

**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jill Arabe, Planning Aide
DATE: April 16, 2008

SUBJECT: COASTAL DEVELOPMENT PERMIT NO. 2008-003 (EDINGER IMPROVEMENTS)

LOCATION: Edinger Avenue public right-of-way, 92649 (northside of Edinger Avenue between Countess Drive and Saybrook Lane)



Applicant: City of Huntington Beach Public Works Department, 2000 Main St., Huntington Beach, CA. 92648

Property Owner: City of Huntington Beach, 2000 Main St., Huntington Beach, CA. 92648

Request: To permit the installation of landscaping and irrigation improvements within an unimproved roadway shoulder and the future construction of a 12 ft. wide asphalt bicycle/pedestrian trail.

Environmental Status: This request is covered by Categorical Exemption, Section 15304, Class 4, California Environmental Quality Act.

Zone: Public Right-of-Way

General Plan: Public Right-of-Way

Existing Use: Edinger Avenue public right-of-way



RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15304 of the CEQA Guidelines, because the project consists of minor public alterations in the condition of Edinger Avenue right-of-way. The project includes

the installation of new landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistant landscaping.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2008-003:

1. Coastal Development Permit No. 2008-003 for the development project, as proposed, conforms with the General Plan, including the Local Coastal Program. The project is consistent with the following Coastal Element Land Use Policies:
 - a. C.2.2.1: Encourage the utilization of easements and/or rights-of-way along flood control channels, public utilities, railroads and streets, wherever practical, for the use of bicycles and/or pedestrians.
 - b. C 4.6.5: Require additional landscaping and varying hardscape along the beach trail and roadway medians in the Coastal Zone.
 - c. C 4.7.1: Promote the use of landscaping material to screen uses that detract from the scenic quality of the coast along public rights-of-way and within public view.

The current unimproved roadway shoulder is a visual blight for residents and visitors traversing the Edinger corridor towards the coast. The proposed landscaping and irrigation improvements will provide an aesthetically attractive view to the designated scenic corridor. The future construction of a 12 ft. wide bicycle/pedestrian asphalt trail will allow tourists and Huntington Beach residents to access coastal resources without impacting vehicular traffic. The proposed palette of trees, shrubs, and ground cover will enhance the streetscape.

2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The project will not involve the construction of permanent structures. The landscape improvements will comply with the landscape provisions of the Huntington Beach Zoning and Subdivision Ordinance.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. Existing water lines and utilities will be extended to the proposed irrigation system. Irrigation and landscape improvements are proposed to enhance the visual appearance of an existing roadway.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. Public access will remain to coastal resources and improve public views to the shoreline and ocean.

SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2008-003:

1. The site plan and irrigation plans dated February 13, 2008 and the landscape plans with 12 ft. bicycle/pedestrian asphalt trail dated March 6, 2008 shall be the conceptually approved design.
2. During demolition, grading, site development, and/or construction, the following shall be adhered to:

- ◆ Any temporary stockpile of soil at the project site shall not exceed 8 feet in height.
(PW)
3. Incorporating sustainable or “green” building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green’s Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney’s fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.