



City of Huntington Beach Planning Department **STUDY SESSION REPORT**

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning &
Stanley Smalewitz, Director of Economic Development
BY: Jennifer Villaseñor, Associate Planner *JW*
DATE: September 1, 2009

SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 08-001, GENERAL PLAN AMENDMENT NO. 08-007, LOCAL COASTAL PROGRAM AMENDMENT NO. 08-002, ZONING TEXT AMENDMENT NO. 08-004 (DOWNTOWN SPECIFIC PLAN UPDATE – BOOK I – CHAPTER 3 – DISTRICT 1)

LOCATION: The project site consists of the Downtown Specific Plan area (Attachment No. 1). No changes to the existing specific plan boundaries are proposed.

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

At the July 14, 2009 Planning Commission study session on the Downtown Specific Plan Update, the Planning Commission voted to have additional study sessions on district-specific changes to the Downtown Specific Plan. The purpose of this study session is to discuss proposed changes in development standards for Book I, Chapter Three, District 1. In addition to the information presented in this report, a matrix of change for District 1 as well as the two overlay districts is included as Attachment No. 4 to this report.

District 1 – Downtown Core Mixed-Use. Part of the recommendation of RRM, the consultant that prepared the DTSP Update, includes expanding the downtown core further north on Main Street as well as on the streets surrounding Main Street, particularly 5th Street. In doing so, District 1 proposes to combine Districts 1, 3, 5 and portions of Districts 4 and 6 from the existing DTSP. The purpose of this is to re-establish the area as the downtown core for the City and create a more urban atmosphere by encouraging relatively higher intensity development with viable commercial, office and residential uses. The district promotes mixed use development of visitor-serving and neighborhood-serving commercial uses as well as office and residential developments. The maximum density for District 1 is proposed to increase from 25 – 30 dwelling units per acre in most areas to 60 dwelling units per acre. Additional revisions that are proposed for District 1 include increases in allowable building heights up to 55 feet and five stories depending on site area, elimination of floor area ratio (FAR) requirements and streamlining the development review process by requiring a Conditional Use Permit from the Planning Commission only for new developments with 100 feet or more of street frontage. Projects with less than 100 feet of street frontage would require a Conditional Use Permit from the Zoning Administrator. However, it should be noted that certain uses and other factors may trigger review of a project by the Planning Commission even if a project does not have 100 feet of street frontage. Finally, the draft DTSP Update proposes to simplify the current requirement that establishes maximum ratios for different types of uses within a single development. For example, development in District 3 of the existing DTSP requires the following: the ground floor/street level of all buildings fronting PCH and Main St. shall be devoted to visitor-serving commercial uses; all development must include visitor-serving commercial with a

minimum requirement of the entire street level or one-third of the total floor area devoted to visitor-serving commercial; residential uses are permitted only in conjunction with visitor-serving commercial developments of one block or greater and shall not exceed one-half of the total floor area. The intent of these ratios is to ensure that a sufficient amount of visitor-serving commercial is provided in each development. The draft DTSP Update proposes to require visitor-serving commercial on the ground level street frontage of all developments. Any other permitted use is allowed above or behind the ground level street frontage. This proposed change is intended to simplify the existing requirements while still ensuring that visitor-serving commercial is provided in the Downtown Core.

Cultural Arts & Neighborhood Overlays

District 1 also includes two overlay areas. A Cultural Arts Overlay, located in the northern portion of the district, is intended to promote continued enhancement of the cultural arts within Huntington Beach by building on existing cultural facilities within the downtown. The Cultural Arts Overlay area currently contains the Main Street Branch of the Huntington Beach Public Library, the Huntington Beach Art Center and properties north of Acacia Avenue. It should be noted, however, that no development is proposed at this time. In addition, any proposal for development on the existing library site would be required to comply with City Charter Section 612 (Measure C) to the extent that it applies. The Cultural Arts Overlay area has some of the same development standards as the rest of District 1, but does call for greater open space and landscaping requirements and restricts building heights to three stories and 35 feet. The requirements of this overlay area also restrict development such that there would be no net loss of green space from that of the existing library site. The properties within the Cultural Arts Overlay area are currently located in District 6 of the existing DTSP, which allows for mixed-use (commercial/office/residential) developments.

The second overlay area is the Neighborhood Overlay, which is located on 1st and 2nd Streets, between Walnut Avenue and Orange Avenue, and is intended to provide a transition zone between the existing residential uses in this area and the commercial Main Street corridor. Properties in the Neighborhood Overlay are currently located in Districts 4 and 5 of the existing DTSP. The Neighborhood Overlay allows single- and multi-family residential uses as well as office/residential mixed use developments, similar to the permitted uses in District 4 of the existing DTSP. Permitted uses in District 5 of the existing DTSP, which is the area that encompasses properties on 1st Street within the Neighborhood Overlay, include mixed use (commercial/office/residential) developments. Proposed building heights in the Neighborhood Overlay of the draft DTSP Update are restricted to three stories and 35 feet, which is the current maximum height allowed in District 4 and District 5 of the existing DTSP, except for developments within the existing District 5 that encompass a full block or greater, which are permitted at a height of four stories and 45 feet.

Permitted Uses

Permitted uses in District 1 generally reflect existing permitted uses of the consolidated districts that make up the proposed District 1 – Downtown Core. Also, in 2005, the level of review for certain uses in the DTSP was reduced as part of a citywide streamlining effort. Uses that would require a CUP from the Planning Commission such as restaurants and theaters were reduced to require a CUP from the Zoning Administrator. The proposed DTSP Update reflects the streamlining that was done in 2005 in the permitted uses section of each district, and, in some instances, further streamlines the review process for uses such as for commercial parking lots (from CUP: PC to CUP: ZA) and restaurants that do not serve alcohol (from CUP: ZA to Administrative Permit).

The existing DTSP separately lists uses such as clothing stores, bookstores, marine supplies, drug stores, shoe stores and similar retail uses. The draft DTSP Update generally classifies these uses under retail sales and would permit these uses by right, which is how they are permitted in the existing DTSP. In addition, the proposed DTSP Update adds personal services and personal enrichment services to the list of permitted uses in District 1. Personal services generally include uses such as barber shops, nail salons, tailors, dry-cleaners, beauty salons and other similar services that are listed separately in the existing DTSP. These uses are permitted by right under the existing DTSP and are proposed to remain permitted by right in District 1. Personal enrichment services, which are not currently permitted in the existing DTSP, include instructional services such as yoga and fitness studios, music schools, martial arts studios, diet centers and other similar uses and are proposed to be subject to approval of an Administrative Permit. This is the current citywide approval process for personal enrichment services in commercial districts. With respect to restaurant uses, the proposed DTSP clarifies the level of review for certain types of restaurants. Currently, the existing DTSP differentiates between restaurants and live entertainment/dancing. Restaurants are subject to a Conditional Use Permit from the Zoning Administrator, whereas requests for live entertainment and dancing are subject to a Conditional Use Permit from the Planning Commission. The proposed DTSP Update refers to restaurants as eating and drinking establishments, which is consistent with how they are referenced in the HBZSO and differentiates the types of restaurant uses even further. For instance, eating and drinking establishments with less than 12 seats are permitted by right. This is similar to a delicatessen use, which is currently permitted by right in the existing DTSP. Eating and drinking establishments that do not propose to serve alcohol require an Administrative Permit, which is consistent with current requirements of the HBZSO, while requests for eating and drinking establishments with alcohol require a Conditional Use Permit from the Zoning Administrator. Requests for dancing and live entertainment require a Conditional Use Permit from the Planning Commission, as currently required. Other uses that are introduced in District 1 include live/work units, religious assembly and cultural institutions.

Parking

As discussed at the July 28, 2009 Planning Commission study session, changes to existing parking requirements are proposed in Book I of the DTSP Update. While some of the changes are applicable throughout the DTSP area, many of the proposed changes would be applicable in District 1 only. The changes applicable in District 1 are described below.

The Downtown Parking Master Plan, as adopted in 1995, established shared parking regulations and reduced parking ratios for the commercial core area in the DTSP. The shared parking concept allows one parking space to serve two or more individual land uses without conflict due to variations in peak parking demands (e.g., seasonal uses, days of week, hours of day). The Downtown Parking Master Plan identifies development thresholds for various land uses and is based on a detailed block by block analysis of land uses and development potential in the downtown core area that requires careful monitoring and a yearly status report subject to review and approval by the City Council and California Coastal Commission, which can be cumbersome to implement.

Initially, the Downtown Parking Master Plan identified an overall development threshold of 500,000 square feet. In 2000, the Downtown Parking Master Plan of the DTSP was revised to establish the development thresholds (maximum - 715,000 square feet) for the downtown core area that are currently identified in the DTSP today. Presently, the established thresholds have been reached.

The current Downtown Parking Master Plan encompasses an area that is generally regarded as the existing downtown core. As stated on page one of this report, the recommendation by RRM was to expand the downtown core north on Main Street and on the outlying streets such as 3rd and 5th Streets. The DTSP Update provides an opportunity to adopt a new strategy for parking in the downtown area that will accommodate future development in the DTSP while eliminating cumbersome implementation and monitoring requirements. As such, the Downtown Parking Master Plan, as currently codified, is proposed to be eliminated in the DTSP Update. Since the proposed DTSP Update would eliminate the Downtown Parking Master Plan, Chapter Three of Book I of the proposed DTSP Update includes a section that specifies distinct parking standards for District 1, the expanded downtown core area. The standards require all residential and hotel developments to provide parking on-site. All net new commercial development would be required to provide parking on-site, subject to the reduced parking ratios referenced above, but could apply for a CUP (Planning Commission) to provide parking off-site through payment of in-lieu fees. In addition, the DTSP Update establishes provisions for shared parking agreements between two or more uses that have different hours of operation (i.e. – a theater vs. office). Shared parking agreements are subject to a CUP from the Planning Commission and would allow up to 50% of the required parking to be shared, provided the shared parking spaces are within a 350-foot radius of the subject use and, if on a separate parcel, a covenant or other agreement is recorded subject to review by the City Attorney. Other standards for District 1 include provisions for intensification of an existing use, which would only require parking for any net new development (existing square footage would not have to provide parking beyond what is already existing) and a requirement that all parking within the proposed Cultural Arts Overlay shall be underground.

The table below shows a comparison of existing DTSP Downtown Parking Master Plan ratios, ratios specified in the HBZSO and the proposed District 1 parking reduced parking ratios.

COMPARISON OF PARKING RATIOS

| Use | Proposed Parking Standard (District 1) | Existing DTSP Standards (DPMP area) | HBZSO Standards |
|--------------------------|--|-------------------------------------|--|
| Retail | 3 spaces per 1,000 s.f. | 3 spaces per 1,000 s.f. | 5 spaces per 1,000 s.f. |
| Personal enrichment | 3 spaces per 1,000 s.f. | Not specified (subject to HBZSO) | 5 spaces per 1,000 s.f. or 1 space per 35 s.f. of instruction area |
| Office | 2 spaces per 1,000 s.f. | 2 spaces per 1,000 s.f. | 4 spaces per 1,000 s.f. |
| Restaurant | 8 spaces per 1,000 s.f. | 10 spaces per 1,000 s.f. | 10 spaces per 1,000 s.f. (on a site w/3 or more uses or 1 space per 35 s.f.) |
| Hotel/Motel | 1.1 spaces per room | Not specified (subject to HBZSO) | 1.1 spaces per room + 1 space per passenger transport vehicle + 2 spaces for any manager's unit |
| Bed & Breakfast | 1.1 spaces per room | Not specified (subject to HBZSO) | 1.1 spaces per room + 1 guest space and 1 manager/owner space |
| Cultural Arts Facilities | 1 space per 300 s.f. | Not specified (subject to HBZSO) | 1 space per 300 s.f. |
| Assembly Uses | 10 spaces per 1,000 s.f. | Not specified (subject to HBZSO) | Varies depending on use – 1 space per 35 s.f. of assembly area; 1 space per 3 fixed seats; determined by CUP |

ATTACHMENTS:

1. Map of the Downtown Specific Plan area
2. Map of existing DTSP districts
3. Map of proposed DTSP districts
4. Development Standards Matrix of Changes – District 1
5. Public Comments received since August 11, 2009
6. Proposed General Plan Land Use Designation changes



Legend

-  Specific Plan Boundary
-  Building Footprints
-  Parcels



0 300 600 1,200 1,800
Feet

SPECIFIC PLAN AREA

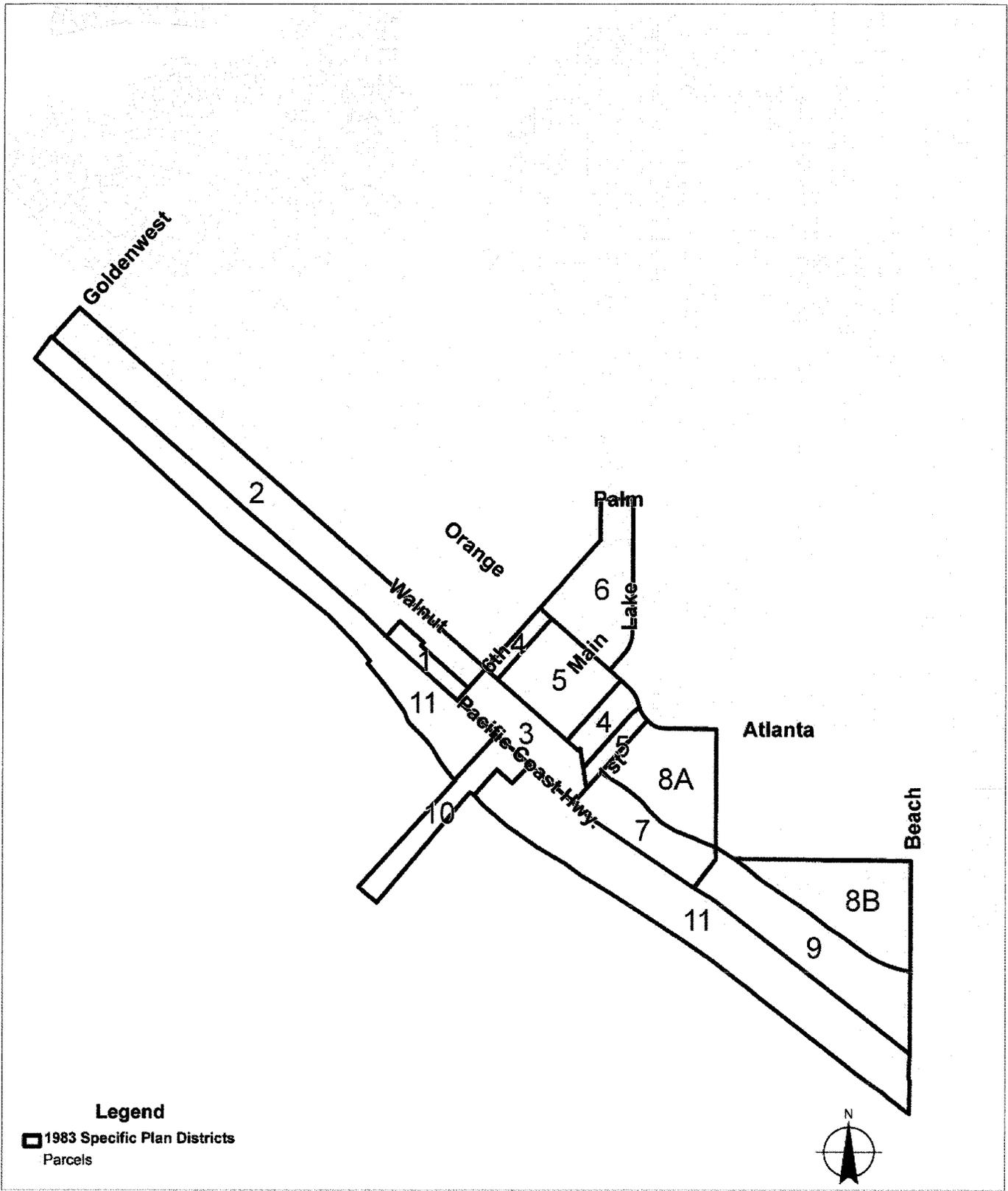
HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN

OCTOBER 8, 2008

rrmdesigngroup



ATTACHMENT NO. 1



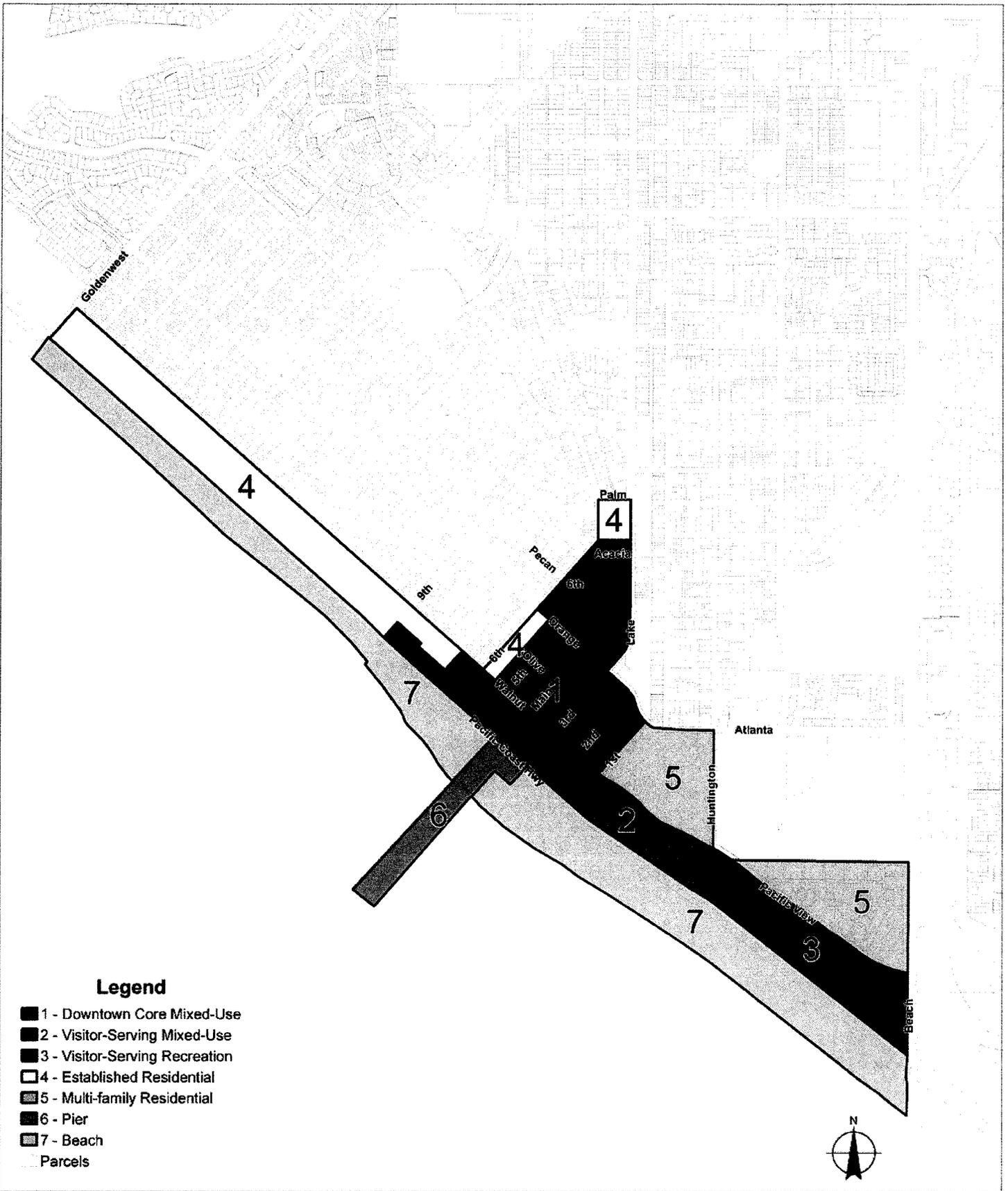
EXISTING SPECIFIC PLAN DISTRICTS

HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN

OCTOBER 8, 2008



ATTACHMENT NO. 2



SPECIFIC PLAN UPDATE DISTRICTS

HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN

OCTOBER 3, 2008

rrmdesigngroup

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

| Standard | Existing District #1 | Existing District #3 | Existing District #4 (portion on 2 nd St.) | Existing District #5 | Existing District #6 (portion north of Orange, south of Acacia) | Proposed District #1* |
|---------------------------------|--|--|---|--|---|--|
| Minimum Parcel Size | 10,000 s.f. net site area & 100' frontage on PCH | 25' street frontage and 2,500 s.f. net site area | 25' street frontage and 2,500 s.f. net site area | 25' street frontage and 2,500 s.f. net site area | 25' street frontage and 2,500 s.f. net site area | 25' street frontage and 2,500 s.f. net site area |
| Maximum Lot coverage | 50% | None | 50% | None | None | None |
| Maximum Density | 25 du/ac | 30 du/ac | <50' frontage: 1 du 51' – full block frontage: 30 du/ac | 25 du/ac | 25 du/ac | 60 du/ac |
| Maximum Height | 35'/3 stories | < full block: 3 stories/35' Full block: 4 stories/45' | 35'/3 stories | < full block: 3 stories/35' Full block: 4 stories/45' | <100' frontage: 2 stories/30'; 100' but < full block: 3 stories/35'; full block: 4 stories/45' | Min. 25'; Max. <25,000 s.f. site area: 45'/4 stories; ≥ 25,000 s.f. site area: 55'/5 stories |
| Minimum Front Setback | 25' along PCH; all other streets 15' | 15' | 15' | 15' | 15'; 5' on 5 th , 3 rd and Main Streets | None; Parking lots: 10' min.; Mixed Use/Comm.: 5' from ultimate ROW |
| Minimum Side Setback - Interior | 20% of frontage, not less than 7' | 5 th , 3 rd , Main & PCH: none; all others 20% lot width, not less than 7' | ≤100' street frontage: min. aggregate 20% lot frontage, not less than 3' >100' street frontage but < half block require 20% of frontage, not less than 7' >half block frontage not less than 7' | None | 10'; non-residential: none | None |
| Dedication | Widen alley to 24' | Additional 5' on PCH; 2.5' on 6 th St. | Additional 2.5' on 6 th St.; Additional ROW required to widen alley to 24' – no more than ½ from 1 side | Additional ROW required to widen alley to 24' – no more than ½ from 1 side | None | No changes to existing requirements |

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

| Standard | Existing District #1 | Existing District #3 | Existing District #4 (portion on 2 nd St.) | Existing District #5 | Existing District #6 (portion north of Orange, south of Acacia) | Proposed District #1 |
|---------------------------------|--|--|--|--|--|---|
| Minimum Side Setback - Exterior | 20% lot width, not less than 15' from ROW | 5 th , 3 rd , Main & PCH: same as front yard setback for that street; all others 20% lot width, not less than 15' from ROW | ≤100' street frontage: min. aggregate 20% lot frontage, 5' from ROW >100' street frontage but less than half block require 20% of frontage, 15' from ROW >half block frontage 15' from ROW | 5' from ROW | 15' from ROW | Commercial/mixed use: same as front setback; Parking lots: 10' |
| Minimum Rear Setback | 3' | 3' | 3' | 3' | 3' | 3' |
| Permitted Uses | Visitor-serving commercial | Visitor-serving commercial on ground floor: office/residential above | Mixed use office/residential; single-family residential | Mixed Use: Commercial/Office/Residential | Mixed Use: Commercial/Office/Residential | Visitor-serving commercial on ground floor street frontage; residential & office above ground floor |
| Minimum Upper-story setback | 10' from 2 nd story façade (covered area) | PCH, 1 st , 2 nd , 6 th : average above 2 nd story 15' from ROW; 3 rd & 5 th : 10' from 1 st story above 2 nd story; Main: no part above 2 nd story within 10' of build-to line | 10' from 2 nd story façade (covered area) | 10' from 2 nd story façade (covered area) | 10' from 2 nd story façade (covered area) | 10' average from ground floor façade for 4 th and 5 th stories |
| Maximum FAR | 1.0 | >half block: 2.0; half block to full block: 2.5; >full block: 3.0 | 1.5; 1.0 single-family residential | 2.0 | <half block: 1.5; ≥half block: 2.0 | None |

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

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

| Standard | Existing District #4 (portion on 2nd St.) | Existing District #5 (portion on 1st St.) | Proposed Neighborhood Overlay |
|---------------------------------|---|--|--|
| Minimum Parcel Size | 25' street frontage and 2,500 s.f. net site area | 25' street frontage and 2,500 s.f. net site area | 25' street frontage and 2,500 s.f. net site area |
| Maximum Lot coverage | 50% | None | None |
| Maximum Density | <50' frontage: 1 du 51' – full block frontage: 30 du/ac | 25 du/ac | 30 du/ac |
| Maximum Height | 35'/3 stories | < full block: 3 stories/35' Full block: 4 stories/45' | 35'/3 stories; single-family: 25' maximum height within front 25' of lot |
| Minimum Front Setback | 15' | 15' | Mixed Use: 5' max. Residential: 10' min. Single-family: 15' |
| Minimum Side Setback - Interior | ≤100' street frontage: min. aggregate 20% lot frontage, not less than 3' >100' street frontage but < half block require 20% of frontage, not less than 7' >half block frontage not less than 7' | None | Mixed Use: none Residential: 20% aggregate; 3' min. |
| Minimum Side Setback - Exterior | ≤100' street frontage: min. aggregate 20% lot frontage, 5' from ROW >100' street frontage but less than half block require 20% of frontage, 15' from ROW >half block frontage 15' from ROW | 5' from ROW | Mixed Use: none Residential: 20% aggregate; 5' min. |
| Minimum Rear Setback | 3' | 3' | 3' |
| Permitted Uses | Mixed use office/residential; single-family residential | Mixed Use: Commercial/Office/Residential | Mixed Use: Office/Residential; single-family residential |
| Minimum Upper-story setback | 10' from 2 nd story façade (covered area) | 10' from 2 nd story façade (covered area) | 10' from 2 nd story façade (covered area) |
| Maximum FAR | 1.5; 1.0 single-family residential | 2.0 | None; single-family: 1.0 |
| Dedication | Additional 2.5' on 6 th St.; Additional ROW required to widen alley to 24' – no more than ½ from 1 side | Additional ROW required to widen alley to 24' – no more than ½ from 1 side | No changes to existing requirements |

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

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

Villasenor, Jennifer

From: Kim Kramer [kim@e-mailcom.com]
Sent: Saturday, August 15, 2009 4:01 PM
To: undisclosed-recipients
Subject: The Latest on the Cultural Arts Center / Triangle Park / Main Street Library

To: City Council Members, Mayor Bohr, Planning Commissioners, HBDRA Supporters, HB Tomorrow, HB Talk, Other Interested Parties:

From: Kim Kramer, Huntington Beach Downtown Residents Association (HBDRA)

Linked below is an article that appeared in last Thursday's issue of the LA Times HB Independent.

It concerns a report commissioned by the Marketing and Visitors Bureau regarding the DTSP Cultural Arts Overlay.

[Click Here to View](#)

Some quotes from the article worth noting:

"A 350-person event space . . ."

"An analysis of the potential market demand, estimated revenue and the economic impact of a cultural center . . ."

(HBDRA Comment: No where does it mention an analysis of the impact on residential quality of life which would be devastating for more than 3000 downtown residents.)

"The bureau is waiting for City Council members to approve the Downtown Specific Plan before commenting or moving forward . . ."

"The center is projected to open in 2013 and would attract an estimated 300,000 tourists . . ."

"The three- to four-story, 40,000- to 50,000-square-foot building would include a 350-person rentable event space, a possible rooftop terrace and a restaurant or cafe with veranda seating . . ."

"The center would also boast a 100- to 125-seat theater, a gift shop . . ."

ATTACHMENT NO. 5.1

“The existing building (Main Street Library) would not remain,” Bone said.

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HUNTINGTON BEACH INDEPENDENT

Published Thursday, August 13, 2009 1:03 AM PDT

Top Stories

Report: Profit is possible

By Britney Barnes

The proposed cultural center in Triangle Park could play home to surfing and ocean-themed exhibits, a 350-person event space, and create more than \$4.4 million a year in revenue, according to a draft study obtained by the Independent.

The document, commissioned by the Huntington Beach Marketing & Visitors Bureau, is an analysis of the potential market demand, estimated revenue and the economic impact of a cultural center, and hasn't been released to the public or responded to by the bureau, President and Chief Executive Steve Bone said. →

The bureau is waiting for City Council members to approve the Downtown Specific Plan before commenting or moving forward on the draft, Bone said. At this point, the draft does not represent the opinion of the bureau, but is the recommendation of a third party, Bone said.

The center is part of the proposed changes to the Downtown Specific Plan to create a hub at the north end of Main Street's downtown area. The plan is an update to the long-range planning documents the city uses to determine building specifications.

The plan is being amended to increase development over the next 20 years. It encompasses the area south of Goldenwest Street and north of Beach Boulevard along the beach and up to Palm Avenue in the downtown area. From Sixth Street north, the plan only extends up to Walnut Avenue. South of Main Street, the plan includes the resort areas.

The cultural center would be the focal point of a proposed cultural arts overlay district that includes the Huntington Beach Art Center, a performing arts theater and an underground parking structure. The center is projected to open in 2013 and would attract an estimated 300,000 tourists and community members a year — increasing the city's income from transient

HBDRA Comment: Per the HBDRA's conversation with Mr. Bone, this is a tourist attraction and NOT for the community. The purpose is to fill the hotels with "heads in beds."

HBDRA Comment: There is no analysis of the impact on residential quality of life nor on the hometown ambiance of the historic residential district.

occupancy tax and bringing in a projected \$4.4 million a year, according to the draft.

The three- to four-story, 40,000- to 50,000-square-foot building would include a 350-person rentable event space, a possible rooftop terrace and a restaurant or cafe with veranda seating, according to the draft. The center would also boast a 100- to 125-seat theater, a gift shop and interactive exhibits.

HBDR Comment: This is larger in scope and more devastating than the DTSP.

The center would feature different exhibits, including one on surfing that the report states would be superior to the California Surf Museum in Oceanside, Huntington's International Surfing Museum and others in California. The exhibit would feature the history of surfing and those who have contributed to its culture, including inductees in the Huntington Beach Walk of Fame, according to the report.

The center would also have a marine life exhibit with live specimens, an interactive learning library and educational classrooms.

"The idea is to make it highly interactive," Bone said.

One of the most hotly contended aspects of the Downtown Specific Plan — the possible removal of the Main Street Library — is included in the draft.

"The existing building would not remain," Bone said.

The center would replace the library with a larger, state-of-the-art one that would better accommodate the needs of the community, Bone said.

Despite the possibility for increased revenue, some residents have been up in arms for months over the possible development of the center and the destruction of their park and library. Community members have created the Huntington Beach Downtown Residents Assn. and have packed the city's Planning Commission study session meetings with residents against the cultural center being built in their neighborhood.

HBDR Comment: Nearly 5000 residents have signed a petition in opposition to this proposal. Resident Richardson Gray said he is most concerned with how large and visitor-intensive the proposed center could be, and said he has been trying to lay hand on a copy of the report to no avail. Gray said residents need to see the details of the plan to understand the full scope of the project.

One of the residents' biggest concerns is with the loss of the buffer zone between the downtown bars and their homes, and the increase of traffic on the two-lane highways around the intended site of the cultural center.

HBDR Comment: The library is almost 60 years old and is clearly recognized as being historically significant. It should be preserved and not destroyed.

The Downtown Specific Plan must gain approval from the Planning Commission and the City Council before the Cultural Center can become more than a draft.

Huntington Beach Downtown Residents Association

Position Statement: DTSP Cultural Arts Overlay

ISSUE:

The City of Huntington Beach is proposing the redevelopment of Downtown Huntington Beach pursuant to the June 12, 2009 release of the Downtown Specific Plan Update, DTSP.

The DTSP includes a Cultural Arts Overlay section which allows for the redevelopment of historic Main Street Library and Triangle Park located at 525 Main Street. The redevelopment permits a three-story, 40,000 square foot Cultural Arts Center Tourist Attraction with a performing arts venue, restaurants, kiosks, retail carts, retail stores, and other tourist-oriented commercial attractions. All of this will completely replace historic Main Street Library and Triangle Park.

POSITION:

The Huntington Beach Downtown Residents Association, HBDRA, supports the existing land uses at Main Street Library and Triangle Park and opposes the commercial redevelopment of this site as outlined in the DTSP.

The HBDRA is pro-development and pro-tourism and appreciates both as being important to the future success of our city. However, the HBDRA opposes the planned routing of hundreds of thousands of tourists into residential neighborhoods for commercial purposes. The HBDRA asserts that a Cultural Arts Center Tourist Attraction at this site, within the heart of Huntington Beach's oldest residential neighborhood, would substantially degrade the quality of life, aesthetics and hometown ambiance in the downtown residential district. The HBDRA supports the consideration of a Cultural Arts Center in the hotel / tourist zone closer to Pacific Coast Highway, to better manage the impacts of tourists, traffic and their resulting environmental effect.

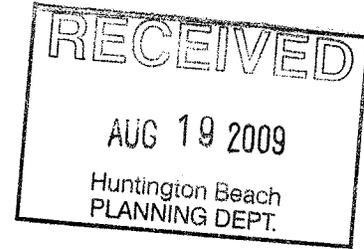
The HBDRA affirms that Main Street Library, nearly 60 years old, is of cultural and historic significance and should therefore be preserved. The HBDRA supports the restoration of the library and advocates the installation of the latest technologies to create a modern library facility that will serve and attract both residents and visitors.

The HBDRA opposes the commercial development of public parkland and asserts that public parkland is a sacred trust to be safeguarded for future generations. The HBDRA asserts that Triangle Park, dedicated in 1912, should be enhanced to reflect its unique status as the only park in downtown proper serving the needs of both residents and visitors. Triangle Park should be maintained as an open space park serving as a focal point for the downtown as a gathering place for the community on an ongoing and special events basis.

For more information, please contact: HBDRA
412 Olive Avenue, Suite 616
Huntington Beach 92648

714.374.3295
kim@e-mailcom.com

Jennifer Villasenor
Associate Planner
City of Huntington Beach
Planning Department
2000 Main Street
Huntington Beach, CA 92648



Re: Downtown Specific Plan Update Draft of June 12, 2009

Dear Ms. Villasenor:

The members of the Pierside Homeowners Association (Pierside), by a virtually unanimous vote, has authorized our Board of Directors (Board) to send you these comments on the Downtown Specific Plan Update Draft of June 12, 2009 (DTSP). Our Town Homes comprise 16 residences at Pierside, at the corner of Sixth Street and Orange Avenue in downtown. Our Board urges the City to maintain for the long term the historic Main Street Library building (Library) and its surrounding historic Triangle Park (Park), and to build any downtown cultural center and structured parking at some alternative site. This email is a repetition of the substance of an email that we sent to Kellee Fritzal about the Downtown Specific Plan Update Draft of December 4, 2008.

We are recommending the preservation of the Library and Park for a number of reasons.

1. Triangle Park is the only park and the only significant amount of open space and green space away from the beaches in the DTSP area. Although the beaches provide open space, downtown has a woeful shortage of green space. Triangle Park is the only open space downtown primarily for residents, as the beaches are largely tourist oriented. Furthermore, Huntington Beach, citywide, has a ten-acre shortage of parkland.
2. Downtown has had a library for Huntington Beach's entire 100-year history. We understand that the size of the Main Street Library could be reduced by as much as one half if the proposed cultural center is built. The Main Street Library is important historically, as it was the main library for the entire City until the Central Library was completed in the 1970s.
3. The Park and Library are ill suited for a significant amount of underground parking. This site is served only by two-lane, local roads, almost entirely through established residential areas. The only non-residential street providing access to the Park and Library is Main Street from Pacific Coast Highway. This stretch of Main Street already is overburdened for much of the time during warmer months of the year, and will not be able to support additional traffic from the proposed cultural center and its proposed underground parking garage.

ATTACHMENT NO. 5.7

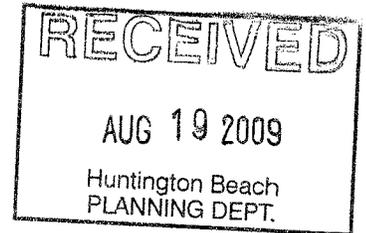
For these reasons, among many others, we urge the City to seek out alternative downtown locations, nearer to the beaches and farther away from established residential areas, for its proposed cultural center and underground parking. We want the Library and Park kept as they are now.

Thank you for your consideration.

Board of Directors
Pierside Homeowners Association

ATTACHMENT NO. 5.8

Jennifer Villasenor
Associate Planner
City of Huntington Beach
Planning Department
2000 Main Street
Huntington Beach, CA 92648



Re: Downtown Specific Plan Update Draft of June 12, 2009

Dear Ms. Villasenor:

The Board of Directors of the Townsquare Master Homeowners Association (Board) unanimously voted to send you these comments on the Downtown Specific Plan Update Draft of June 12, 2009 (DTSP). Our Board represents the 89 owners of the 73 condominiums and 16 Town Homes at Townsquare, in part bounded by Sixth Street, Main Street, and Orange Avenue in downtown. Our Board urges the City to abandon its proposal in the DTSP for a cultural center and underground parking (Center) at the historic Main Street Library building (Library) and its surrounding historic Triangle Park (Park). This email repeats the recommendations that we sent to Kellee Fritzal about the Downtown Specific Plan Update Draft of December 4, 2008.

We are advocating against the proposed cultural center and underground parking at the Library and Park for many reasons, including the following.

1. The City already has two performing arts centers that are less than fully utilized: one at Central Library and one at Huntington Beach High School. Building a third performing arts center at the Library and Park would be a poor use of scarce taxpayer dollars. Although we know that the Center proposal is being promoted for uses such as live theatre or classical music, we are concerned that these uses might not thrive in downtown Huntington Beach. If these "high culture" uses were not to generate sufficient revenue, the City might be forced to book much less neighborhood friendly uses, including the possibility of rock and roll bands, which might cater more to downtown's predominant twenty-something crowds.
2. The location of a sizable amount of underground parking at the Library and Park would push the density of downtown's commercial district literally to our doorsteps, with no buffer, as we would be losing our transitional area. We understand that this underground parking garage could include from 200 to 400 spaces, including two possible components: one for the cultural center itself, with over 200 required spaces, and one for other downtown developments which do not have sufficient on site parking, possibly adding more than another 150 spaces.

ATTACHMENT NO. 5.9

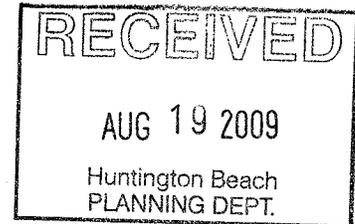
For these reasons, we ask that the City abandon its proposal in the DTSP for a cultural center and underground parking at the Library and Park. We want the Library and Park preserved as their present neighborhood friendly uses.

Thank you for your support.

Board of Directors
Townsquare Master Homeowners Association

ATTACHMENT NO. 5.10

Jennifer Villasenor
Associate Planner
City of Huntington Beach
Planning Department
2000 Main Street
Huntington Beach, CA 92648



Re: Downtown Specific Plan Update Draft of June 12, 2009

Dear Ms. Villasenor:

The Board of Directors of the Townsquare Condominiums (Board) unanimously voted to send you this written public comment on the Downtown Specific Plan Update Draft of June 12, 2009 (June DTSP). Our Board represents the owners of the 73 condominiums at Townsquare, at the corner of Sixth and Main Streets in downtown. Our Board urges the City to preserve the historic Main Street Library building (Library) and its surrounding historic Triangle Park (Park) as they are now. We sent a similar written public comment to Kellee Fritzal regarding the Downtown Specific Plan Update Draft of December 4, 2008.

We are advocating for the preservation of the Library and Park for the following reasons, among others.

1. The Library is a great resource for downtown families and has the best attended pre-school storytime programs in the City. Its building has been on the Park since 1951, and as such is one of the few remaining historic structures in downtown.
2. The Park is the second oldest park in the City, dating back to 1912. In the Park's original deed to the City, the City was restricted to maintain the Park as parkland forever.
3. Given the vibrancy of downtown Main Street south of Orange, which often reaches a level of rowdiness that detracts from the quality of life for downtown residents, we think that the City needs to keep a buffer or transition area between downtown's commercial district and the residential areas north of downtown, including the Townsquare Condominiums. Currently, the Library and Park provide such a buffer and transition area. If a major cultural center with underground parking is built at the Library and Park, this buffer and transition will be lost to the residents at the north end of downtown. Such a loss would greatly reduce the quality of life for the many residents north of downtown, including those of the Townsquare Condominiums.

For these reasons, we ask that the City's proposal, for a cultural center and underground parking at the Library and Park, be stricken from the June DTSP before its approval by the Planning Commission and City Council. We urge you to preserve the Library and Park as they are now.

ATTACHMENT NO. 5.11

Thank you for your consideration and support.

Board of Directors
Townsquare Condominiums

ATTACHMENT NO. 5.12

Wine, Linda

From: Kim Kramer [kim@e-mailcom.com]
Sent: Saturday, August 22, 2009 5:54 PM
To: Wine, Linda
Subject: Please forward to the Planning Commissioners
Attachments: BUS_08.14.09.jpg

To: Planning Commissioners

I do not know why this Charter Bus was parked here in front of the Main Street Library and in front of these homes.

However, it was the second time this has happened in the last 30 days.

I guess this might give us a sense of what life might be like for the residents who live so close to Triangle Park if the Cultural Arts Center is approved.

Thanks and best regards,

Kim



1

ATTACHMENT NO. 5.13



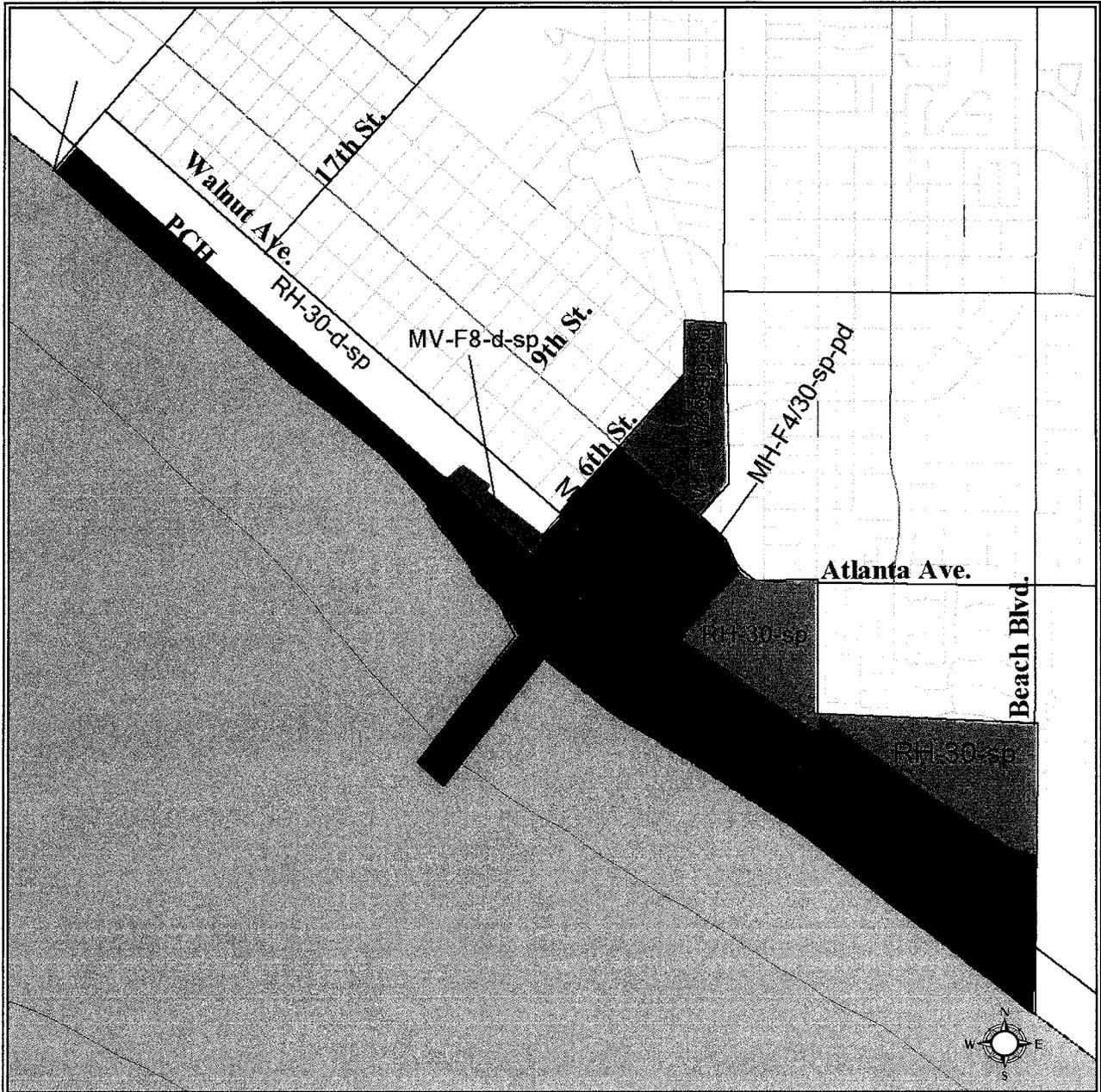
RECEIVED
AUG 24 2009
Huntington Beach
PLANNING DEPT.



2

ATTACHMENT NO. 5.14

**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

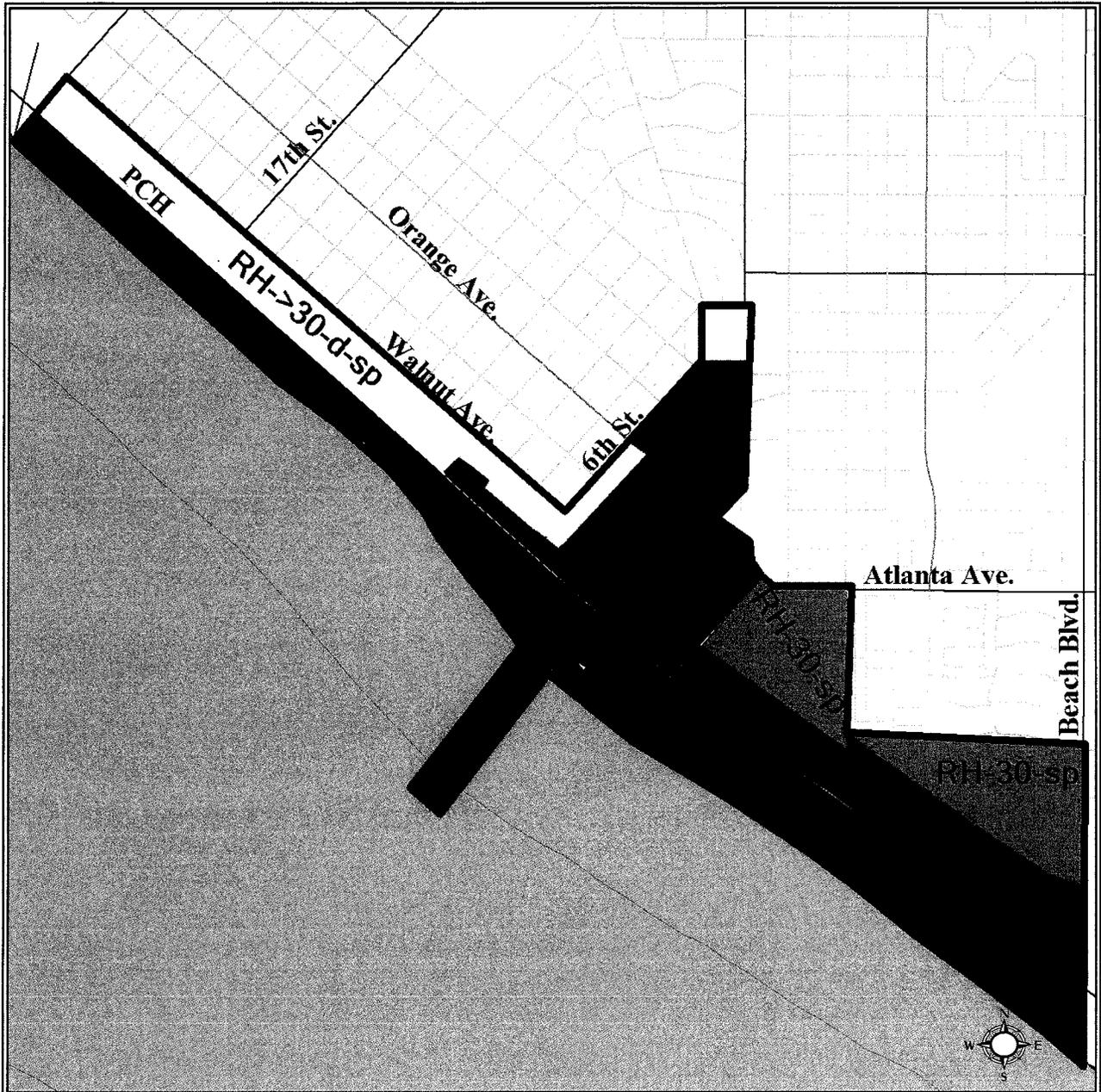
Density Schedule

-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)

**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)

Proposed General Plan Land Use Designations - DTSP Update

| Proposed District # | Existing GP land use designation | Proposed GP land use designation |
|---------------------------------------|---|---|
| 1 – Downtown Core Mixed-Use | MV-F8-d-sp MV-F12-sp-pd MV-F6/25-sp-pd MH-F4/30-sp-pd P M-F11/25-sp-pd | M->30-d-sp-pd |
| 2 – Visitor-Serving Mixed-Use | CV-F7-sp | CV-F7-sp |
| 3 – Visitor-Serving Recreation | CV-F7-sp | CV-F7-sp |
| 4 – Established Residential | RH-30-d-sp MH-F4/30-sp-pd M-F11/25-sp-pd | RH->30-d-sp |
| 5 – Multi-Family Residential | RH-30-sp | RH-30-sp |
| 6 - Pier | CV-d | CV-d-sp |
| 7 - Beach | OS-S | OS-S |