

## 4.0 REGIONAL, CITYWIDE, AND LOCAL SETTING

### 4.1 INTRODUCTION

The following section discusses the project area from a regional, citywide and local perspective. The project site itself is also discussed. The setting section has been divided into these three subsections to indicate and discuss the three distinct areas in which the project may affect or be affected by existing and proposed development. The study areas discussed in this section were designated for the purpose of evaluating project impacts only and do not necessarily represent an adopted study area of the City of Huntington Beach.

### 4.2 REGIONAL SETTING

The City of Huntington Beach is located in northwest Orange County along the southern California coast. The County of Orange is south of the County of Los Angeles and north of San Diego County. The regional location is displayed in Exhibit 1 within the Project Description of this EIR. The major arterials surrounding the site from a regional perspective are the San Diego (405) and Garden Grove (22) Freeways to the north; and Pacific Coast Highway (1) to the west. Direct access to the site would be from the San Diego Freeway (405) at the Warner Avenue/Magnolia Street interchange.

Regional facilities include the John Wayne Airport located to the southeast in nearby Santa Ana and the U.S. Naval Weapons Station located in Seal Beach to the west.

### 4.3 CITYWIDE SETTING

From a citywide perspective, the project is located within the western portion of the City of Huntington Beach approximately one (1) mile east of the Pacific Ocean. Surrounding municipalities include Westminster to the northeast, Fountain Valley to the east, Costa Mesa to the southeast, and Newport Beach to the south. Exhibit 2 within the Project Description of this report displays the project's location within the City of Huntington Beach.

### 4.4 LOCAL SETTING

From a local perspective, the project site is located on the west side of Graham Street between Warner Avenue and Slater Avenue. The northern border of the site is bounded by existing residential development located along ~~Green Leaf Avenue~~ **Greenleaf Lane** and Kenilworth Drive. Graham Street bounds the eastern border, with low density residential land uses located east of Graham Street. The southern border is bounded by the East Garden Grove - Wintersburg Channel (which carries stormdrain runoff to the Pacific Ocean).

The project site encompasses approximately 49 acres and is vacant, and undeveloped. The project site is characterized by generally flat topography, with the exception of the northwestern corner of the project site. This corner contains a knoll area. Exhibit 3 within Section 3.0 Project

Description section depicts the project site on a USGS topographical map, while Exhibit 4 within the Project Description section depicts a 1997 aerial photograph taken of the site.

#### 4.5 RELATED PROJECTS

In the local vicinity of the project site there are projects that may be affected by or affect the proposed project. Each project's size, location, approval status and relationship to the proposed project is discussed below.

##### Huntington Beach Planned Development Projects

1. **Waterfront (Phases II - VI & Residential):** Zone Change No. 87-7/ Development Agreement/Precise Plan of Street Alignment No. 88-1/Supplemental Environmental Impact Report No. 82-2. The first phase was development of the Hilton Hotel which has been complete and in operation since July 1990. The Robert Mayer Corporation is presently processing applications for *constructing* a 516-room resort complex, a 135,000 square foot conference center, and ~~up to 224~~ **184** residential units.
2. **Main Pier, Phase II:** Conditional Use Permit No. 92-17/Coastal Development Permit No. 92-14/Tentative Tract Map No. 14666. A mixed use project consisting of 80 residential units and 39,766 square feet of new retail development. The project is located on the 2 blocks bounded by Pacific Coast Highway, Sixth, Main and Walnut Streets; and was approved by California Coastal Commission on June 13, 1996.
3. **Ocean Crest:** Development Permit No. 96-11/Zone Change No. 96-3/Local Coastal Program Amendment No. 96-2. Tentative Tract No. 14135/Conditional Use Permit No. 96-27/Coastal (zone change from High Density Residential to Low Density Residential). The project consists of construction of 54 single family homes on a 9.8-acre site located northwest of the intersection of Palm Avenue and Seapoint Avenue. The project was approved by Planning Commission on November 12, 1996. This project is ~~currently under construction~~ *complete*.
4. **3rd Block West:** Conditional Use Permit No. 90-39 (R)/Coastal Development Permit No. 90-30 (R)/Design Review Board No. 95-59/Tentative Tract Map No. 14352. The project was originally approved by the City Council in 1991. The Redevelopment Agency and JT Development have recently requested an amendment to the approved plans to add more commercial square footage and reduce the number of residential units. The revised project is ~~currently under review by the Planning Division and will require review and approval of the Planning Commission prior to implementation~~ *complete*. The project consists of a mix of uses with 25,500 square feet of retail on the ground level and 11,000 square feet of office space on a second level fronting Main Street and ~~45~~ **42** townhomes units. The project is on an 82,023 square-foot site located on the West 300 block of Main Street (full block bounded by Main Street, Olive Avenue, Fifth Street, and Orange Avenue).

5. **Catellus Residential:** The project site encompasses approximately 48.4 acres located about six-hundred (600) feet north and east of the intersection of Bolsa Chica Street and Warner Avenue. The applicant ~~is requesting~~ *received approvals for* a Conditional Use Permit/Tentative Tract Map to develop ~~325 303~~ single-family detached dwelling units, one (1) public park, and two (2) private parks. *All units and improvements have been constructed.*
  
6. **Bolsa Chica:** Bolsa Chica is a 1,588-acre unincorporated area within the County of Orange. The Bolsa Chica Local Coastal Program preparation/processing has shifted over to the County. Although the City surrounds the Bolsa Chica area and will be impacted by the development, the project is within the County's jurisdiction. ~~KOH Real Estate Group~~ *Hearthside Homes, a subsidiary of California Coastal Communities,* is the primary land owner. Other owners include Fieldstone, Ocean View School District, Metropolitan Water District, Huntington Beach Company, D. E. Goodell, the State of California, and the City of Huntington Beach. On January 11, 1996, the California Coastal Commission approved the Bolsa Chica Local Coastal Program which allowed for development of a maximum of 3,300 residential units (including a maximum 900 units in the lowlands) on a total of approximately 400 acres; Commercial - an optional 10 acres of commercial on the mesa; designation of a total of 87 acres for recreational uses (consisting of 58 acres for the Linear Park, 17 acres for a mesa community park, 8 acres for a lowland community park, and 5 acres for beach access and trails). The approved plan did not include the controversial Bolsa Chica Street Extension (a.k.a., the Cross-Gap Connector) but included an "interior collector street" connecting Talbert Ave. and Graham Street. The *original approval* approved included a Wetlands Restoration plan with a non-navigable tidal inlet which supports existing and restored tidal wetlands; and improvements to the East Garden Grove - Wintersburg Channel. *The LCP was subsequently modified and approved by the Coastal Commission in June 1996. The modifications were (1) elimination of residential development in lowland wetland areas; (2) reduction in the number of residential units from 2,500 to 1,235; and (3) elimination of the filling of Warner Pond.* In February 1997, state and federal agencies entered into an agreement to acquire and restore ~~800 880~~ acres of the Bolsa Chica lowlands, thereby eliminating the potential for development of the lowlands (with the exception of the Fieldstone property). *Once the California State Lands Commission purchased the restoration plan property, it was removed from the LCP. The Wetlands Restoration Plan includes a 24.5-acre parcel west of the Proposed Parkside Estates Project Site, and south of the Bolsa Chica Mesa. This 24.5-acre parcel is currently owned by MWD and the Bolsa Chica Lowland Trust.*
  
7. **Holly Seacliff Specific Plan Area:** Tentative Tract No. 14700 (Peninsula II)/Tentative Tract No. 14662 (~~Parkside/The Cove~~)/Tentative Tract No. 14661 (~~Holmby Place~~)/Tentative Tract No. 14659 (Sherwood)/ and additional tracts and Environmental Impact Report No. 89-1. This is a 570-acre area generally bounded by Ellis Avenue to the north, Huntington and Main Streets to the east, Yorktown Avenue and Summit Drive to the south, and the Edwards Street bluffs to the west. Uses will include Low Density Residential, Medium Density Residential, Medium High Density Residential, Mixed Development, Commercial, Industrial and Open Space. Ultimately, up to ~~3,895 3,022~~ residential units may be constructed in the area over the next ten to fifteen years. ~~The 570-acre project site is located on Ellis Avenue/Huntington and Main Street/Yorktown and Summit Drive/Edwards Street.~~ Approximately ~~1,109 1,865~~ units have been approved.
  
8. **Pier Plaza:** Permit No. 93-70/Coastal Development Permit. New parking lot with 634 stalls, new restroom and concession building, amphitheater and landscaping, improved pedestrian, vehicular: rollerblade, etc.) access in and around pier. The project is located on

1 Pacific Coast Highway. The project construction started in October 1996 and is ~~complete~~. ~~to be open in June, 1998.~~

9. **Duke's Surf City Restaurant:** Conditional Use Permit No. 94-25/Coastal Development Permit No. 94-10. The project site consists of construction of a new 18,000 square foot, two story restaurant located at 317 Pacific Coast Highway (old Maxwell's site). The project is ~~under construction~~ **complete**.
10. **Cannes Pointe:** Tentative Tract Map No. 14590/Conditional Use Permit No. 96-35. The 6-acre project site consists of construction of 29 Single Family Homes, ranging in size from 1,645 to 2,000 square feet. The project site is a triangular lot bounded by Huntington Street, Main Street, and Garfield Avenue. The project is ~~under construction~~ **complete**.
11. **Seabridge Specific Plan:** The project consists of development of 20 single family detached units on approximately 3.98 acres, located within the Seabridge Specific Plan (east side of Beach Boulevard, approximately 800 feet south of Adams Avenue). This project was approved by the Planning Commission, but has not yet been constructed.
12. **Bowen Court:** Proposal to develop 23 senior residential units on approximately 0.75 acres located on the southwest corner of Yorktown Avenue and Lake Street. The project was denied by Planning Commission; and approved by the City Council on appeal of the Planning Commission decision, on June 2, 1997. **The project is under construction.**
13. **21<sup>st</sup> - 22<sup>nd</sup> Street:** Proposal to amend the zoning on approximately 0.88 acres located on PCH between 21st and 22nd Streets, within the Downtown Specific Plan, from District- 1 (Visitors Serving Commercial) to District-2 (Residential). ~~If approved, the~~ **The** residential designation will allow for development of a maximum of 10 single family detached units or a maximum of 26 multifamily units (or combination of single and multifamily units). However, no proposal for development has been submitted to date. The project was approved by the Planning Commission and City Council and is ~~pending~~ **the** California Coastal Commission ~~approval~~.
14. **Wintersburg/Home Depot:** Proposal for a General Plan Amendment, Zone Change, Conditional Use Permit and Tentative Parcel Map to allow for the development of a Home Depot, School Administrative Office, and relocation of recreational fields at the southeast corner of Warner Avenue and Golden West Street. The project consists of the demolition of the closed Wintersburg School buildings, and the construction of a 106,548 SF Home Depot store and 24,337 SF garden center on a 10.5-acre site. The project also includes a future 30,000 SF building on 2.71 acres, and the relocation of various athletic fields on a 4.06-acre remainder parcel and on 16 acres at the adjacent Ocean View High School. The project was approved by Planning Commission in May and City Council in June, 1997. **The project site is currently under construction complete.**