
->30	(greater than 30 dwelling units per acre)
-30	(30 dwelling units per acre)
<b>Overlay Suffix</b>	
-sp	(specific plan overlay)
-pd	(pedestrian overlay)
-d	(design overlay)

ATTACHMENT NO. 6.27

Proposed Subarea Designations in Coastal Zone – DTSP Update

Extract of Figure C-10





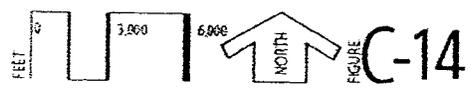
**Legend**

- Existing Class I: (Paved Off-Road) Bikeway
- ++++ Existing: Riding and Hiking Trail
- Proposed Class I: Riding and Hiking Trail
- — Existing Class II: (On Road Striped Lanes) Bikeway
- ■ ■ Proposed Class II: Bikeway
- Existing/Proposed Riding and Hiking Trail
- Coastal Zone

Refer to following figure:  
 "Extract of Figure C-14"  
 for proposed changes to  
 Trails and Bikeways plan

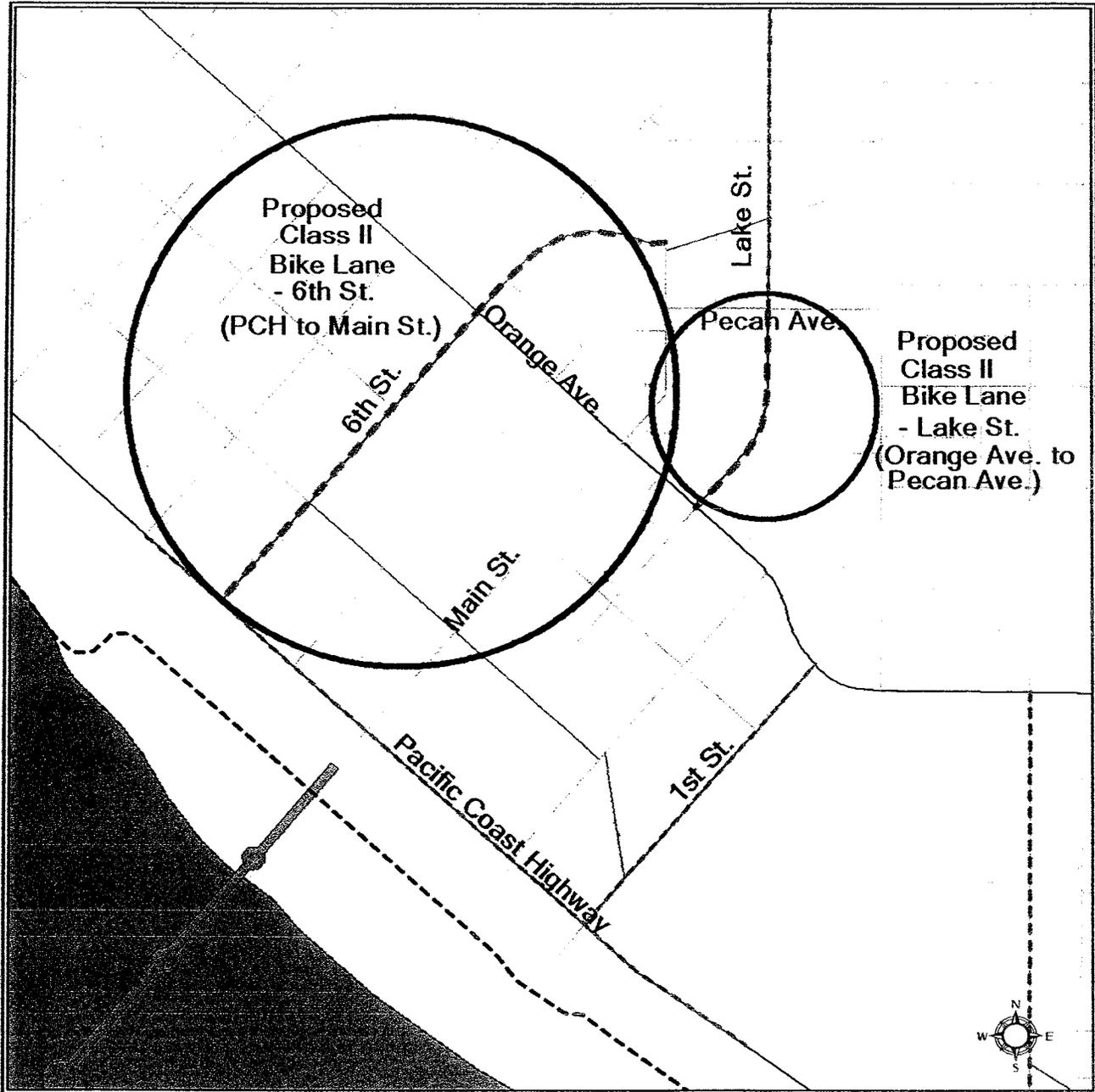
Source: DKS Associates, 1994; City of Huntington Beach Update, 1995

**TRAILS AND BIKEWAYS**  
 CITY OF HUNTINGTON COASTAL ELEMENT

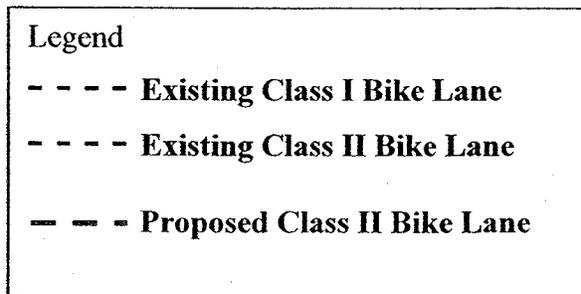


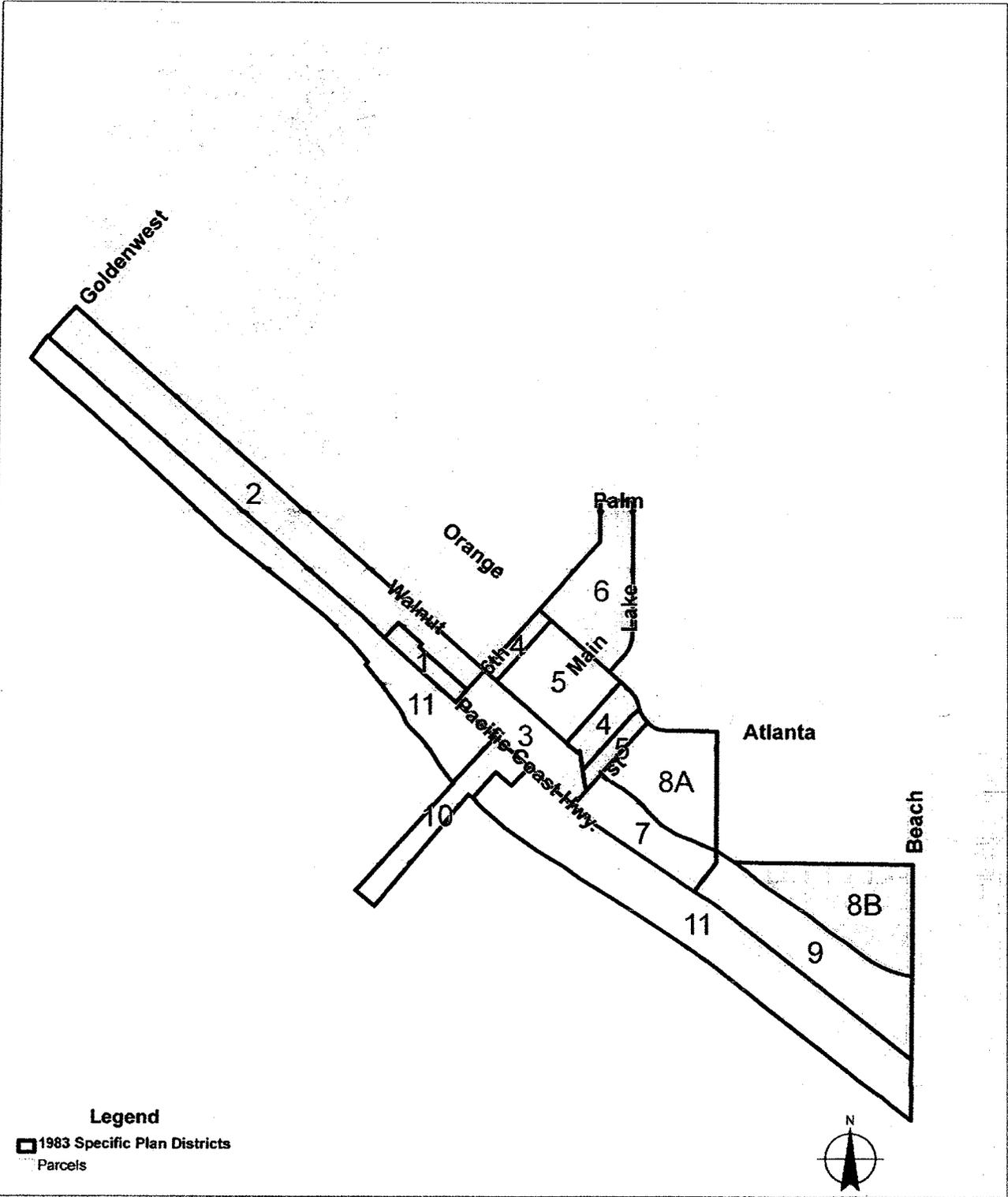
**ATTACHMENT NO. 6.29**

# Proposed Bike Lanes (Changes to Figure C-14)



Extract of Figure C-14



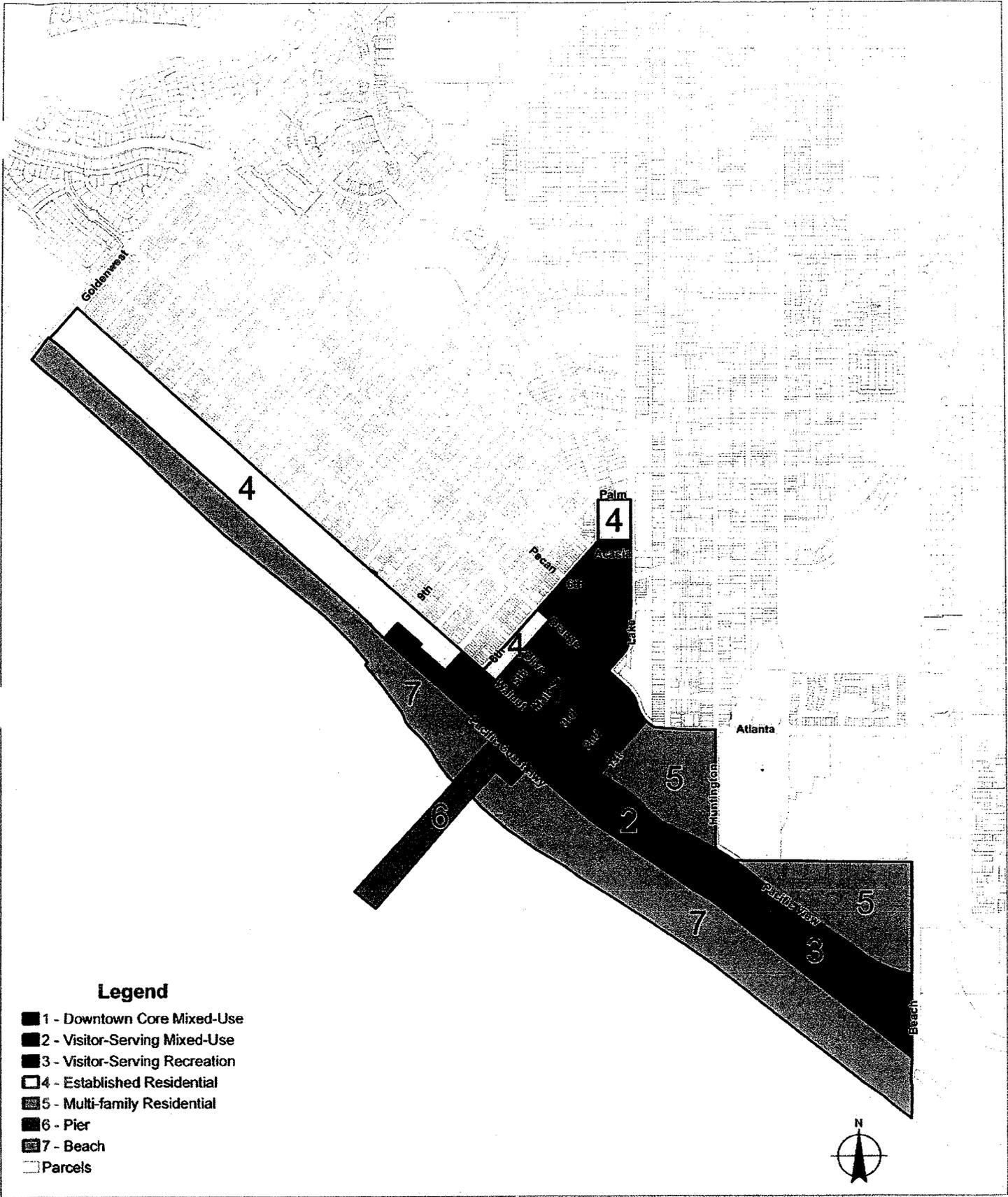


**EXISTING SPECIFIC PLAN DISTRICTS**

**HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN**

OCTOBER 8, 2008





**Legend**

- 1 - Downtown Core Mixed-Use
- 2 - Visitor-Serving Mixed-Use
- 3 - Visitor-Serving Recreation
- 4 - Established Residential
- 5 - Multi-family Residential
- 6 - Pier
- 7 - Beach
- Parcels

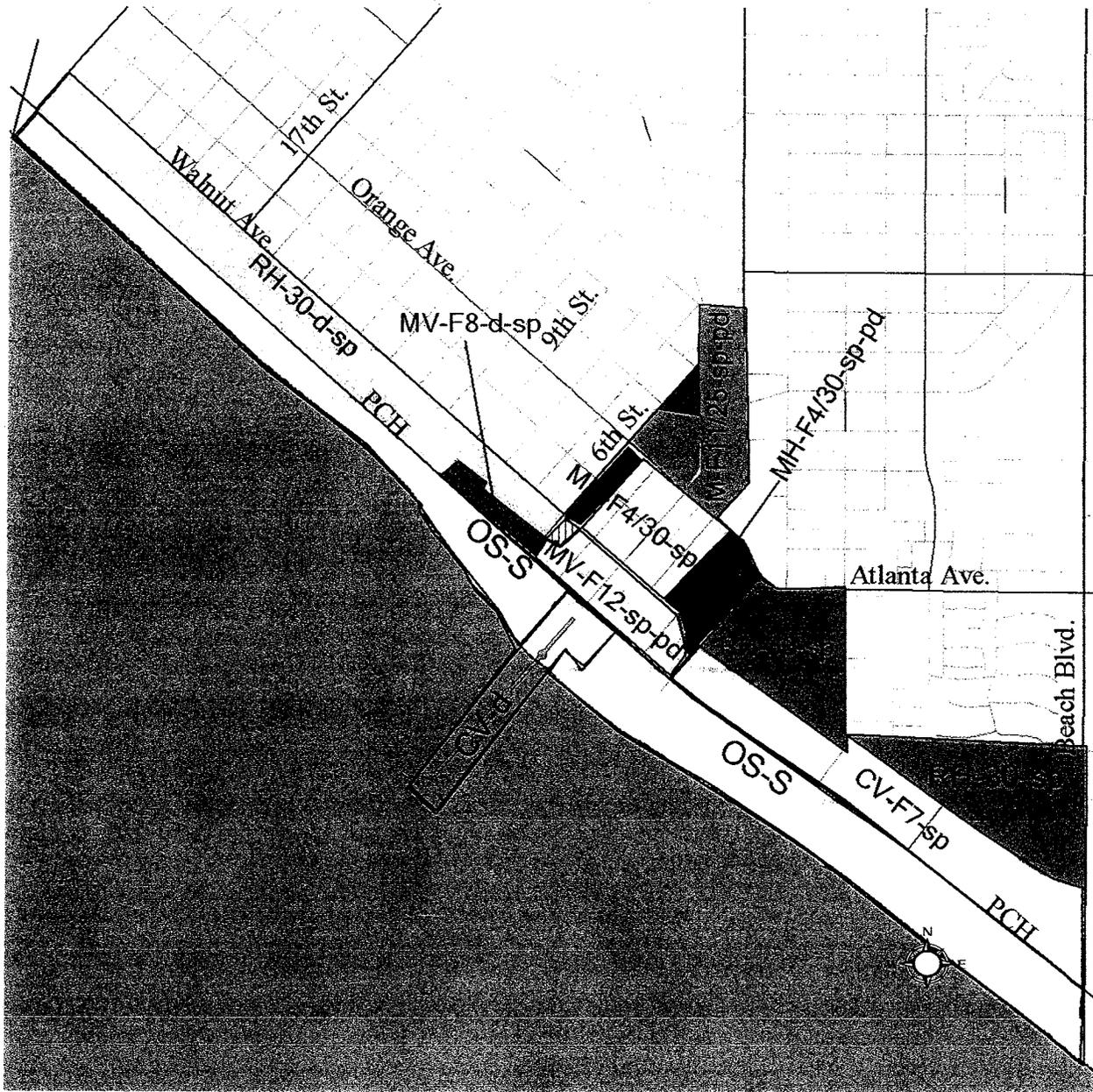
**SPECIFIC PLAN UPDATE DISTRICTS**

**HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN**

OCTOBER 3, 2008



**Existing General Plan Land Use Designations  
Downtown Specific Plan**



**Legend**

 Downtown Specific Plan boundary

**Land Use Designation**

- CV – Commercial Visitor
- OS-S – Open Space – Shore
- M – Mixed Use
- MV – Mixed Use – Vertical
- MH – Mixed Use – Horizontal
- RH – Residential High Density
- P – Public

**Density Schedule**

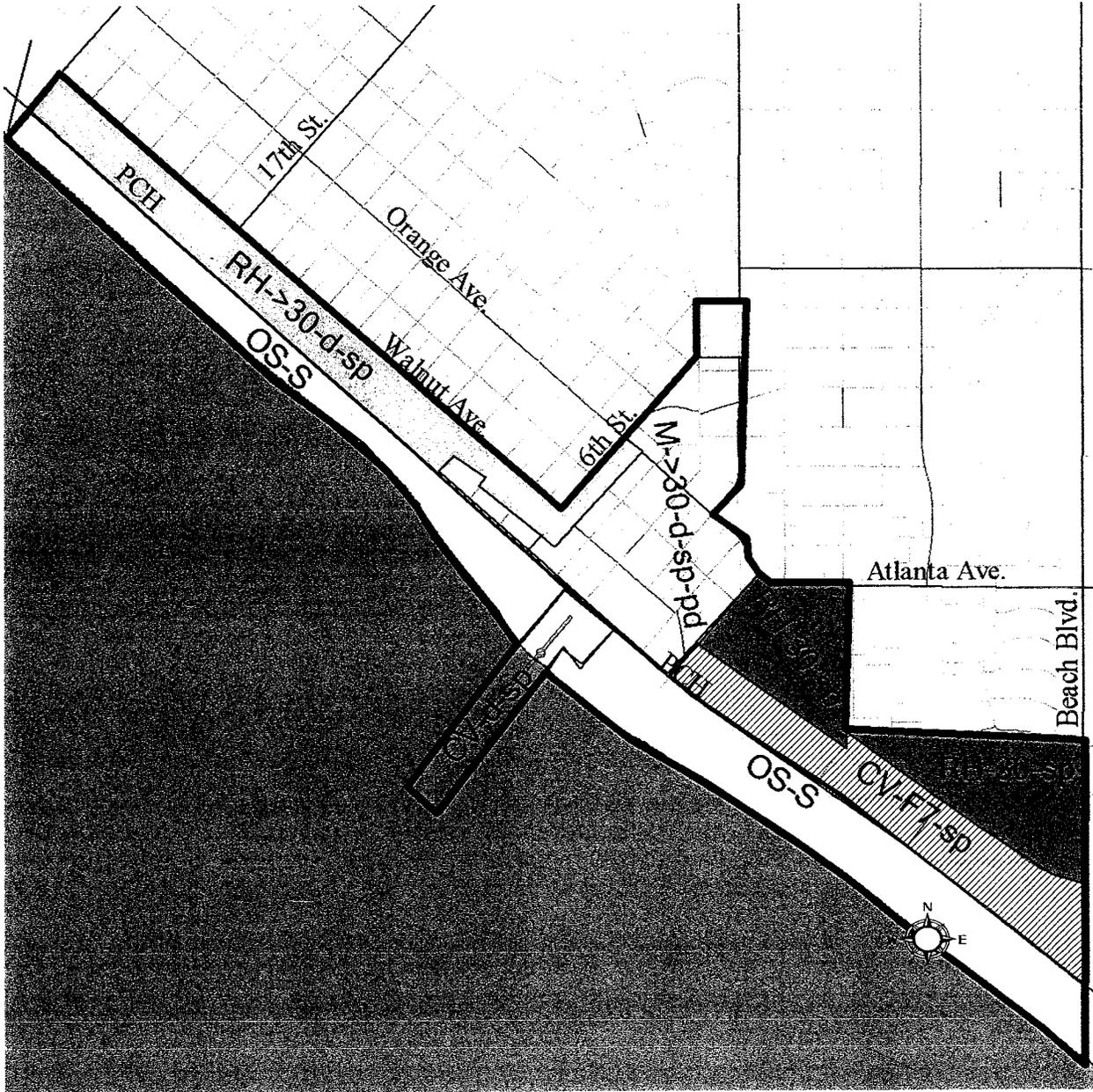
- F7 (3.0 Floor Area Ratio (FAR))
- F8 (1.5 FAR (MU)-0.35(C)/25 du/acre)
- F12 (3.0 FAR (MU)-3.0 (C)/30 du/acre)
- F4/30 (1.25 FAR – 30 du/acre)
- F6/25 (2.0 FAR – 25 du/acre)
- F11/25 (2.0 FAR (MU)-2.0 (C)/25 du/acre)
- 30 (30 du/ acre)

**Overlay Suffix**

- sp (specific plan overlay)
- pd (pedestrian overlay)
- d (design overlay)

ATTACHMENT NO. 9

**Proposed General Plan Land Use Designations  
Downtown Specific Plan Update**



**Legend**

 Downtown Specific Plan boundary

**Land Use Designation**

- CV – Commercial Visitor
- OS-S – Open Space – Shore
- M – Mixed Use
- RH – Residential High Density

**Density Schedule**

- F7 (3.0 Floor Area Ratio)
- >30 (greater than 30 dwelling units per acre)
- 30 (30 dwelling units per acre)

**Overlay Suffix**

- sp (specific plan overlay)
- pd (pedestrian overlay)
- d (design overlay)

ATTACHMENT NO. 10

# DTSP/DPMP AMENDMENT - GOALS AND OBJECTIVES - 8/15/07

**STRATEGIC PLANNING GOALS**

**Vision and Land Use:** Establish the vision and create a land use plan for reuse of critical parcels so that the next phase of the community investment and improvement can begin

**Tourism:** Create an environment that promotes tourism to increase revenues to support community

**OBJECTIVE 1**

Created healthy mix of land uses that are geared toward creating an urban village that serves as a destination for both residents and visitors

- Policies**
- 1.a Establish a well balanced mix of land uses that includes retail, restaurant, and office uses while limiting alcohol related uses
  - 1.b Correct prior land use assumptions that never were realized and modify to reflect current market trends
  - 1.c Revise the land use plan to identify locations where public parking should be provided above and beyond code required parking
  - 1.d Work closely with the California Coastal Commission and all stakeholders early and throughout the process
  - 1.e Land use regulations shall account for 2 development scenarios - as a Main Street Promenade or as currently exists

**OBJECTIVE 2**

Implement Development Standards and Design Guidelines that encourage development of underused parcels with a mix of uses and unique architecture

- Policies**
- 2.a Implement development standards that encourage mixed use development
  - 2.b Establish standards and design guidelines that encourage upgrading/redevelopment of existing properties
  - 2.c Revise current Design Guidelines to allow market forces to dictate architecture and form with no specified architectural style
  - 2.d Include quality standards that will exchange increased development potential for quality architecture including Green design methods
  - 2.e Create public directional signage to new Downtown projects
  - 2.f Develop a plan to provide a pedestrian link between Pacific City, the Strand and Downtown
  - 2.g Develop Standards and guidelines shall account for the promenade scenario

**OBJECTIVE 3**

Ensure that adequate parking is available and is integrated into the framework of pedestrian pathways within the downtown taking into account Pacific City and the Strand

- Policies**
- 3.a Create clear pedestrian linkages from parking areas to core retail areas
  - 3.b Expand boundaries of the DPMP to encourage consolidation and development of underutilized parcels
  - 3.c Consider all available options for additional parking within the downtown core
  - 3.d Enhance directional signage to inform motorists of available public parking structures
  - 3.e DPMP shall be simplified to be easily understood by decision-makers: the public and development community
  - 3.f Development of a tracking mechanism that can be modified to track shifts in land use that affect the parking model

## 6. Alternatives

CEQA Guidelines §15126.6 requires that an EIR consider alternatives to the proposed project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. In compliance with CEQA, alternatives are presented here for this project. Each of the alternatives has been evaluated against the project objectives as stated in the Project Description (Section 2.3, Statement of Objectives, page 3-35) of this EIR. A statement as to whether those objectives can be met under these alternatives is included. The project objectives include the following (not listed in any particular ranked order):

- Create an environment that promotes increased revenues to support community services and transform the City's economy.
- Provide an established vision and create a land use plan for reuse of critical parcels so that the next phase of community investment and improvement can begin.
- Provide and implement a DTSP land use plan that promotes orderly and viable development and that also meets the needs of visitors (including tourism), residents and businesses.
- Provide development standards and design guidelines that encourage development of underused parcels with a mix of uses and unique architecture that will complement the existing uses in the DTSP.
- Provide adequate parking that is also incorporated into the framework of pedestrian pathways within the downtown.
- Establish and maintain efficient on-site and off-site traffic circulation.
- Implement green and sustainable building practices, where appropriate and feasible.

As required by §15126.6(c) of the CEQA Guidelines, a reasonable array of alternatives has been presented herein. The EIR itself, as well as the "Alternatives" section provide adequate documentary material from which to construct any permutation of alternatives on the project. Therefore, this Alternatives section is intended to present a reasonable range of alternatives for discussion and evaluation in compliance with CEQA and the CEQA Guidelines.

The following discussion describes and evaluates three alternatives including the CEQA Guidelines §15126.6(e) mandated "no project alternative" and two additional alternatives. The alternatives considered include the following:

- The No Project Alternative
- Conservative Market Demand Development Alternative
- Reduced Development Alternative



**Jennifer McGrath**  
City Attorney

OFFICE OF  
**CITY ATTORNEY**

P.O. Box 190  
2000 Main Street  
Huntington Beach, California 92648  
Telephone: (714) 536-5555  
Facsimile: (714) 374-1590

Paul D'Alessandro, Assistant City Attorney  
Scott Field, Assistant City Attorney  
Neal Moore, Sr. Deputy City Attorney  
Leonie Mulvihill, Sr. Deputy City Attorney  
John Fujii, Sr. Deputy City Attorney  
Daniel K. Ohl, Deputy City Attorney  
Sarah Sutton, Deputy City Attorney  
Mike Vigliotta, Deputy City Attorney

September 14, 2009

TO WHOM IT MAY CONCERN:

Upon review of the historical documents and the facts presented by City staff, the City Attorney's Office has generally opined that the landscaped area immediately adjacent to the Main Street Branch Library is a park. Therefore, any proposed development of that area would be subject to Measure C. At this time, since there is no pending application or proposal for development of the area, a more specific Measure C analysis cannot be completed. At such time as a proposal or application is submitted, this office will conduct a more focused Measure C analysis.

Please contact my office should you have further questions.

JENNIFER MCGRATH  
City Attorney  
City of Huntington Beach

JM/k

c: Hon. Mayor and members of City Council  
Fred Wilson, City Administrator  
Stanley Smalewitz, Director of Economic Development  
Scott Hess, Director of Planning

HBT DTSP PC STUDY SESSION COMMENTS 9-01-09

ABOUT TWO YEARS AGO I WAS ASKED TO GIVE STAFF AND CONSULTANTS MY VIEWS ON A FUTURE VISION FOR DOWNTOWN. I SOLICITED IDEAS FROM MY HOME OWNER ASSOCIATION BOARD MEMBERS AND HBTOMORROW BOARD MEMBERS.

THE VISION WAS FOR A TOURIST AND RESIDENT FRIENDLY ENVIRONMENT THAT WOULD HAVE THE FOLLOWING CHARACTERISTICS: CLEAN SIDEWALKS; PEDISTRIAN FRIENDLY WITHOUT THE CONGESTION AND UBSTRUCTIONS THAT KEEPS RESIDENTS AWAY; UPSCALE COMMERCIAL USES THAT WOULD ATTRACT RESIDENTS AND TOURISTS; THE REDUCTION OF COMMERCIAL ESTABLISHMENTS WHO'S SALES COME PRIMARILY FROM THE SALE OF ALCOHOL; AND OUTDOOR DINING WITHOUT BREATHING IN AUTOMOBILE EMISSIONS.

WHEN THE DTS PLAN WAS RELEASED WE FOUND THE PROPOSED PROJECT DOES NOT MEET OUR VISION. IT DOES MEET THE VISION OF THOSE WHO WANT TO INTENSIFY THE RESIDENTIAL AND COMMERCIAL USES. THE BENEFICIARIES ARE THE PEOPLE WHO WOULD FINANCIALLY BENEFIT FROM HAVING MORE PEOPLE DOWNTOWN AND THOSE WHO BELIEVE BIGGER IS BETTER.

OUR DTSP PLAN COMMENTS WERE: ENSURE RESIDENTIAL STANDARDS DO NOT EXCEED THE DEVELOPMENT STANDARD FOR BELLA TERRA II. THE PROPOSED PROJECT CALLS FOR 60 DU/AC AND 5 STORIES VERSUS 45 DU/AC AND 4 STORIES FOR BELLA TERRA II.

WITH REGARD TO THE CULTURAL OVERLAY. THIS CONTROVERSIAL RECOMMENDATION APPARENTLY CAME FROM THE CONSULTANT - THERE IS NO RECORD OF A COMMUNITY MEMBER SUGGESTING THIS. WE RECOMMENDED THE PRACTICALITY, FINANCING, USAGE, LOCATION AND OTHER COMMUNITY SUPPORT QUESTIONS BE ANSWERED BEFORE A CULTURAL OVERLAY BE ADOPTED. HBT SUPPORTS THE CONCEPT OF A CULTURAL CENTER BUT CERTAINLY NOT AT THIS LOCATION DUE TO ITS IMPACT ON ADJOINING RESIDENTS AND INCONVENIENT LOCATION FOR HB RESIDENTS. I SERIOUSLY DOUBT HB RESIDENTS WOULD VOTE YES TO BUILD AND FIND SUCH A CENTER AT THIS LOCATION.

OTHER HBT RECOMMENDATIONS REGARDING THE INCREASE IN MAXIMUM SITE COVERAGE, FLOOR AREA RATIO AND LACK OF UPPER STORY SETBACK WERE ALSO IGNORED. PERHAPS THE EIR'S REDUCED DEVELOPMENT ALTERNATIVE COULD CONTAIN THESE PROVISIONS.

HBTOMORROW HAS SUPPORTED THE PLAZA ALMERIA MIXED USE PROJECT, THE 31 ACRE PACIFIC CITY PROJECT AND THE BELLA TERRA II MIXED USE PROJECT BECAUSE THEY ARE BENFICIAL TO THE CITY, ITS RESIDENTS AND ITS BUSINESSES. HOWEVER WE CANNOT SUPPORT THIS PROPOSED DOWNTOWN SPECIFIC PLAN UPDATE BECAUSE IT WILL INTENSIFY USES TO THE DETRIMENT OF EXISTING AND FUTURE RESIDENTS.

IN SUMMARY, HBT BELIEVES THE PLANNING COMMISSION SHOULD RECOGNIZE THE DEFICIENCIES OF THE PROPOSED PROJECT AND AT A MINIMUM DIRECT STAFF TO TAKE THE FOLLOWING ACTIONS: REDUCE INTENSITIES TO THE LEVEL OF THE BELLA TERRA II PROJECT WHICH IS ALREADY 50% HIGHER THAN EXISTING STANDARDS AND SECONDLY REMOVE THE CULTURAL OVERLAY FROM THE PROPOSAL. IT'S A BAD IDEA THAT WILL LEAD TO TIME CONSUMING AND EXPENSIVE LITIGATION AND PUBLIC DISCOURSE.

ED KERINS  
HBT DTSP COMMITTEE MEMBER

ATTACHMENT NO. 14.1

**Villasenor, Jennifer**

**From:** Wine, Linda  
**Sent:** Monday, September 14, 2009 8:33 AM  
**To:** Villasenor, Jennifer  
**Cc:** Wine, Linda  
**Subject:** FW: Proposed Cultural Center Alternative and Public Hearing Date

*Please add this one to your next staff report as well. Thanks!!*

**From:** Richardson Gray [mailto:richardson.gray@yahoo.com]  
**Sent:** Friday, September 11, 2009 5:54 PM  
**To:** Wine, Linda  
**Subject:** Fw: Proposed Cultural Center Alternative and Public Hearing Date

Dear Ms. Wine:

Please forward this email to all seven Planning Commissioners. It discusses a number of questions that some Commissioners asked staff to answer, and I would like to get a copy of these answers. I would appreciate your confirming to me that you have sent my email along to the Planning Commissioners. Thanks a lot.

Richardson Gray  
415 Townsquare Lane #208  
Huntington Beach, CA 92648  
714-348-1928  
[richardson.gray@yahoo.com](mailto:richardson.gray@yahoo.com)

--- On Thu, 9/10/09, Richardson Gray <[richardson.gray@yahoo.com](mailto:richardson.gray@yahoo.com)> wrote:

From: Richardson Gray <[richardson.gray@yahoo.com](mailto:richardson.gray@yahoo.com)>  
Subject: Fw: Proposed Cultural Center Alternative and Public Hearing Date  
To: [JVillasenor@surfcity-hb.org](mailto:JVillasenor@surfcity-hb.org)  
Date: Thursday, September 10, 2009, 6:34 PM

Hi Again Jennifer,

In looking over my notes from the September 1st Planning Commission Study Session on the DTSP, I realized that my email to you from last night was incomplete in terms of the questions that the Commissioners asked of staff on September 1st that were not answered in the public package for the Commission's September 9th meeting. I have listed all of these other questions below, at least the ones for which I want to get copies of your answers.

1. I believe it was Commissioner Scandura who asked staff to present information on how the Cultural Arts Overlay (Overlay) meets the goals of the DTSP.
2. I believe it was Commissioner Livengood who asked if the proposed Cultural Center would be approximatley 37,000 SF, or if not, what would be its maximum permissible

ATTACHMENT NO. 14.2

square footage.

3. I believe it was Commissioner Livengood who asked how much on site parking would be required to service the uses envisioned for the proposed Cultural Center at 37,000 SF, or if the permissible square footage were larger, how much on site parking would be required to service that greater amount of square footage.
4. I believe it was Commissioner Scandura who asked for the square footage of the Main Street Library (Library), the square footage of the total Triangle Park (Park) parcel, and square footage numbers for the parcels in the Overlay that are across Main St. from the Library and Park.
5. I believe it was Commissioner Farley who asked for the exact square footage of the green space at Triangle Park, since this amount of square feet in green space must be preserved according to the DTSP.
6. I believe it was Commissioner Farley whos asked staff to provide an analysis of the impact on the DTSP if the Overlay were removed from the DTSP.
7. I believe it was Commissioner Livengood who asked how much money was available to the City for building the approximately 260 in lieu, off site parking spaces that the City is obligated to build downtown on account of other downtown developments that did not provide enough on site parking.
8. I believe it was Commissioner Degleize who asked for an alternative, smaller suggestion from staff for the proposed Cultural Center. She talked about the possibilities of moving the surf museum there or enhancing the library uses or both.

I have included this list in this forwarded email of mine to you from last night, so that you would have all of my questions in one place. Of course, the answers to my questions in my email from last night are the ones that are most important to me.

I have forwarded this email to Linda Wine, to make sure all of the Planning Commissioners see what my questions are.

Thank you for your help.

Richardson Gray

--- On Wed, 9/9/09, Richardson Gray <[richardson.gray@yahoo.com](mailto:richardson.gray@yahoo.com)> wrote:

From: Richardson Gray <[richardson.gray@yahoo.com](mailto:richardson.gray@yahoo.com)>  
 Subject: Proposed Cultural Center Alternative and Public Hearing Date  
 To: [JVillasenor@surfcity-hb.org](mailto:JVillasenor@surfcity-hb.org)  
 Date: Wednesday, September 9, 2009, 11:37 PM

Hi Jennifer,

To follow up on my public comment tonight at the Planning Commission Study Session, I need to get a copy of the Planning Department's downsized alternative for the proposed cultural center at Main Street Library and Triangle Park. One of the Commissioners asked staff to prepare such an alternative at the September 1st Study Session. When will this alternative proposal be available and how can I get a copy of it?

Too, please let me know as soon as you get the Public Hearing scheduled for the Planning Commission on the DTSP and its EIR. I need to get the date, time, and place (Council Chambers, I assume) on my calendar as soon as it is scheduled.

ATTACHMENT NO. 14.3

Thanks.

Richardson Gray  
415 Townsquare Lane #208  
Huntington Beach, CA 92648  
714-348-1928  
[richardson.gray@yahoo.com](mailto:richardson.gray@yahoo.com)

ATTACHMENT NO. 17.4

**Villasenor, Jennifer**

**From:** Wine, Linda  
**Sent:** Monday, September 14, 2009 8:26 AM  
**To:** Villasenor, Jennifer; Wine, Linda  
**Cc:** richardson.gray@yahoo.com  
**Subject:** FW: Official Public Comments for the Planning Commission's September 9, 2009 Study Session on the Draft Environmental Impact Report of July 20, 2009 (Draft EIR) on the Downtown Specific Plan Update Draft of June 12, 2009 (June DTSP) and their Cultural Art  
**Attachments:** McGrath -- Park Documents.rtf

Dear Jennifer:

Please add the attached comments to your staff report for the Downtown Specific Plan for the next Planning Commission meeting. Thanks!

**From:** Richardson Gray [mailto:richardson.gray@yahoo.com]  
**Sent:** Wednesday, September 09, 2009 8:14 PM  
**To:** Wine, Linda  
**Subject:** Fw: Official Public Comments for the Planning Commission's September 9, 2009 Study Session on the Draft Environmental Impact Report of July 20, 2009 (Draft EIR) on the Downtown Specific Plan Update Draft of June 12, 2009 (June DTSP) and their Cultural Art

Dear Ms. Wine:

I learned tonight that you are on vacation and that you were not able to get my comments below (and attached) to the Planning Commission. Please confirm to me by email that you have delivered my comments to all of the Planning Commissioners and made them a part of the September 9th meeting's official records. Thanks a lot.

Richardson Gray  
 415 Townsquare Lane #208  
 Huntington Beach, CA 92648  
 714-348-1928  
[richardson.gray@yahoo.com](mailto:richardson.gray@yahoo.com)

--- On Tue, 9/8/09, Richardson Gray <[richardson.gray@yahoo.com](mailto:richardson.gray@yahoo.com)> wrote:

From: Richardson Gray <[richardson.gray@yahoo.com](mailto:richardson.gray@yahoo.com)>  
 Subject: Official Public Comments for the Planning Commission's September 9, 2009 Study Session on the Draft Environmental Impact Report of July 20, 2009 (Draft EIR) on the Downtown Specific Plan Update Draft of June 12, 2009 (June DTSP) and their Cultural Arts Overlay (Overlay)  
 To: linda.wine@surfcity-hb.org  
 Date: Tuesday, September 8, 2009, 7:43 PM

Dear Ms. Wine:

Please make this email and its attached letter a part of the official public comments and record for the

ATTACHMENT NO. 14.5

9/27/2009

Planning Commission's September 9, 2009 Study Session on the Draft Environmental Impact Report of July 20, 2009 (Draft EIR) on the Downtown Specific Plan Update Draft of June 12, 2009 (June DTSP), and their Cultural Arts Overlay (Overlay).

### Measure C

The attached letter is a formal public records request to Jennifer McGrath, our elected City Attorney, regarding City documents concerning the Main Street Library (Library), Triangle Park (Park), Measure C, and parkland restrictions. My concern continues to be that the City has not taken an official position in writing on whether the cultural center proposed for the Park in the June DTSP would require a citywide referendum under Measure C. The public deserves an unambiguous answer from the City on this question as a part of the review process for the June DTSP and its Draft EIR.

### Draft EIR Summary Comments

As you know, I oppose the redevelopment of the Library and Park in the Overlay as a cultural center (Proposed Center) for many reasons, including the following. For all of these reasons, I urge the City to eliminate all proposals in the June DTSP and Draft EIR regarding the Proposed Center at the Library and Park.

- Along with roughly 5,000 other Huntington Beach residents, I have signed a petition recommending that the City continue and maintain for the long term the existing land uses at the Library and Park in their present heights, sizes, and configurations.
- The conclusions of this petition's signers fully contradict the Draft EIR's findings of no significant adverse impacts on aesthetics, with mitigation and code requirements.
- The completion of the Proposed Center at the Library and Park would cost surrounding residential property owners millions of dollars in lost property values.
- Locating the Proposed Center at the Library and Park would fully disregard a key land use planning recommendation, unanimously adopted in June 2009 by the business and resident leaders of the City Council's Downtown Image Ad Hoc Committee. This recommendation was for the City to encourage neighborhood-serving retail along Main Street north of Orange Avenue, while keeping Main Street's visitor and tourist oriented uses south of Orange.
- Better locations for the tourist oriented Proposed Center would be either the six (6) closed movie theaters at Pierside Pavilion or the old Mandic Motors site, that currently is for sale (and which possibly could include the adjoining Electric Chair parcel). Mandic is the last property on the north end of Main Street, near its intersection with Orange, that is visible from the Pier, which would increase pedestrian traffic to the Proposed Center.
- If the Proposed Center were built at the Library and Park, it would substantially degrade downtown's only park away from the beach, and the second oldest park in the City, dating back to 1912. Based on the original deed for the Park, the City is required to maintain the Park as parkland for all time, forever.
- If the Proposed Center were built at the Library and Park, it would be a misplaced anchor,

ATTACHMENT NO. 14.6

locating a major noise, traffic, and air pollution generator on the border of established residential neighborhoods.

- The Library and Park provide a necessary buffer and transition between downtown's dense business and tourist district and its established residential areas. If the Proposed Center were built on the Park, this necessary buffer and transition would be substantially lost to surrounding residents.
- The proposed reconfiguration of Sixth Street and Pecan Avenue, connecting the existing Sixth Street straight through Pecan Avenue to Main Street, would reinstate a design that the City abandoned for good reasons over twenty years ago.
- The Main Street Library is the most important historic structure in downtown. Triangle Park is the most historic park in the City. As such, they both should be preserved as historic landmarks for future generations of Huntington Beach residents.
- The preservation of the Library and Park has been endorsed by the Sierra Club, the adjoining Townsquare Condominiums and Pierside Town Homes, and the Parks Legal Defense Fund.
- The public review for the June DTSP and Draft EIR has been fatally compromised due to inadequate transparency, insufficient responsiveness to resident concerns, and a substantial conflict of interest for one of the leading proponents of the Proposed Center, Steve Bone.

Thank you again for your consideration, and I hope support, of my views.

Richardson Gray

415 Townsquare Lane #208

Huntington Beach, CA 92648

714-348-1928

[richardson.gray@yahoo.com](mailto:richardson.gray@yahoo.com)

ATTACHMENT NO. 14.7

**RICHARDSON GRAY**  
415 Townsquare Lane #208  
Huntington Beach, CA 92648  
714-348-1928  
richardson.gray@yahoo.com

**Via Certified Mail, Return Receipt Requested, Regular Mail, and Email**

Jennifer McGrath, City Attorney  
City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

**Re: Request for Access and Copies  
Under the California Public Records Act, Sections 6250 through 6276.48  
All Documents Possessed by the City's Officers or Staff Members or Both  
Concerning Measure C or any Parkland Restrictions or Both for  
Main Street Library or the Land on which it Sits – Triangle Park – or Both**

Dear Ms. McGrath:

**My Request**

Under the California Public Records Act, Sections 6250 through 6276.48 (Act), I am formally requesting access to all documents in the possession of the City's officers or staff members or both, concerning any parkland restrictions or Measure C (Section 612 of the City's Charter) or both, for Main Street Library or the land on which it is located and which surrounds it – Triangle Park – or both. I want to view all of these documents before I selectively authorize you to make any copies for me. By email, I also want you to send me any electronic files that are available for any of these documents.

If you do not grant my request within ten days, **by September 18, 2009**, I need you to send me a written response by that date, explaining why you denied my request. This deadline is very important, given that the Planning Commission's Public Hearing and Vote are scheduled for September 22, 2009, on the Downtown Specific Plan Update Draft of June 12, 2009 (June DTSP) and its supporting Draft Environmental Impact Report of July 20, 2009 (Draft EIR). If these documents are not released to the public by September 18<sup>th</sup>, I request that this Public Hearing and Vote by the Planning Commission be postponed until after the requested documents are released. Please let me know when I can have access to the requested documents.

**Public Interest in Disclosure Outweighs Any City Claims for Possible Exemptions**

In order to provide the public with full and timely information, and thus an adequately transparent review process for the June DTSP and its Draft EIR, the City must release all of the documents requested. This public interest in full disclosure outweighs any possible claims that the City might make for exemptions under the Act.

## **My December DTSP Comments**

In my January 22, 2009 official written public comments to the City's Downtown Specific Plan Update Draft of December 4, 2008 (December DTSP), I raised the issue of Measure C's applicability to Main Street Library and Triangle Park. This issue has yet to be officially answered in writing by the City, in its June DTSP, in the Draft EIR, or otherwise.

## **My May 2009 Meetings with You**

In my two (2) meetings with you in May this year, you said that the cultural center proposed for Triangle Park in the December DTSP would require a citywide referendum under Measure C. Also in our two (2) May meetings, you agreed to release to the public your official written analysis of Triangle Park's parkland restrictions and of the applicability of Measure C to the cultural center proposed for Triangle Park, now revised by the June DTSP (the June Proposed Center). In a July 9, 2009 email to me, you reconfirmed this legal opinion of yours, that the June Proposed Center would require a citywide referendum under Measure C.

## **Planning Commission's Unanswered Questions**

Planning Commissioner Tom Livengood, at the June 23, 2009 Study Session on the June DTSP, asked whether Triangle Park was a park and about the applicability of Measure C. The Planning Department's response to Mr. Livengood's questions, which I assume were reviewed by your office, are contained in the Planning Commission's July 28, 2009 Study Session Report.

This report states in part that, Triangle Park "does not have a zoning or general plan designation for parks or open space. However, as is the case for all projects, any future development proposal would be required to comply with all applicable codes and regulations, including . . . the Huntington Beach Municipal Code and the City Charter (including Section 612 "Measure C") to the extent that they apply." The Draft EIR, which again I assume your office reviewed, provides a similar inadequately ambiguous statement about Measure C's applicability to the June Proposed Center (Draft EIR, page 3-13).

## **My June DTSP and Draft EIR Comments, Triangle Park's Deed Restriction, and the Inadequate Transparency of the Public Review Process**

In my September 2, 2009 official written public comments on the June DTSP and its Draft EIR, I again raise the issue of Measure C's applicability to the June Proposed Center. In these comments, I also quote Triangle Park's original deed, which required the City to maintain the entire property as parkland forever.

To repeat myself, this deed restriction never has been explicitly terminated. Throughout Triangle Park's entire history of almost one hundred (100) years, it has functioned as a park and has been regulated by the City as a park. In my January 22, 2009 written comments on the December DTSP, I included a photograph of a sign that still stands in Triangle Park today, listing all of the City's park regulations that apply to Triangle Park.

The City's residents and property owners have the right to enforce Triangle Park's parkland deed restriction against the City. Furthermore, Triangle Park's parkland deed restriction supersedes Measure C. The City simply does not have the right to build the cultural center proposed in the June DTSP on Triangle Park, even if the voters were to approve the project in a citywide referendum.

Finally, in my September 2, 2009 comments, I stated that your failure to release to the public your official written analysis has fatally compromised the public review process for the June DTSP and the Draft EIR, due to a lack of adequate transparency. This official written analysis of yours should include Triangle Park's parkland restrictions and the applicability of Measure C to the June Proposed Center.

### **My Repeated Public Comments at the Planning Commission's June DTSP Study Sessions**

During the Planning Commission's Study Sessions this summer on the June DTSP, as a part of my public comments, I have repeatedly asked the City to address two (2) questions about Triangle Park and Measure C. First, does the City agree that Triangle Park is a park under Measure C? Second, if the City were to attempt to move forward with the proposed cultural center at Triangle Park, with uses that in any way go beyond a simple expansion or improvement of the Main Street Library, would a citywide referendum be required under Measure C?

An attorney from your office, Leonie Mulvihill, attended these Planning Commission meetings and heard my public comments and requests. But again, the public has yet to receive an unambiguous, official written response from the City.

### **Conclusion**

It now has been over eight months since my January 22, 2009 letter about the December DTSP and over three months since our two (2) May 2009 meetings. I think the public has waited long enough, too long, for your officially answering our questions about Triangle Park, its parkland restrictions, and the applicability of Measure C to the cultural center proposed for Triangle Park in the June DTSP.

I look forward to receiving your answer to this letter, and your answers to the questions that my letter raises. Thank you for your prompt attention to this matter.

Sincerely yours,

Richardson Gray

cc: All City Council Members  
All Planning Commission Members  
*The Orange County Register*  
*The Huntington Beach Independent*

**Villasenor, Jennifer**

**From:** Kirk Nason [kirk\_nason@hotmail.com]  
**Sent:** Tuesday, September 22, 2009 8:52 AM  
**To:** Villasenor, Jennifer; Fritzal, Kellee; Planning Administrative Assistant  
**Cc:** info@hbr4bdt.com  
**Subject:** RE: Residential Parking

Jennifer & Kellee,

I am in favor of **metered or visitor permitted parking** in the **entire downtown area** with yearly permits (two per single family home) given free to property tax paying residents.

In reviewing the residential parking recommendations in [Book 2, Chapter 5, Section 5.6.3.1](#), I want to make sure that the metered parking does not end at 11th street, but continues all the way to Golden West and also extend inland to at minimum of Orange Ave. and preferably Palm Ave.

Today there is some metered parking on GW, 22<sup>nd</sup>, 21st, and others in that area as well as downtown. We often see in July beach goers extend their parking search up to Main Street



I despise my front yard, sidewalk and street turning into a **garbage dump** for significant portions of the year.

Visitors just don't care and even cause damage to our cars by cramming themselves into to small parking spots. Similar to downtown, painting spots to buffer parking is also needed. Two weekends ago, I had to call the HB Police because of fighting over a spot in front of my home. Ultimately neither car could fit into the spot they were fighting over, which was even more ironic!

Often I want to go outside and make comments to the visitors, but fear so, because of the damage they can cause to my personal property if they are vengeful. I have witnessed people, after giving a polite reminder, to in turn drive by and throw all their trash out into the street as well as diapers. We experience "tagging" on our curbs this summer, which the city and to come and remove at tax payer expense and neighbors had front yard furniture stolen.

Please make my comments known..

Regards,

Kirk J. Nason

ATTACHMENT NO. 14.11

9/27/2009

714 321-7298 (c)

[kirk\\_nason@hotmail.com](mailto:kirk_nason@hotmail.com)

<http://kirkn.spaces.live.com/>

First recipient of the "HB Goes Green" home award



Please consider the environment before printing this e-mail

ATTACHMENT NO. 14.12

SEE NOTE BELOW

**RICHARDSON GRAY**

415 Townsquare Lane #208, Huntington Beach, CA 92648  
714-348-1928, richardson.gray@yahoo.com

Joan Flynn, City Clerk  
City of Huntington Beach, 2000 Main Street  
Huntington Beach, CA 92648

September 17, 2009

**Re: City Council Meeting, September 21, 2009, Hotel/Motel Business Improvement District (BID) Public Hearing, Steve Bone's Two Possible Conflicts of Interest**

Dear Ms. Flynn:

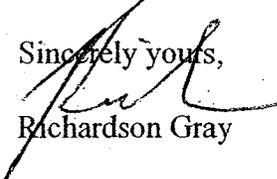
Please make this letter and all of its attachments a part of the public comments and official record for the referenced public hearing. I own my home in downtown Huntington Beach. After a 25-year career in commercial real estate investments, I have retired here.

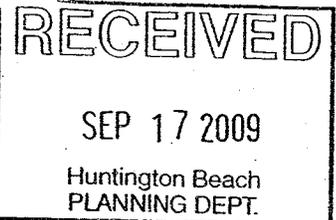
Attached are a sample of a September 10<sup>th</sup> letter that I sent to all BID members except the Hyatt, and my August 19<sup>th</sup> letter to Jennifer McGrath. These packages address two possible conflicts of interest for Steve Bone, the President & CEO of the Huntington Beach Marketing & Visitors Bureau (MVB), which administers the BID. The MVB and BID are largely publicly funded, through the approximately twenty percent (20%) of room taxes that the City pays them. With this public sponsorship and taxpayer funding, Mr. Bone's two possible conflicts come from his \$1,000,000-plus (and possibly much more) ownership interest, of at least 10% (and possibly much more) of the Hyatt.

**First, with his large Hyatt investment as such a powerful motivation, Mr. Bone logically should give preference to attracting guests and groups that would benefit the Hyatt first and foremost. Second, given that Mr. Bone's compensation from the MVB is largely funded by taxpayer dollars, and based on his sizable Hyatt ownership, I believe that Mr. Bone has a substantive conflict of interest in his lobbying efforts for the proposed cultural center at Main St. Library and Triangle Park (Proposed Center), even if his efforts might be technically legal under the City's Conflict of Interest Code.**

**The attached worksheet provides a calculation that estimates an increase of at least \$590,000 in Mr. Bone's personal net worth, flowing from the Proposed Center's impact on the Hyatt's room revenues, as set out in the enclosed, highlighted supporting information, including pages from the MVB's Analysis of Potential Market Demand for the Proposed Center. This second conflict is exacerbated by the widespread opposition to the Proposed Center from Huntington Beach residents, with more than 5,600 signing a petition.**

Sincerely yours,

  
Richardson Gray



cc: Linda Wine & Planning Commissioners (hand delivered)

Dear Ms. Wine:

ATTACHMENT NO. 14.13

Please include this package as one of my public comments for the Planning Commission's 10/6/09 Public Hearing on the DTSP & EIR. Thanks. Richards.

**RICHARDSON GRAY**  
415 Townsquare Lane #208, Huntington Beach, CA 92648  
714-348-1928, richardson.gray@yahoo.com

September 17, 2009

**Calculation of an Increase of At Least \$590,000 in Value of Steve Bone's Hyatt Investment**

**Generated from Cultural Center's Projected Impact on Hyatt Room Revenues**

**All Assumptions from Hyatt's Website and MVB Analysis of Potential Market Demand Attached Pages, Except for Estimated Revenue Valuation Multiple**

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Leisure Share of HB Hotel Demand	50%
Projected Increase in Leisure Demand Generated by Cultural Center	10%
Total Increased Demand from Cultural Center (50% X 10% =)	5%
Cultural Center Year of Opening	2013
2015 Projected HB Stabilized Hotel Occupancy	72%
Share of 2015 Projected HB Occupancy from Cultural Center (5% X 72% =)	3.6%
Hyatt's Total Guest Rooms	517 Rooms
Hyatt's Annual Supply of Room Nights (365 Nights X 517 Rooms =)	188,705
Hyatt's Added Occupied Nights from Cultural Center (3.6% X 188,705 =)	6,793 Nights
2015 Projected HB Average Daily Rate (Hyatt's ADR would be Much Higher)	<u>At Least</u> \$174
Hyatt's Room Revenues from Cultural Center (6,793 Nights X \$174 ADR =) (Increased Total Revenues (w/ Food, Beverage, Other) would be Much Higher)	<u>At Least</u> \$1,181,982
Estimated Revenue Valuation Multiple for Hyatt	5.0 X
Hyatt's Valuation Increase from Cultural Center (5.0 X <u>At Least</u> \$1,181,982)	<u>At Least</u> \$5,909,910
Steve Bone's Percentage Ownership Interest in Hyatt	<u>At Least</u> 10%
Steve Bone's Increase in Value of Hyatt Investment from Cultural Center ( <u>At Least</u> 10% X <u>At Least</u> \$5,909,910)	<u>At Least</u> \$590,991

ATTACHMENT NO. 14.14

	Revenue	Expenditure
<b>Art Museums</b>	<b>\$1,233,924</b>	<b>\$1,270,000</b>
<b>History Museums</b>	<b>\$230,000</b>	<b>\$228,000</b>
<b>Science and Technology Museums</b>	<b>\$2,218,977</b>	<b>\$2,637,462</b>
<b>Arboretums and Botanical Gardens</b>	<b>\$906,561</b>	<b>\$975,319</b>
<b>Hybrid and Other</b>	<b>\$620,500</b>	<b>\$589,903</b>

Source: Urban Institute analysis, IMLS Museum Public Finance Survey, 2008.

**ECONOMIC IMPACT**

The fact that museums and cultural centers provide employment to nearly 60,000 individuals makes the museum industry a major factor in the economy of the state of California. On a local level, as the City of Huntington Beach embraces its cultural history and "Surf City" roots with the Cultural Center project, secondary effects such as an increase in day-trip visitor spending and extended lengths of stay for overnight hotel visitors are reasonable outcomes. Rather than focus on economic impacts which trace the estimated flow of money spent by visitors to the proposed Cultural Center, we have analyzed the local Huntington Beach hotel market and have evaluated total occupied rooms in the city based on an assumed opening date for the subject. Additionally, we have determined the Transient Occupancy Tax (TOT) levels as a result of average length of hotel stays increasing.

**Projected Hotel Market Performance & TOT Impact**

The proposed Surfing Cultural Center will be the newest attraction for both local residents and visitors of Huntington Beach. As such, we are of the opinion that an increase in total occupied rooms and average length of stay at the surrounding hotels will occur due to induced demand in the leisure travel segment. The following table represents the mix of demand in 2008 within the seventeen hotels which contribute TOT to the city.

Competitive Market 2008 Mix of Demand		
Market Segment	Room Nights	Ratio
Leisure	219,200	50%
Commercial	90,900	21
Group	126,700	29
Total	437,000	100%

Source: PKF Consulting



In order for us to determine the increase in overnight visitors and average length of stay for the leisure segment, we analyzed the historical growth in supply and demand in the local lodging market. The primary market research we conducted involved interviewing representatives of key lodging properties in Huntington Beach. We discussed development patterns in the area with officials in the planning department and marketing efforts with representatives from the Marketing & Visitor's Bureau. Additionally, we interviewed and obtained data from officials at the city on historical transient occupancy tax receipts.

### **Hotel Visitor Extended Length of Stay**

Through the combination of our aforementioned research, we have estimated the current average length of stay for overnight leisure visitors to be three days. This figure has been assumed according to our interviews with hotel management personnel at surrounding hotels. According to local city hotel operators, an overnight leisure guest will typically plan activities that will occupy four to five hours of his or her day. Just as the areas beaches, retail attractions, and community events now draw many of the leisure guests to Huntington Beach, we believe that a proposed Cultural Center will offer tourists an additional "activity" day to their respective vacation itineraries resulting in increased room nights in nearby hotels. The Cultural Center will offer exciting interactive exhibits, special events, premiers, and a historical learning experience which should provide a four-hour learning and entertainment experience for visitors to the area. We believe the facility will also create additional awareness for international travelers who currently are displaced in other beach destinations such as San Diego or Newport Beach.

Our estimates of the local lodging market potential are based, in part, upon our recommendations concerning the economic environment and market positioning for future hotel development in the City, as well as the advent of the subject facility. Presented below are the following assumptions we have made in order to project future demand for lodging accommodations as well as TOT collections for the City of Huntington Beach:

- The proposed Cultural Center will open in 2013
- The Shorebreak Hotel will open in mid-2009 with 157 guestrooms
- The W Hotel will enter the hotel market with 250 rooms in 2011
- We have induced 22,000 room nights into the leisure segment between 2013 and 2014, consistent with the subject's opening date (this equals approximately a 10 percent increase in total leisure-oriented occupied room nights)

### **CONCLUSIONS RELATIVE TO TOT PROJECTIONS**

While the Huntington Beach lodging market experienced a record high in 2007 and the first three quarters of 2008, the economic recession has negatively impacted the demand



levels for leisure, commercial and group business in late 2008 and into 2009. We expect an absence of growth in the market in the short-term; however we anticipate these events to result in a recovery of demand growth over the long-term due to Huntington Beach’s beachside positioning and redevelopment projects nearing completion. The extent to which the market is able to translate growth in demand to rate and occupancy growth depends primarily upon the recovery period for the economy, and more specifically the competitive advantage the city can create compared to other surrounding beach-oriented cities. The following tables summarize the historical and projected occupancy and ADR for the Huntington Beach lodging market, which would result from the specific supply and demand assumptions described herein. We have also presented the associated TOT revenue projections for this market on a calendar year basis.

**Historical Market Performance of the Local Hotel Market**

Year	Annual Supply	Percent Change	Occupied Rooms	Percent Change	Market Occupancy	Average Daily Rate	Percent Change	REVPAR	Percent Change
2004	606,265	N/A	406,365	N/A	67.0%	\$121.07	N/A	\$81.15	N/A
2005	606,265	0.0%	433,978	6.8%	71.6	129.32	6.8%	92.57	14.1%
2006	606,265	0.0	433,452	-0.1	71.5	138.79	7.3	99.23	7.2
2007	606,265	0.0	442,315	2.0	73.0	151.92	9.5	110.84	11.7
2008	606,265	0.0	436,824	-1.2	72.1	151.12	-0.5	108.89	-1.8
CAAG	0.0%		1.8%			5.7%		7.6%	
2-08 ytd	101,105	N/A	70,979	N/A	70.2%	\$144.56	N/A	\$101.49	N/A
2-09 ytd	101,105	0.0%	57,742	-18.6%	57.1%	133.04	-8.0%	75.98	-25.1%

Source: PKF Consulting

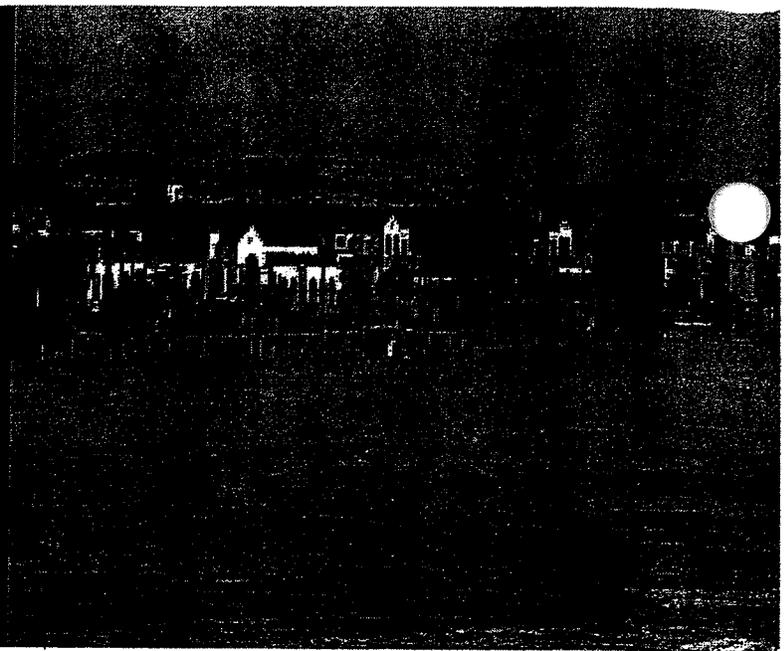
**Projected Market Performance of the Local Hotel Market**

Year	Annual Supply	Percent Change	Occupied Rooms	Percent Change	Market Occupancy	Average Daily Rate	Percent Change	REVPAR	Percent Change
2009	629,990	3.9%	406,600	-6.9%	65%	\$147.00	-2.7%	\$94.87	-12.9%
2010	663,570	5.3	418,700	3.0	63	148.00	0.7	93.39	-1.6
2011	754,820	13.8	449,300	7.3	60	151.00	2.0	89.88	-3.8
2012	754,820	0.0	475,700	5.9	63	156.00	3.3	98.31	9.4
2013	754,820	0.0	502,000	5.5	67	164.00	5.1	109.07	10.9
2014	754,820	0.0	534,000	6.4	71	169.00	3.0	119.56	9.6
2015	754,820	0.0	543,500	1.8	72	174.00	3.0	125.29	4.8
2016	754,820	0.0	543,500	0.0	72	179.00	2.9	128.89	2.9
2017	754,820	0.0	543,500	0.0	72	184.00	2.8	132.49	2.8
2018	754,820	0.0	543,500	0.0	72	190.00	3.3	136.81	3.3
CAAG	2.0%		3.3%			2.9%		4.2%	

Source: PKF Consulting

## Hyatt Regency Huntington Beach Resort & Spa

ADDRESS: 21107 Pacific Coast Highway, Huntington Beach, CA 92648, USA  
PHONE: (714) 363-1234 FAX: (714) 363-1235  
SALES PHONE: (714) 363-1234 FAX: (714) 363-1235  
WEB: www.hyatt.com/hyattregency



### ACCOMMODATION

- **517 guestrooms**, including 3 Presidential suites, 57 total suites, 275 kings, 185 queen/queens, and 16 accessible rooms available; All accommodations offer:
  - Andalusian-inspired furnishings
  - Bathrobes
  - CD/clock radios and remote 27" cable TV
  - Coffee maker and refrigerator
  - Data port and two-line telephones
  - Down comforters
  - Hair dryers
  - High speed Wireless Internet access
  - Individual controlled air conditioning
  - In-room safe
  - Iron/ironing board
  - Large bathrooms with natural stone countertops
  - Oversized desks and work/desk area
  - Original artwork
  - Pillow top mattresses
  - Private balcony/patio

### SERVICES & FACILITIES

- Camp Hyatt® activities for kids
- Children's activity center
- Concierge services
- Retail plaza with unique shops and boutiques, including ice cream parlor and gourmet grocer
- Business Center
- ATM
- Art gallery
- Gift shop
- Toes on the Nose, Adventure Hyatt Store

### RESTAURANTS & BARS

- The Californian — Contemporary
- Surf City Sunset Grille — Casual, Cocktails
- Red Chair Lounge — Cocktails
- Mankota's — Poolside casual
- Tower 15 — Pizzeria

### CONFERENCES & BANQUETS

- A total of 52,000 square feet of function space, 20,000 square feet of prefunction space, and 40,000 square feet of outdoor function space
- Three ocean-view ballrooms, including the 20,000 square foot Grand Ballroom with space for up to 2,000 people and over 40,000 square feet of function courtyards for outdoor events
- 11,000 square foot Mariner's Ballroom with 16' ceilings
- Internet access in all meeting rooms

### RECREATIONAL FACILITIES

- Lagoon-style swimming pool
- Spa Grottos, a series of three exotic spa pools located amongst lush landscaping and rocky outcrops
- Two beautifully landscaped tennis courts
- 20,000 square foot Pacific Waters Spa. Reminiscent of an elegant private Spanish estate, the Pacific Waters Spa creates a paradise of well-being throughout 17 treatment rooms and outdoor private treatment areas. We offer such luxuries as: dry sauna, steam rooms, men's and women's lounges with private whirlpools, waterfall showers, a premier fitness center, and a full service salon
- Nearby championship golf courses
- Direct beach access via a pedestrian bridge

### POINTS OF INTEREST

- Scenic Pacific Coast Highway
- Huntington Beach Pier
- Bolsa Chica Ecological Preserve
- Surfing Walk of Fame
- International Surfing Museum
- Catalina Island
- Newport Harbor
- Disneyland and Disney's California Adventure
- Knott's Berry Farm
- Queen Mary
- Aquarium of the Pacific
- South Coast Plaza
- Fashion Island shopping center

ATTACHMENT NO. 14.18

RICHARDSON GRAY  
415 Townsquare Lane #208, Huntington Beach, CA 92648  
714-348-1928, richardson.gray@yahoo.com

**Steve Bone's Possible Conflicts of Interest, Hotel/Motel BID and MVB** September 10, 2009

Dear Members of the Huntington Beach Hotel/Motel Business Improvement District:

I am writing about your membership in the Huntington Beach Hotel/Motel Business Improvement District (BID). The Huntington Beach Marketing and Visitors Bureau (MVB) manages the BID. To support the BID and MVB, you pay them about 2% of your room revenues through your City room taxes.

Steve Bone is the President & CEO of the MVB. From his attached Statement of Economic Interests for 2008 (and the enclosed five related newspaper articles), you can see that **Mr. Bone owns at least 10% (and possibly much more) of the local Hyatt Hotel. He valued his investment at over \$1,000,000 (and possibly much more), and he received in excess of \$100,000 in annual non-employee income from this investment (and possibly much more).** In my opinion, Mr. Bone's Hyatt investment poses two possible conflicts of interest.

**First, in light of Mr. Bone's substantial Hyatt ownership, it seems unlikely to me that he could provide the BID's members with the solidly impartial leadership that they deserve and pay for. With his large Hyatt investment as such a powerful motivation, Mr. Bone logically should give preference to attracting guests and groups to our local hotels that would benefit the Hyatt first and foremost.**

Second, Mr. Bone is a leading advocate for a proposed cultural center at Main St. Library and Triangle Park (Proposed Center), which faces overwhelming resident opposition – more than 5,000 petition signers to date, including me. Given that Mr. Bone's compensation from the MVB is largely funded by taxpayer dollars, and based on his sizable Hyatt ownership, I believe that Mr. Bone has a substantive conflict of interest in his lobbying efforts for the Proposed Center, even if his efforts might be technically legal under the City's Conflict of Interest Code.

**If you agree with me that Mr. Bone might have a conflict of interest, you could express your opinion by speaking at a Public Hearing about the BID on Monday, September 21<sup>st</sup>. This hearing is a part of the City Council meeting beginning at 6:00 PM, at City Hall, 2000 Main Street, 92648 (the legal notice is attached). Alternatively or in addition, you could send your written comments to the City Clerk. Written comments must be received by the City Clerk no later than the 6:00 PM beginning of this City Council meeting, and must contain sufficient documentation to verify business ownership.**

In case you would like to talk with other BID members, I have enclosed a two-page membership list, with names, addresses, and phone numbers. Today I have mailed this same letter to all BID members except the Hyatt. Thank you for your consideration of my opinions.

Sincerely yours,

Richardson Gray

ATTACHMENT NO. 14.17

Please type or print in ink.

A Public Document

2009 AUG 28 AM 8:03

NAME (LAST)	(FIRST)	(MIDDLE)	CITY OF	DAYTIME TELEPHONE NUMBER
BODER	Stephen	Kitts	HUNTINGTON BEACH	(714) 869-8730
MAILING ADDRESS (May use business address)	STREET	CITY	STATE	ZIP CODE
19609 Mayfield Circle, Huntington Beach, CA			92648	OPTIONAL: FAX / E-MAIL ADDRESS

**1. Office, Agency, or Court**

Name of Office, Agency, or Court:  
City of Huntington Beach

Division, Board, District, if applicable:  
Huntington Beach Development

Your Position:  
President / CEO

If filing for multiple positions, list additional agency(ies)/ position(s): (Attach a separate sheet if necessary.)

Agency: \_\_\_\_\_

Position: \_\_\_\_\_

**4. Schedule Summary**

Total number of pages including this cover page: 5

Check applicable schedules or "No reportable interests."  
I have disclosed interests on one or more of the attached schedules:

Schedule A-1  Yes - schedule attached  
*Investments (Less than 10% Ownership)*

Schedule A-2  Yes - schedule attached  
*Investments (10% or greater Ownership)*

Schedule B  Yes - schedule attached  
*Real Property*

Schedule C  Yes - schedule attached  
*Income, Loans, & Business Positions (Income Other than Gifts and Travel Payments)*

Schedule D  Yes - schedule attached  
*Income - Gifts*

Schedule E  Yes - schedule attached  
*Income - Gifts - Travel Payments*

-or-

No reportable interests on any schedule

**2. Jurisdiction of Office (Check at least one box)**

State

County of \_\_\_\_\_

City of Huntington Beach, CA

Multi-County \_\_\_\_\_

Other \_\_\_\_\_

**3. Type of Statement (Check at least one box)**

Assuming Office/Initial Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Annual: The period covered is January 1, 2008, through December 31, 2008.

-or-

The period covered is \_\_\_\_/\_\_\_\_/\_\_\_\_ through December 31, 2008.

Leaving Office Date Left: \_\_\_\_/\_\_\_\_/\_\_\_\_ (Check one)

The period covered is January 1, 2008, through the date of leaving office.

-or-

The period covered is \_\_\_\_/\_\_\_\_/\_\_\_\_ through the date of leaving office.

Candidate Election Year: \_\_\_\_\_

**5. Verification**

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed August 28, 2009  
(month, day, year)

Signature Stephen Boder  
(File the originally signed statement with your filing official.)

**SCHEDULE A-2**  
**Investments, Income, and Assets**  
**of Business Entities/Trusts**  
 (Ownership Interest is 10% or Greater)

**CALIFORNIA FORM 700**  
 FAIR POLITICAL PRACTICES COMMISSION

Name \_\_\_\_\_

**1. BUSINESS ENTITY OR TRUST**

Name Hilton Waterfront Beach Resort  
 Address 2100 PCH, Huntington Beach, CA 92648

Check one  
 Trust, go to 2  Business Entity, complete the box, then go to 2

**GENERAL DESCRIPTION OF BUSINESS ACTIVITY**  
Hotel

FAIR MARKET VALUE IF APPLICABLE, LIST DATE:  
 \$2,000 - \$10,000  
 \$10,001 - \$100,000  
 \$100,001 - \$1,000,000  
 Over \$1,000,000

ACQUIRED 9-1-08 DISPOSED \_\_\_\_\_

NATURE OF INVESTMENT  
 Sole Proprietorship  Partnership  Other

YOUR BUSINESS POSITION Investor

**2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)**

\$0 - \$499  \$10,001 - \$100,000  
 \$500 - \$1,000  OVER \$100,000  
 \$1,001 - \$10,000

**3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF INCOME OF \$10,000 OR MORE (attach a separate sheet if necessary)**

Hilton Waterfront Beach Resort

**4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD BY THE BUSINESS ENTITY OR TRUST**

Check one box:  
 INVESTMENT  REAL PROPERTY

Name of Business Entity or Street Address or Assessor's Parcel Number of Real Property  
Hilton Waterfront Beach Resort

Hotel  
 Description of Business Activity or City or Other Precise Location of Real Property

FAIR MARKET VALUE IF APPLICABLE, LIST DATE:  
 \$2,000 - \$10,000  
 \$10,001 - \$100,000  
 \$100,001 - \$1,000,000  
 Over \$1,000,000

ACQUIRED \_\_\_\_\_ DISPOSED 9-1-08

NATURE OF INTEREST  
 Property Ownership/Deed of Trust  Stock  Partnership  
 Leasehold \_\_\_\_\_ Yrs. remaining \_\_\_\_\_  Other \_\_\_\_\_

Check box if additional schedules reporting investments or real property are attached

**1. BUSINESS ENTITY OR TRUST**

Name Hyal & Regency Resort  
 Address 21500 PCH, Huntington Beach, CA 92648

Check one  
 Trust, go to 2  Business Entity, complete the box, then go to 2

**GENERAL DESCRIPTION OF BUSINESS ACTIVITY**  
Hotel

FAIR MARKET VALUE IF APPLICABLE, LIST DATE:  
 \$2,000 - \$10,000  
 \$10,001 - \$100,000  
 \$100,001 - \$1,000,000  
 Over \$1,000,000

ACQUIRED \_\_\_\_\_ DISPOSED \_\_\_\_\_

NATURE OF INVESTMENT  
 Sole Proprietorship  Partnership  Other

YOUR BUSINESS POSITION Investor

**2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)**

\$0 - \$499  \$10,001 - \$100,000  
 \$500 - \$1,000  OVER \$100,000  
 \$1,001 - \$10,000

**3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF INCOME OF \$10,000 OR MORE (attach a separate sheet if necessary)**

Hyal & Regency Resort

**4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD BY THE BUSINESS ENTITY OR TRUST**

Check one box:  
 INVESTMENT  REAL PROPERTY

Name of Business Entity or Street Address or Assessor's Parcel Number of Real Property  
Hyal & Regency Resort

Hotel  
 Description of Business Activity or City or Other Precise Location of Real Property

FAIR MARKET VALUE IF APPLICABLE, LIST DATE:  
 \$2,000 - \$10,000  
 \$10,001 - \$100,000  
 \$100,001 - \$1,000,000  
 Over \$1,000,000

ACQUIRED \_\_\_\_\_ DISPOSED \_\_\_\_\_

NATURE OF INTEREST  
 Property Ownership/Deed of Trust  Stock  Partnership  
 Leasehold \_\_\_\_\_ Yrs. remaining \_\_\_\_\_  Other \_\_\_\_\_

Check box if additional schedules reporting investments or real property are attached

Comments: \_\_\_\_\_

ATTACHMENT NO. 14.21

**SCHEDULE C**  
**Income, Loans, & Business**  
**Positions**  
 (Other than Gifts and Travel Payments)

**CALIFORNIA FORM 700**  
 FAIR POLITICAL PRACTICES COMMISSION

Name \_\_\_\_\_

**1. INCOME RECEIVED**

NAME OF SOURCE OF INCOME  
Hilton Westwood Beach Resort

ADDRESS 21100 PCH  
Huntington Beach, CA

BUSINESS ACTIVITY, IF ANY, OF SOURCE  
Hotel

YOUR BUSINESS POSITION  
Investor

GROSS INCOME RECEIVED  
 \$500 - \$1,000       \$1,001 - \$10,000  
 \$10,001 - \$100,000       OVER \$100,000

CONSIDERATION FOR WHICH INCOME WAS RECEIVED  
 Salary     Spouse's or registered domestic partner's Income  
 Loan repayment  
 Sale of \_\_\_\_\_  
(Property, car, boat, etc.)  
 Commission or     Rental Income, list each source of \$10,000 or more

Other Investment  
(Describe)

**1. INCOME RECEIVED**

NAME OF SOURCE OF INCOME  
Hilton Laguna Resort

ADDRESS 21500 PCH  
Huntington Beach, CA

BUSINESS ACTIVITY, IF ANY, OF SOURCE  
Hotel

YOUR BUSINESS POSITION  
Investor

GROSS INCOME RECEIVED  
 \$500 - \$1,000       \$1,001 - \$10,000  
 \$10,001 - \$100,000       OVER \$100,000

CONSIDERATION FOR WHICH INCOME WAS RECEIVED  
 Salary     Spouse's or registered domestic partner's Income  
 Loan repayment  
 Sale of \_\_\_\_\_  
(Property, car, boat, etc.)  
 Commission or     Rental Income, list each source of \$10,000 or more

Other Investment  
(Describe)

**2. LOANS RECEIVED OR OUTSTANDING DURING THE REPORTING PERIOD**

\* You are not required to report loans from commercial lending institutions, or any indebtedness created as part of a retail installment or credit card transaction, made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER\* \_\_\_\_\_

ADDRESS \_\_\_\_\_

BUSINESS ACTIVITY, IF ANY, OF LENDER \_\_\_\_\_

HIGHEST BALANCE DURING REPORTING PERIOD  
 \$500 - \$1,000  
 \$1,001 - \$10,000  
 \$10,001 - \$100,000  
 OVER \$100,000

INTEREST RATE \_\_\_\_\_ %     None

TERM (Months/Years) \_\_\_\_\_

SECURITY FOR LOAN  
 None       Personal residence  
 Real Property \_\_\_\_\_  
Street address  
 \_\_\_\_\_  
City  
 Guarantor \_\_\_\_\_  
 Other \_\_\_\_\_  
(Describe)

Comments: \_\_\_\_\_

ATTACHMENT NO. 14.72