



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

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning of Building  
**BY:** Mary Beth Broeren, Planning Manager *MBB*  
**DATE:** August 24, 2010

**SUBJECT:** **GENERAL PLAN AMENDMENT NO. 10-002/ZONING TEXT AMENDMENT NO. 10-002/ZONING MAP AMENDMENT NO. 10-001/LOCAL COASTAL PROGRAM AMENDMENT NO. 10-001/ANNEXATION NO. 10-001/DRAFT NEGATIVE DECLARATION NO. 10-005 (Sunset Beach Specific Plan and Annexation)**

**APPLICANT:** City of Huntington Beach, 2000 Main St., Huntington Beach, CA 92648

**PROPERTY**

**OWNER:** Various; there are 497 parcels in Sunset Beach and 441 property owners based on available information from the County of Orange.

**LOCATION:** Unincorporated Sunset Beach, located between Warner Avenue and Anderson Street on either side of Pacific Coast Highway, including the beach area

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**PROJECT REQUEST AND SPECIAL CONSIDERATIONS**

Annexation No. 10-001 is a City-initiated proposal to annex the approximately 109 acre unincorporated Sunset Beach community to the City of Huntington Beach. The property is currently located within the jurisdiction of the County of Orange.

General Plan Amendment No. 10-002 is a request to amend the General Plan Land Use Map (Figure LU-5) to establish General Plan land use designations for the Sunset Beach area as follows - approximately 22.3 acres for Residential High Density-30, 9.2 acres for Visitor Serving Commercial-Mixed Use Overlay, 13.0 acres for Public, 3.4 acres for Open Space-Water Recreation and 33.2 acres for Open Space-Shoreline. The remainder of the area is right-of-way. The entire area would also have a Specific Plan Overlay. The proposed City of Huntington Beach General Plan land use designations mirror those of the existing County of Orange Land Use Plan for Sunset Beach. The General Plan Amendment would designate the Sunset Beach area as Subarea 4L on the Community District and Subarea Schedule (Figure LU-6 and Table LU-4) and would amend Table LU-3 to add a reference to "specific plans" for the Mixed Use Overlay. In addition, the General Plan Amendment would update figures to reflect the change in the City's boundary, would make minor wording changes to the Utility Element and would update the Recreation and Community Services Element to reflect update recreational amenity information.

Zoning Text Amendment No. 10-002 is a request to create the Sunset Beach Specific Plan (Specific Plan 17) that will provide development standards for the Specific Plan area pursuant to Chapter 215 of the Huntington Beach Zoning and Subdivision Ordinance (ZSO). The Sunset Beach area is currently governed by a County of Orange Sunset Beach Specific Plan. The proposed City of Huntington Beach Specific Plan proposes to maintain the intent of the existing Specific Plan in terms of land use plan, districts and regulations.

Zoning Map Amendment No. 10-001 is a request to amend the City of Huntington Beach Zoning Map to pre-zone the Sunset Beach area with the Sunset Beach Specific Plan pursuant to Chapter 247 of the ZSO. Pre-zoning is required for annexation to be approved.

Local Coastal Program Amendment No. 10-001 is a request to amend the City of Huntington Beach Local Coastal Program Land Use Plan and Implementation Plan to: 1) amend the certified Land Use Plan (Figure C-5) to establish City Land Use Designations for the Sunset Beach area consistent with the General Plan Land Use Designations described above, including designating it as Subarea 4L on the Community District and Subarea Schedule (Figure C-10 and Table C-2); 2) amend Land Use Plan Table C-1 to add a reference to “specific plans” for the Mixed Use Overlay; 3) amend various text sections of the Land Use Plan to include descriptions of the Sunset Beach area and update the figures to reflect the change in City boundary; and 4) amend the Implementation Plan to reflect the Zoning Map Amendment and Zoning Text Amendment described above.

Draft Negative Declaration No. 10-005 analyzes the potential environmental impacts associated with the General Plan Amendment, Zoning Text Amendment, pre-zoning, Local Coastal Program Amendment and annexation of Sunset Beach.

The proposed entitlements establish City of Huntington Beach General Plan, Local Coastal Program and zoning designations for Sunset Beach if it is annexed to the City of Huntington Beach. Due to the unique character and built out nature of the community, a specific plan is proposed to best carry forward the community-established goals for the area. The Sunset Beach area is currently regulated by a County of Orange specific plan. City staff has annotated the County’s specific plan to indicate which sections of that specific plan have been carried forward into the City’s proposed document and where they are located in the document. The proposed entitlements do not propose or require any development activity. They are necessary for the City to annex Sunset Beach. The Local Coastal Program Amendment is subject to review and approval by the California Coastal Commission, which approval must occur in order for the proposed zoning and land use designations to be in effect from a regulatory perspective.

At the August 10<sup>th</sup> Planning Commission Study Session staff presented a brief overview of the Sunset Beach area and the proposed planning entitlements associated with the annexation. The intent of this Study Session is to focus on the proposed Sunset Beach Specific Plan, which contains the development standards for the area.

**CURRENT LAND USE, HISTORY OF SITE, ZONING AND GENERAL PLAN DESIGNATIONS**

History of Entitlements:

- County of Orange approved the Sunset Beach Specific Plan/Local Coastal Program in 1981.
- California Coastal Commission certified the County’s Plan in 1983.
- County of Orange approved an Addendum to the Sunset Beach Specific Plan/Local Coastal Program in 1990.
- California Coastal Commission certified the amended Plan in 1991.
- Orange County Local Agency Formation Commission (LAFCO) placed the unincorporated Sunset Beach in the City of Huntington Beach’s Sphere of Influence in 2009.

Zoning and General Plan land use designations for Sunset Beach and surrounding area:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	<p><u>Existing</u> County: Urban Residential, Open Space, Community Commercial City: NA</p> <p><u>Proposed</u> County: NA City: Residential High Density, Commercial Visitor, Open Space-Shoreline, Open Space-Water, and Public</p>	<p><u>Existing</u> County: Sunset Beach SP and Sunset Beach SP-FP3 City: NA</p> <p><u>Proposed</u> County: NA City: Sunset Beach SP</p>	Residential, commercial, public and open space
North of subject property	<p>City of Seal Beach: General Commercial, Beach and Residential Low Density</p> <p>City of Huntington Beach: Commercial Visitor, Residential Medium Density, Residential Low Density, Residential Medium High Density, Commercial Neighborhood</p>	<p>City of Seal Beach: General Commercial, Beach, Residential Low Density</p> <p>City of Huntington Beach: Commercial Visitor, Medium Density Residential, Low Density Residential, Medium High Density Residential and Commercial General</p>	Residential, Commercial, Huntington Harbour
East and southeast of subject property	<p>County: Open Space Reserve, Suburban Residential</p> <p>City: See North for City of Huntington Beach; also Open Space-Shoreline</p>	See North; also Bolsa Chica Wetlands, Bolsa Chica State Beach	See North; also Bolsa Chica Wetlands, Bolsa Chica State Beach
Southwest of subject property	NA	NA	Pacific Ocean

## **APPLICATION PROCESS AND TIMELINES**

### **DATE OF COMPLETE APPLICATION**

August 2, 2010

### **MANDATORY PROCESSING DATE**

- Draft ND: Within 180 days of complete application: January 29, 2011
- Legislative Action: Not Applicable

The tentative public hearing date for the Planning Commission is September 28, 2010.

## **CEQA ANALYSIS/REVIEW**

A draft Negative Declaration has been prepared (Attachment No. 2). The 30-day public review period began on August 12, 2010 and ends on September 10, 2010. The draft Negative Declaration concludes that the proposed project will not result in any significant adverse environmental effects. Staff will provide an overview of the Draft Negative Declaration at the September 14<sup>th</sup> Planning Commission Study Session. The September 28<sup>th</sup> public hearing staff report will include any comments received during the 30-day comment period.

## **COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES**

The Departments of Administration, Planning and Building, Fire, Community Services and Public Works analyzed annexation of the property for an Annexation Feasibility Study prepared for the City Council. City departments have also commented on the preparation of the Draft Specific Plan. Additionally, the City has been working with LAFCO regarding annexation procedures.

## **PUBLIC MEETINGS, COMMENTS AND CONCERNS**

In 2009 and 2010, City representatives attended Sunset Beach Community Association meetings regarding annexation. The City of Huntington Beach City Council held a Study Session to discuss the annexation on June 7, 2010. On August 2<sup>nd</sup>, the City Council directed staff to proceed with the annexation process and associated entitlements. At both the June 7<sup>th</sup> and August 2<sup>nd</sup> meetings, as well as at various City Council meetings held between these two dates, there were numerous speakers from Sunset Beach and Huntington Beach who expressed either opposition or support for the annexation; however, most were opposed and requested the City wait to pursue annexation until the Sunset Beach community completes its application process with LAFCO to incorporate as its own city.

## **PLANNING ISSUES**

The primary issues for the Planning Commission to consider when analyzing this project are:

- Impacts of the proposed annexation on City services and consistency of the proposed annexation with surrounding land uses
- Consistency of the proposed amendments with the City of Huntington Beach General Plan and Local Coastal Program for the establishment of land use designations for the Sunset Beach area
- Consistency of the proposed Sunset Beach Specific Plan with City policies and regulations
- Consistency of the proposed amendment to the Zoning Map with the proposed land uses and surrounding area
- The environmental impacts associated with the proposed project

The focus of the August 24<sup>th</sup> Study Session is the proposed Sunset Beach Specific Plan (Attachment No. 3). The proposed Specific Plan contains the development standards for the area and is based on the County of Orange's existing specific plan (Attachment No. 6). The County's specific plan is a combination local coastal program and specific plan and, as such, contains a significant amount of discussion on the County's relevant General Plan policies in addition to specific standards for the Sunset Beach area. The discussion below reviews the key components of the proposed Specific Plan and identifies how the area's policies and standards differ from those in Huntington Beach and where changes are proposed.

### Specific Plan Land Uses

The County's Specific Plan contains a Land Use Map and a Land Use Regulation Map (Attachment No. 4), which identifies what the City often calls districts in some of its specific plans. The City's proposed Specific Plan mirrors the County's in terms of the land use designation pattern; see City Specific Plan Exhibits 2.1 and 3.1 (Attachment Nos. 3.16 and 3.33). A comparison of the County and City's nomenclature for the various designations is provided as Attachment No. 5 and shows that there will be no change in the number of acres designated for the various land use categories.

### Specific Plan Policies/Guidelines

The County's specific plan functions as a stand-alone document from a land use plan perspective and appears to contain all of the County's relevant policies related to land use, transportation, access and resource protection that would be applicable for the Sunset Beach area. The City of Huntington Beach takes a more streamlined approach with its specific plans and does not repeat all of the relevant General Plan and Local Coastal Program policies in its specific plan documents; however, the specific plans do make reference to these overriding documents. In preparing the proposed City of Huntington Beach Sunset Beach Specific Plan, the City evaluated each of the County policies contained in its specific plan to determine if the policies were already covered by the City's General Plan and/or Local Coastal Program. As indicated in the margins of Attachment No. 6, the majority of the County's policies are comparable to existing City policies and are not proposed to be repeated in the proposed Specific Plan. In addition to the County's policies, the County's specific plan also includes guidelines that capture unique Sunset Beach characteristics and/or goals. Similar to the approach with the policies, City staff has evaluated these. The City's Specific Plan proposes to include the policies/guidelines that are necessary to maintain the Sunset Beach character in recognition of the fact that the area is nearly built out and has been developed and operating under the guidance of these policies/guidelines, even though in some cases they take a different approach than existing City policies.

Guidelines 2.2.1 through 2.2.13 address land use issues (Attachment Nos. 3.17-3.21). Those guidelines that are notably different from existing City practice are discussed below.

Guideline 2.2.1.iii addresses the protection of both *public* and *private* views of the ocean (Attachment No. 3.17). The California Coastal Act only requires protection of *public* views. The City of Huntington Beach Local Coastal Program is consistent with State law. The introduction of the concept of protecting *private* views is new for the City and may be viewed as precedent setting. However, the development pattern adjacent to the beach in Sunset Beach is markedly different in that approximately 150 properties directly abut the public beach. In Huntington Beach, there is only one condominium project on the beach, but there are numerous units that have ocean views

from the inland side of Pacific Coast Highway. These units benefit from being elevated to varying extents such that despite various improvements along Blufftop Park or at other points of the beach, the residents have very good views of the ocean. Because of these differences, staff does not recommend nor think it is necessary that the City change its LCP to protect private views but only allow for this in the Sunset Beach Specific Plan as this has been their standard for over two decades.

Guideline 2.2.2 does not allow any permanent above-ground structures on the beach (Attachment No. 3.18). Per the development standards (Attachment Nos. 3.41-3.42), this precludes everything except lifeguard towers (seasonal) and other facilities necessary for public safety as well as temporary uses associated with the adjacent residential uses. Fire rings, roadways, bike paths, etc. are not allowed on Sunset Beach by the Specific Plan; whereas, these types of amenities are present on the beaches in Huntington Beach. Similar to the discussion regarding guideline 2.2.1.iii, staff recommends continuing the County's policy.

Guideline 2.2.10 states that all legally created residential building sites shall be permitted only two dwelling units per site, unless approved otherwise prior to adoption of the Specific Plan (Attachment No. 3.21). This guideline essentially serves as a density factor for Sunset Beach and allows for two units per site, regardless of property size. Although the concept of establishing density regardless of parcel size is not standard practice in Huntington Beach, Sunset Beach parcels are fairly uniform in size (typical is about 2,700 square feet though there is wide variation in the parcels that front the beach), and therefore staff recommends that this guideline be continued as is. For comparison purposes, the lots in Sunset Beach are most similar in size to the smaller, narrow lots in downtown Huntington Beach. These lots are typically 2,500 square feet but only allow for one unit. It should also be noted that City staff does not recommend that some of the language from the County's guideline (No. 4.1.1, Attachment No. 6.61) be included in 2.2.10. The County has language that prevents the further subdivision of land beyond "the original number" of parcels. Staff is unaware of a mechanism that could preclude someone from applying for a subdivision map, especially because the Specific Plan does not have a minimum lot size or parcel frontage requirement, and does not recommend the language be carried forward.

In addition to these land use guidelines, the City's proposed Specific Plan carries forward the County's guidelines for preservation of the existing scenic vista points, the artificial dune, the 27 existing public access points to the beach, public use of the waterway (Sunset Channel) and 11<sup>th</sup> Street beach. These guidelines are specific to the circumstances in Sunset Beach and are necessary to recognize and continue these facilities. The City has also included, but modified, some of the County's other land use guidelines. For example, the County's Specific Plan has a guideline that requires that low/moderate cost rental units be replaced when redevelopment occurs (No. 4.1.2, Attachment No. 6.61). City staff has included that guideline (No. 2.2.11, Attachment No. 3.21), but has added a statement that affordable housing be provided consistent with the City's Zoning and Subdivision Ordinance. The City's Ordinance requires that affordable housing be provided with new projects that include three or more units. Given the density limitation noted above, it is not likely that the Ordinance provisions would be triggered for new projects; however, staff thinks that the Ordinance should be specifically referenced in the event that a larger project is proposed. Finally, some of the County's "guidelines" for visitor serving commercial uses are more a description of existing conditions (Attachment No. 6.61). These have been moved to the Existing Conditions section in the City's Specific Plan (Attachment No. 3.12).

Guidelines 2.3.1 through 2.3.14 address transportation, circulation and parking issues (Attachment Nos. 3.23-3.24). These guidelines are very specific to Sunset Beach, however, staff has made changes as described below.

Guideline 2.3.1 requires that speed limits in Sunset Beach be periodically reviewed, and vigorously enforced (Attachment No. 3.23). This guideline replaces County guideline number 5.1 (Attachment No. 6.62), which requires the present 15 mile per hour speed limit on all streets, except Pacific Coast Highway, be retained. It is not City staff's intent to change the existing 15 mile per hour speed limit; however, the Public Works Department has advised that we are required to periodically review speed limits and that it is not advisable to use the existing language.

Guidelines 2.3.2 and 2.3.8 address operation of and parking on Pacific Coast Highway (Attachment Nos. 3.23-3.24). They state that the City will work with CalTrans to maintain and/or improve signal timing and encourage CalTrans to stripe the roadway to provide a safe width for parallel parking. The County's equivalent guidelines (Nos. 5.2 and 5.3, Attachment No. 6.62) are written in a proscriptive way implying that the Specific Plan could dictate operation of a state roadway. Staff is recommending language changes in recognition of the fact that this is not the case and the City will work to achieve the Specific Plan goals in a cooperative manner with CalTrans. In addition, staff is not recommending that County guideline No. 5.5 (Attachment No. 6.62), which addresses signal timing for the County fire station on Pacific Coast Highway, be included. While it is not expected that this facility will be used for similar purposes upon annexation, staff believes that this guideline is adequately covered by City guideline 2.3.2.

The County specific plan also has guideline No. 5.15 (Attachment No. 6.63) that calls for the County to undertake a study of previous street dedications for street widening and develop standards for future dedications or abandonments. The Specific Plan also has a requirement that dedication of the numbered streets adhere to Section drawing Exhibit 2.4 in the City Specific Plan (Figure 8 in the County's specific plan, Attachment No. 6.42). The City has taken this requirement and adapted it to City guideline No. 2.3.6 (Attachment No. 3.24). The language from No. 5.15 has not been carried forward given that the No. 2.3.6 states that required dedication and improvements are not applicable to streets, except as noted. As written, neither the County's existing nor City's proposed Specific Plans contain street section diagrams for the non-number local streets, e.g. Bayview, Park, North and South Pacific Avenues.

### Specific Plan Development Standards

#### *Permitted Uses*

The proposed Specific Plan has five districts: Sunset Beach Residential, Sunset Beach Tourist, Sunset Beach Parking Facility, Sunset Beach Beach Area, and Sunset Beach Waterways. The City's Specific Plan uses the same nomenclature as the County's and does not change the designation of any property. Within each district, permitted uses are identified. City staff has made two changes to the permitted uses.

**Community Care Facilities:** The County's plan requires that "community care facilities", i.e. day care, serving 12 persons or less obtain a coastal development permit (Attachment No. 6.69). This requirement is not consistent with current State law, which precludes jurisdictions from requiring a discretionary permit for such uses. The City's proposed plan shows these types of uses under

Accessory Uses not requiring a coastal development permit and treats them the same as in the ZSO (Attachment No. 3.34).

Other Permitted Uses: The County's plan list "fire stations" in this category. The City's plan uses the phrase Public Safety Facility, which is a term used in the ZSO and includes fire stations. Some members of the Sunset Beach community have expressed interest in the station being converted to a police substation use, which would also be covered by the Public Service Facility phrase.

There have been a number of speakers at the City Council meetings regarding certain uses in Sunset Beach: medical marijuana establishments, tattoo parlors and vacation rentals/transient lodging at private residences. None of these uses are explicitly listed in the County's specific plan. Staff will be working with County of Orange staff to determine the extent that any of these uses have been approved and under what provisions of the County's Specific Plan. The City's Plan includes the County's language on Prohibited Uses and states "all uses not permitted above are prohibited". To the extent that the City wants to clearly state that any or all of the three uses are not permitted, staff would recommend that the Specific Plan be modified to list the use(s) in the Prohibited Uses sections (Attachment Nos. 3.35 and 3.40). It should be noted that the City's ZSO does not contain a prohibited uses section. In the ZSO if a use is not listed, then it is prohibited.

#### *Site Development Standards*

The City's Specific Plan does not propose any change to the site development standards for setbacks, height, on-site open space, fences/walls, accessory structures or signs. (Parking is discussed below.) However, the County's specific plan makes numerous references to the County's Zoning Ordinance that would not be appropriate to reference in the City's Specific Plan. Therefore, staff has taken language from the County's Zoning Code and added it to the proposed Specific Plan. This has been done for the following items:

- Sunset Beach Residential: Side setbacks adjacent to other building sites-added the specific allowance for two feet from County code (Attachment Nos. 3.36-3.38)
- Building Height-Added a General Provision (3.2.16) that specifies how height is measured (Attachment No. 3.32)
- Fences and Walls-Added Section 3.3.5 to address requirements for fences and walls (Attachment No. 3.50). This Section is taken from the County's zoning code, which is referenced in their specific plan
- Accessory Uses and Structures-Added Section 3.3.7 to address standards for these uses/structures (Attachment No. 3.54). This Section is taken from the County's zoning code.

The differences in standards between the City and the County's zoning requirements are summarized in the table below. For residential uses, the City's RMH-A (small lot) standards are used for comparison, except for some waterfront lot standards. For commercial development, the Downtown Specific Plan standards for District 1 (downtown core, which requires ground floor commercial and permits mixed use/residential on upper floors) are used. In general, the County's standards are more permissive, resulting in a denser development pattern, which is likely in recognition of the small lot sizes and limited area for development.

**Comparison of Development Standards  
Sunset Beach Specific and City of Huntington Beach Zoning and Subdivision Ordinance**

<b>Standard/Issue</b>	<b>Proposed Sunset Beach Specific Plan</b>	<b>Existing City Zoning Ordinance</b>
<b>Residential<sup>1</sup></b>		
Min. Building Site	None	2,500 sq. ft.
Min. Lot Width	None	25 ft.
<b>Setbacks</b>		
Front (street)	5 ft. ground flr., 6 in. above gr. flr.	7.5 ft <sup>2</sup>
Exterior Side	6 in., 3 ft. in front of garage; and 3 ft./5 ft. for garage at N.& S. Pacific Aves.	5 ft.
Interior Side	3 ft. gr. flr., 2 ft. for gr. flr. decks	Min. 10% of lot width, min. 3 ft./max. 5 ft.
Rear	At Sand – 0 ft. At Channel– 10 ft. from bulkhead/rear prop. line; 5 ft. above gr. flr. Other– 5 ft. gr. flr, 6 in. above gr. flr.	Min. 10 ft. for waterfront lots; 7.5 ft. for RMH-A.
Building Height	Up to 3 stories, max. 35 ft.	25 ft. max. in front and rear 25 ft. of lot, 35 ft. max. to top of roof, 2 <sup>nd</sup> story plate height 25 ft. max.
Open Space	Min. 90 sq. ft. (rooftop patio, balcony, deck, gr. floor not in setback). Min. dimension 4’6” and not face adjoining lot. Does not apply to beach or channel lots.	None; however, City limits site coverage to a max. of 50% and requires greater setbacks.
<b>Commercial<sup>3</sup></b>		
Min. Building Site	None	2,500 sq. ft.
Min. Lot Width	None	25 ft.
Setbacks	None, except 3 ft. if adjacent to Sunset Beach Residential district and standard setbacks if a service station	Front/Exterior Side: 0 ft.-5 ft. Interior Side: 0 ft. Rear: 3 ft.
Building Height	Max. 35 ft.	Max. 35 ft. if <25,000 sq. ft. lot

<sup>1</sup>The City’s RMH-A standards are used for comparison, except for rear setbacks for waterfront lots (RL standard).

<sup>2</sup>This is the rear setback for RMH-A, which is more comparable because almost all of the homes in Sunset Beach have garage access from the front of the lot, whereas in RMH-A garage access is from the rear.

<sup>3</sup>The City’s Downtown Specific Plan District 1 standards are used for comparison.

**Parking**

The City’s Specific Plan proposes one change to the parking standards, which is to require compliance with the bicycle parking requirements of the ZSO for new development (Attachment No. 3.47). Staff thinks that the provision of bicycle parking is important given the recreational orientation of the community and the limited opportunity to provide more vehicle parking. Both the City’s General Plan and Local Coastal Program encourage the facilitation of alternative modes of travel. There are, however, numerous differences between the City’s ZSO standards and those for Sunset Beach that staff is not proposing to change, which are summarized in the table below.

**Comparison of Parking Related Standards  
Sunset Beach Specific and City of Huntington Beach Zoning and Subdivision Ordinance**

<b>Standard/Issue</b>	<b>Proposed Sunset Beach Specific Plan</b>	<b>Existing City Zoning Ordinance</b>
Compact Parking	Up to 50% of stalls for commercial uses may be compact (8'x15½')	Not allowed
Drive Aisles-One Way (when designated a fire lane)	20'	90° parking-26' Residential projects-25' All others-24'
Drive Aisles-Two Way (when designated a fire lane)	24'	90° parking-26' Residential projects-25' All others-24'
Stall size (Residential)	9'x18'	9'x19'
Tandem Parking-Residential	Up to 50% of stalls may be tandem for lots w/ less than 46 ft. of frontage	Up to 20% of stalls may be tandem for multi-family and 100% for single family in Downtown Specific Plan
Tandem Parking-Commercial	Up to 40% of stalls may be tandem subject to a coastal development permit	Up to 20% of stalls may be tandem subject to a conditional use permit in Downtown Specific Plan and in Mixed Use-Transit Center Zone
<b>Number of On-Site Spaces Required<sup>1</sup></b>		
Automobile Service Station	2/rack or pit, plus 1/pump outlet	1/500 sq. ft., min. 5; other standards if convenience market or car wash
Eating and Drinking	1/100 sq. ft. of serving area, min. 10 spaces	w < 12 seats - 1/200 sq. ft. w > 12 seats - 1/60 sq. ft. or 1/100 sq. ft. if on site w/ 3 or more uses City measures gross floor area
Food store/grocery store	1/225 sq. ft.	1/200 sq. ft.
Office (medical)	1/150 sq. ft.	1/175 sq. ft.
Residential	2/unit	Depends on type of unit and # of bdrms: SF (RMH-A): min of 2 encl. and 1 additional space if no on-st. parking MF:1-2.5 encl./unit plus 0.5/unit for guest
Retail	1/225 sq. ft.	1/200 sq. ft.
Vehicle Repair Garage	1/400 sq. ft., plus 1/500 sq. ft. of outdoor sales area	1/200 sq. ft., min. 5
Visitor Accommodations (motel or hotel)	1/guest unit; 2/unit if kitchen, wet bar, etc.	1.1/guest unit, plus 1/transport vehicle (min 2), plus 2/manager's unit, plus parking for other uses

<sup>1</sup>There are differences for almost all of the uses. Only those uses that are most prevalent in Sunset Beach are listed in the table.

The County's specific plan indicates that at the time it was prepared there was an adequate number of parking spaces but the distribution of spaces was an issue. At the August 10<sup>th</sup> Planning Commission Study Session, the Commission inquired about the possibility of completing a shared parking analysis for Sunset Beach for the purpose of understanding how well the supply of parking serves the community.

Staff agrees that this type of study would be useful, but it would require allocation of funds and direction by the City Council.

### *Signs*

The Sunset Beach Specific Plan standards for signs are generally consistent with the City's goals for ensuring that signage does not present a traffic safety issue, only advertises the business on-site and is proportionate in size with the building upon which it is located. The Specific Plan limits the sizes of signs based on frontage and size, allowing one sq. ft. of sign area per linear foot of building frontage for lots with 25 ft. or more of frontage up to a maximum of 125 sq. ft. The City's ZSO is less restrictive than this and allows a 1:1.5 ratio with a maximum of 200 sq. ft. for businesses with less than 50,000 sq. ft. The Specific Plan also limits the size of signs abutting residential areas on the ocean side of Pacific Coast Highway to 32 square feet. The City does not have a limitation for signs adjacent to residential areas; however, the City requires greater setbacks for commercial and residential development, which results in greater separation of uses. The Specific Plan limits the heights of signs to not exceeding the height of the district they are in (maximum of 25 ft. for roof/pole signs and 35 ft. for wall signs.) The maximum height allowed citywide for freestanding signs on major arterials ranges from 7-20 feet and wall signs may not project above the roofline. The City does not allow roof signs. Neither the Specific Plan or City codes allow billboards.

At the August 10<sup>th</sup> Study Session the Planning Commission inquired as to provisions for a community identification sign for Sunset Beach in recognition that residents of the community have expressed interest in maintaining their Sunset Beach identity upon annexation. The existing and proposed sign standards allow for signs "identifying the name and symbol/insignia of an existing or future community..." Thus, an identification sign for Sunset Beach would be allowed.

### Specific Plan Administration

The City's proposed Specific Plan contains an Administration section that describes the methods and procedures for approving projects, new uses, certificates of occupancy, etc (Attachment Nos. 3.57-3.59). The City proposes almost the same approval mechanisms/system as the County's plan. In general, most development requires a coastal development permit, in lieu of any other discretionary permit except for variances or tentative maps. Conditional use permits are not required in the Specific Plan. Similar to the City's ZSO, the County has exemptions to the coastal development permit process for minor development projects. The City's exemptions would apply to Specific Plan development.

The City requires the Design Review Board process for all projects within specific plan areas unless a specific plan has design guidelines. In these cases, Design Review is only required if a project is not consistent with the specified design guidelines. The existing County Specific Plan does not contain design guidelines, nor is City staff proposing any for Sunset Beach. However, staff is also not recommending that projects in Sunset Beach be subject to the Design Review Board process. The Sunset Beach LCP Review Board, see discussion below, serves in a quasi-design review capacity reviewing all discretionary applications. In addition, all development in Sunset Beach requires a coastal development permit, which will include staff and the approving body's review of the project's design elements. Staff would use the citywide Design Guidelines in evaluating these projects.

### *LCP Review Board*

A unique component of the County's specific plan is the role of the "Sunset Beach LCP Review Board," which is a volunteer group of Sunset Beach residents that meet regularly and serve as the official citizen review group. Consistent with the County's specific plan, the City's document requires that: all discretionary permit applications be sent to the Board at least 21 calendar days prior to final action, the Board receive copies of all issued Certificates of Occupancy, and the Board receive copies of all Certificates of Occupancy and encroachment permits issued for public property (see discussion below) within three days of issuance. The City's Specific Plan also states that requests for special event signs and portable signs be sent to the Board and that the Board be consulted if needed to interpret the provisions of the sign regulations. These are changes from the County's procedures, which gives sole approval authority to the Board for special event and portable signs and final interpretation authority to the Board, unless appealed. While staff understands the valuable contribution the Board makes, it would be inconsistent with City practice to relegate final interpretation of a zoning code to a volunteer citizen group.

### *Nonconforming Uses and Structures*

The Administration section also indicates that nonconforming uses and structures would be subject to the provisions of the ZSO, unless otherwise addressed in the regulations. The exceptions provided in the Specific Plan are as follows:

- The Sunset Beach Residential section allows additions to lawful nonconforming residential uses provided the additions comply with all applicable standards.
- The Sunset Beach Tourist section has several references to nonconforming residential uses in that district. It allows existing lawful nonconforming residential uses that are destroyed to be rebuilt provided they comply with standards; allows additions to lawful nonconforming residential uses if their cost does not exceed 50 percent of the market value; and does not require compliance with parking standards for lawful nonconforming residential uses that are altered or added on to as long as the total floor area is not increased more than 50 percent.

At the August 10<sup>th</sup> Study Session, the Commission inquired about potential nonconforming issues and whether uses or structures are grandfathered in upon adoption of the City's Specific Plan. At this time, the City has not reviewed the County's data for the uses and structures in Sunset Beach. Therefore, the number and location of variances that have been granted is not known, nor is the extent of nonconforming uses and structures. The City's approval of a specific plan for Sunset Beach will not undo any previous County or Coastal Commission approvals, but it will also not change the status of any illegal nonconforming uses or structures.

### Encroachment Permits

The County issues encroachment permits for decks on the public beach, parking on the street and projections (decks and docks) in the waterway. The County's specific plan addresses the latter situation but not the first two, which have been implemented by the County via other mechanisms.

### *Beach*

There are approximately 150 properties along South Pacific Avenue that directly abut the beach. The County will issue encroachment permits to these properties for the construction of a deck that extends up to 20 feet beyond the property line on to the public beach. The decks may be a maximum of two feet high and may not include wiring or lighting. The County may approve variances to these maximums. The artificial berm that is on the beach in front of these homes is generally located beyond 20 feet and effectively serves to separate beach used by the general public from these type of improvements.

The City does not have a comparable encroachment permit provision and has not included the encroachment in the proposed Specific Plan at this time. Staff has contacted the Coastal Commission and the County to obtain more information and documentation as to their approval processes for these encroachments. Staff expects to have a recommendation on this type of encroachment by the September 14<sup>th</sup> Study Session.

### *Parking*

The County issues encroachment permits to residential property owners that allow parking in the public right-of-way. Parking is allowed on the drive approach directly in front of the garage and on the street. The County will issue up to five “hang tags” to each unit, which are in effect for the entire time that the permittee owns the property. Drivers are required to hang their “tag” to show that they are permitted to park in the designated areas. This program is implemented via a resolution (since 1984) and, similar to the beach encroachment permits, is not specifically set forth in the County’s specific plan.

The County’s program is somewhat analogous to the City’s residential permit parking program. However, there are sufficient differences such that City staff thinks the City’s Municipal Code would need to be amended to develop a separate set of rules for Sunset Beach. This amendment would be done concurrent with the overall planning process and be completed prior to the Coastal Commission’s certification of the local coastal program amendment.

### *Waterway*

The Specific Plan Development Standards provide detailed language and drawings regarding encroachment within the Sunset Beach Waterways district (Attachment Nos. 3.43-3.46). The County also has a Design Manual for construction in the channel, which City staff is in the process of obtaining. The Specific Plan states that in addition to an encroachment permit, a coastal development permit from the State (Coastal Commission) is required. This is similar to the City’s existing process for docks, etc. in which City staff approves a plan in concept, the property owner then obtains a coastal development permit from the State, and the City then issues the building permit. Staff has contacted the County to obtain more information and documentation as to their approval processes for these encroachments but anticipates that implementation by the City will be an easy transition.

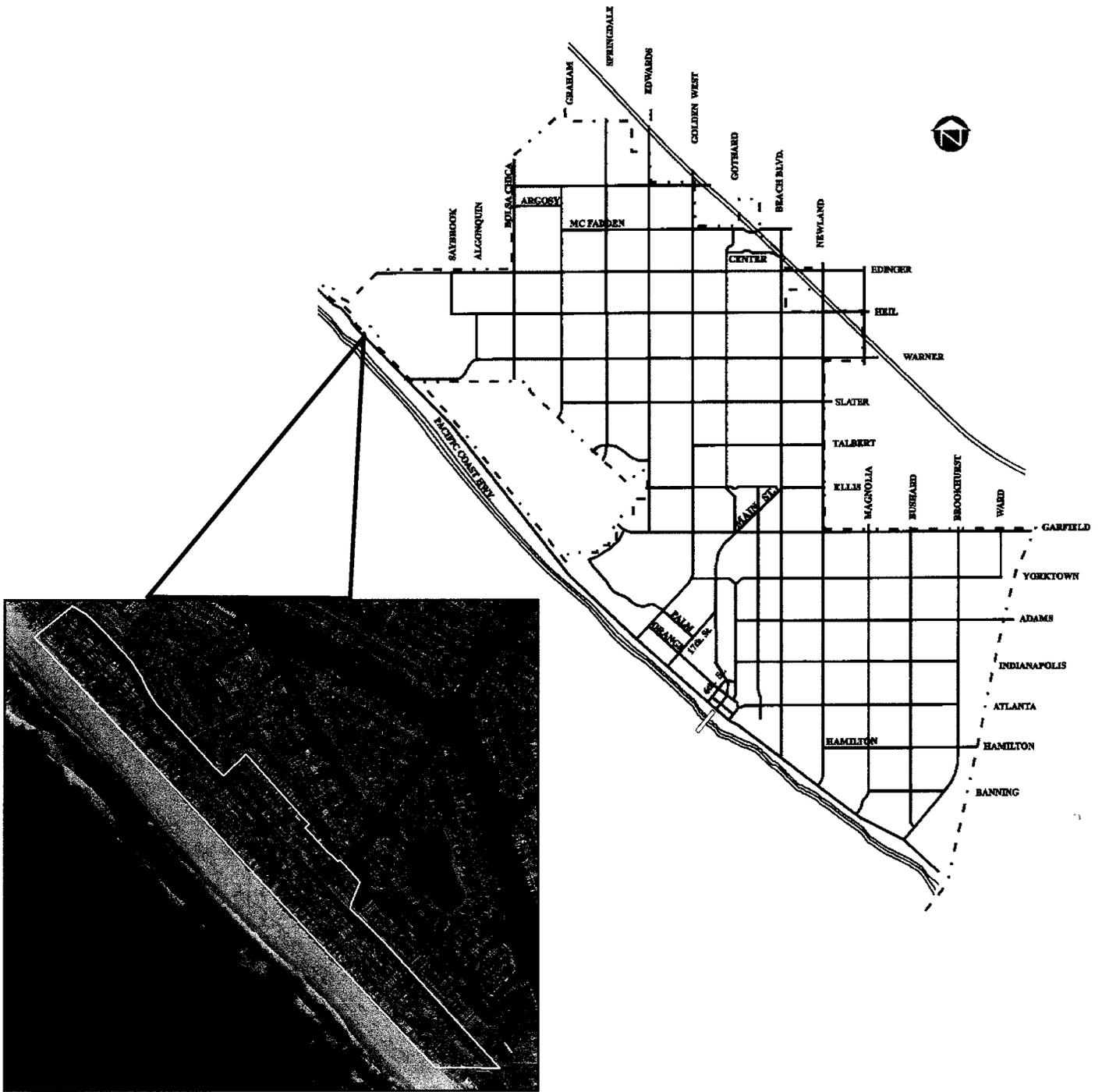
### Revisions to the Draft Sunset Beach Specific Plan

Based on input from the Planning Commission and the Sunset Beach community, City staff anticipates making some changes to the August 2010 Draft Specific Plan. In addition, staff has some clean-up edits that will be recommended. A legislative draft of the changes will be prepared for the September 28<sup>th</sup> public hearing.

**ATTACHMENTS:**

1. Vicinity Map
2. Draft Negative Declaration No. 10-005
3. Draft Sunset Beach Specific Plan, dated August 2010 (*previously distributed-not attached*)
4. Existing County of Orange Land Use Map and Land Use Regulation Map
5. Comparison of Land Use Designations
6. Existing County of Orange Sunset Beach Specific Plan/Local Coastal Program with City notations/references to the proposed City of Huntington Beach Sunset Beach Specific Plan, dated August 2010 (*previously distributed-not attached*)

***Note: Previously distributed attachments are attached to the August 10, 2010 Planning Commission Study Session Report.***



**VICINITY MAP**  
**GENERAL PLAN AMENDMENT NO. 10-002/ZONING TEXT AMENDMENT NO. 10-002/ZONING MAP AMENDMENT NO. 10-001/LOCAL COASTAL PROGRAM AMENDMENT NO. 10-001/ANNEXATION NO. 10-001/NEGATIVE DECLARATION NO. 10-005 (SUNSET BEACH SPECIFIC PLAN AND ANNEXATION)**

**CITY OF HUNTINGTON BEACH  
PLANNING AND BUILDING DEPARTMENT  
DRAFT NEGATIVE DECLARATION NO. 10-005**

**1. PROJECT TITLE:** Sunset Beach Specific Plan and Annexation

**Concurrent Entitlements:** **General Plan Amendment 10-002, Zoning Text Amendment No. 10-002, Zoning Map Amendment No. 10-001, Local Coastal Program Amendment No. 10-001 and Annexation No. 10-001**

**2. LEAD AGENCY:** City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

**Contact:** Mary Beth Broeren, Planning Manager  
**Phone:** (714) 536-5550

**3. PROJECT LOCATION:**

The approximately 109 acre unincorporated Sunset Beach area is located at the northwest end of the City of Huntington Beach and is generally bounded by the City of Seal Beach to the north, the Pacific Ocean to the west and south and the City of Huntington Beach to the east and southeast. The northern limit of the Sunset Beach area is Anderson Street and the southern limit is Warner Avenue. Approximately 76 acres of the Sunset Beach area are developed or used for waterways. The remaining 33 acres is beach sand.

**4. PROJECT PROPONENT:** City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

**Contact Person:** Paul Emery, Deputy City Administrator  
**Phone:** (714) 536-5482

**5. GENERAL PLAN DESIGNATION:**

Existing County of Orange  
Urban Residential, Community Commercial, Open Space

Proposed City of Huntington Beach  
RH-30-sp (Residential High Density-greater than 30 units per acre with a Specific Plan Overlay), CV-mu-sp (Commercial Visitor with a Mixed Use Overlay and a Specific Plan Overlay), OS-S-sp (Open Space – Shoreline with a Specific Plan Overlay), OS-W-sp (Open Space – Water Recreation with a Specific Plan Overlay), and Public-sp (Public with a Specific Plan Overlay).

**ZONING:** Existing County of Orange  
Sunset Beach Specific Plan

Proposed City of Huntington Beach  
Sunset Beach Specific Plan (Specific Plan No. 17).

**6. PROJECT DESCRIPTION:**

The project involves five components: 1) annexation application to Orange County Local Area Formation Commission (LAFCO) to annex the Sunset Beach area to the City of Huntington Beach; 2) general plan amendment to establish City general plan designations for the area and make text changes referencing Sunset Beach, 3) adoption of the City of Huntington Beach Sunset Beach Specific Plan, 4) zoning map amendment to establish the proposed Sunset Beach Specific Plan as the new zoning for the area, and 5) local coastal program amendment to establish land use plan designations, make text changes referencing Sunset Beach and to reflect the Specific Plan and zoning for the area per items 3) and 4). Future references in this document to “the project” refer to all five proposed actions: annexation, general plan amendment, adoption of the Specific Plan, zoning map amendment and local coastal program amendment.

**Annexation**

The City is proposing to annex the 109 acre Sunset Beach area located in the jurisdiction of the County of Orange. The annexation process is initiated by resolution by the City of Huntington Beach City Council.

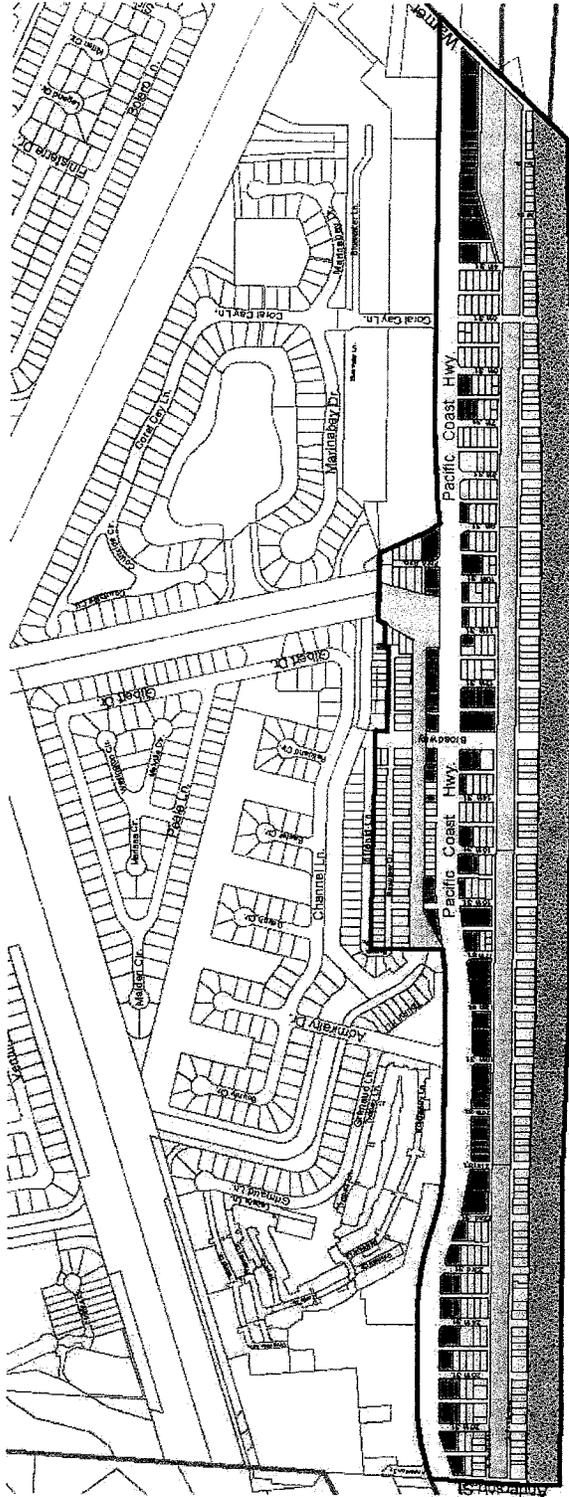
**General Plan Amendment**

The second component of the proposed project involves establishing City General Plan designations for the annexation area. The project would amend the General Plan Land Use Map (Figure LU-5) to establish General Plan land use designations for the Sunset Beach area as follows - approximately 22.3 acres for Residential High Density-30, 9.2 acres for Visitor Serving Commercial-Mixed Use Overlay, 13.0 acres for Public, 3.4 acres for Open Space-Water Recreation and 33.2 acres for Open Space-Shoreline. The remainder of the area is right-of-way. The entire area would also have a Specific Plan Overlay. The proposed City of Huntington Beach General Plan land use designations mirror those of the existing County of Orange Land Use Plan for Sunset Beach. The General Plan Amendment would designate the Sunset Beach area as Subarea 4L on the Community District and Subarea Schedule (Figure LU-6 and Table LU-4) and would amend Table LU-3 to add a reference to “specific plans” for the Mixed Use Overlay. In addition, the General Plan Amendment would update figures to reflect the change in the City’s boundary, would make minor wording changes to the Utilities Element and would update the Recreation and Community Services Element to reflect update recreational amenity information.

**Prezoning (Zoning Text Amendment and Zoning Map Amendment)**

The third and fourth components of the project involve adoption of a specific plan (zoning text amendment) and change to the zoning map for the annexation area in accordance with LAFCO procedures. LAFCO requires that the City establish site zoning before annexation is approved by LAFCO. The Zoning Text Amendment application is a request to create the Sunset Beach Specific Plan that will provide development standards for the Specific Plan area. The Specific Plan has been prepared to be consistent with the intent of the existing County of Orange Sunset Beach Specific Plan and will not result in an increase in the density or intensity of land use beyond what is set forth in the County’s Specific Plan. The Zoning Map Amendment request would amend the City Zoning Map to establish the Specific Plan zoning for the area. The total acreage of the Specific Plan area is as follows (refer to Exhibit 1 for locations):

<u>General Plan Designation/Specific Plan District</u>	
Residential High Density/Sunset Beach Residential:	22.32 acres
Commercial Visitor/Sunset Beach Tourist:	9.16
Public/Sunset Beach Parking	13.00
Open Space Waterway/Sunset Beach Waterway	3.40
Open Space Shoreline/Sunset Beach Beach	33.17
<u>Right of Way/Right of Way</u>	<u>28.26</u>
Total:	109.31



**LEGEND**

-  Sunset Beach Residential - 22.32 Acres
-  Sunset Beach Tourist - 9.16 Acres
-  Sunset Beach Waterways - 3.40 Acres
-  Sunset Beach Parking Facility - 13.00 Acres
-  Sunset Beach Beach Area - 33.17 Acres

-  Parcels
-  Huntington Beach Boundary
-  Sunset Beach Boundary



**Exhibit 3.1 Specific Plan Districts**

## **Local Coastal Program Amendment**

The Local Coastal Program Amendment request would amend the City of Huntington Beach Local Coastal Program Land Use Plan and Implementation Plan to: 1) amend the certified Land Use Plan (Figure C-5) to establish City Land Use Designations for the Sunset Beach area consistent with the General Plan Land Use Designations described above, including designating it as Subarea 4L on the Community District and Subarea Schedule (Figure C-10 and Table C-2); 2) amend Land Use Plan Table C-1 to add a reference to “specific plans” for the Mixed Use Overlay; 3) amend various text sections of the Land Use Plan to include descriptions of the Sunset Beach area and update the figures to reflect the change in City boundary; and 4) amend the Implementation Plan to reflect the Zoning Map Amendment and Zoning Text Amendment described above.

### **7. EXISTING PROJECT APPROVALS:**

#### **County of Orange:**

Approved the Sunset Beach Specific Plan in 1983.  
Approved Amendment to the Sunset Beach Specific Plan in 1990

#### **California Coastal Commission:**

Certified the County’s original Specific Plan in 1985 and certified the amendment in 1991.

#### **Orange County LAFCO:**

In 2009 LAFCO placed the unincorporated Sunset Beach area in the City of Huntington Beach Sphere of Influence.

### **8. SURROUNDING LAND USES AND SETTING:**

The Sunset Beach area is located at the northwest end of the City of Huntington Beach and is generally bounded by the City of Seal Beach to the north, the Pacific Ocean to the southwest and the City of Huntington Beach to the east and southeast. The northern limit of the Sunset Beach area is Anderson Street and the southern limit is Warner Avenue. Across Anderson Street is the Seal Beach residential community of Surfside and various commercial uses. Huntington Harbour and Peter’s Landing are located in the City of Huntington Beach to the east, Bolsa Chica State Beach and Bolsa Chica Lowlands are located to the south.

### **9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:**

None. In approving its Sunset Beach Specific Plan/Local Coastal Program in 1983 and 1990, the County of Orange used the California Environmental Quality Act statutory exemption for the preparation of Local Coastal Program Amendments.

### **10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED):**

Local Agency Formation Commission (LAFCO) approval of the proposed annexation of the subject property must be completed after the City of Huntington Beach approves pre-zoning in order for the annexation to be recorded and become effective.

The Local Coastal Program Amendment is subject to review and approval by the California Coastal Commission prior to becoming effective.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Land Use / Planning       | <input type="checkbox"/> Transportation / Traffic        | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Population / Housing      | <input type="checkbox"/> Biological Resources            | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Geology / Soils           | <input type="checkbox"/> Mineral Resources               | <input type="checkbox"/> Aesthetics                         |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Cultural Resources                 |
| <input type="checkbox"/> Air Quality               | <input type="checkbox"/> Noise                           | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture Resources     | <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION**

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

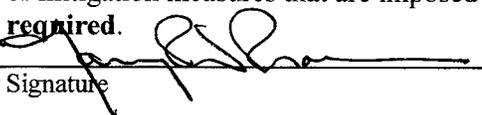
I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a "potentially significant impact" or a "potentially significant unless mitigated impact" on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required.**

  
Signature

8.9.10  
Date

Mary Beth Broeren  
Printed Name

Planning Manager  
Title

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Potentially Significant Impact” is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more “Potentially Significant Impact” entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. “Potentially Significant Impact Unless Mitigated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are listed in Section XIX at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XIX. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach’s requirements.

*SAMPLE QUESTION:*

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentiall y Significan t Impact</i>	<i>Potentially Significant Unless Mitigation Incorporat ed</i>	<i>Less Than Significan t Impact</i>	<i>No Impact</i>
---	---	--	--	----------------------

*Would the proposal result in or expose people to potential impacts involving:*

*Landslides? (Sources: 1, 6)*

*Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).*

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**I. LAND USE AND PLANNING.** Would the project:

- a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: #1, 2, 3, 5, 6, 17)

**Discussion:** The proposed annexation, general plan amendment, local coastal program amendment and rezoning for the Sunset Beach area will not result in a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

The proposed annexation is within the City’s sphere of influence and is contiguous with the City boundary on the east and south. The proposed project is a logical and orderly extension of the City’s boundaries and services. The area is almost entirely built out and is a physical extension of the City, and the City currently provides various services to the area as discussed in Issue areas Public Services and Utilities/Service Systems below. The existing development pattern and uses are compatible with existing development in the City on the inland side of Pacific Coast Highway, consisting of similar higher density residential, visitor serving commercial and open space-water recreation uses. The ocean side of the annexation area is dominated by beach, public parking, visitor serving commercial uses and high density residential uses. These uses are consistent with existing uses within the City’s coastal area and do not require the creation of new land use designations. As such, the proposed project is consistent with General Plan Land Use Element goal LU 3 and related policies LU 3.1.1 and 3.2.1 relating to annexation as follows:

“Achieve the logical, orderly, and beneficial expansion of the City’s services and jurisdictional limits.” (Goal LU 3)

“Require that any lands proposed for annexation are contiguous with the City.” (Policy LU 3.1.1)

“Require that the existing and future land uses located within the proposed annexation area are compatible with the adjacent City uses.” (Policy LU 3.1.2)

The proposed project is consistent with the Local Coastal Program Land Use Plan goal C 1, which requires that the City “develop a land use plan for the Coastal Zone that protects and enhances coastal resources, promotes public access and balances development with facility needs” and with policy C 1.1.8, which lists five considerations that the City should evaluate when evaluating annexations including the land use goal and policies provided above. The proposed Specific Plan and Land Use Plan do not change the land use goals for the area, maintain the existing access points and do not create any service or facility needs in comparison with the existing County Local Coastal Program for Sunset Beach as approved by the California Coastal Commission.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Mitigation Incorporated	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed rezoning of Sunset Beach with the Sunset Beach Specific Plan is consistent with the City's Zoning Code in that it meets the findings required in Section 215.12 of the City of Huntington Beach Zoning and Subdivision Ordinance. The project meets the findings required for approval of a Specific Plan as follows:

“The Specific Plan is consistent with the adopted Land Use Element of the General Plan and, if in the coastal zone, with the certified Local Coastal Land Use Plan, and other applicable policies and is compatible with the surrounding development.”

The proposed Specific Plan is consistent with the General Plan and Local Coastal Program as described above and is consistent with the surrounding residential, commercial and open space development in that it designates the area for residential, visitor serving commercial, public and open space uses. The proposed Specific Plan has been developed to be consistent with the existing County Sunset Beach Specific Plan and does not propose changes to the permitted uses.

“The Specific Plan will enhance the potential for superior urban design in comparison with the development under the base district provisions that would apply if the Plan were not adopted.”

The Sunset Beach Specific Plan reflects the unique character of Sunset Beach with its smaller lot sizes and extensive areas for public recreation and parking. It carries forward the County's development standards in term of height, setbacks, parking and density to ensure that development occurring after approval of the annexation and other entitlements will be consistent with the quality of existing development within the Specific Plan area.

“Deviations from the base district provisions that otherwise would apply are justified by compensating benefits of the Specific Plan.”

The Sunset Beach Specific Plan contains regulations, for setbacks and parking among others, that are less restrictive than those of the Huntington Beach Zoning and Subdivision Ordinance. These are in recognition of existing conditions and the County's Specific Plan regulations. These regulations allow for the provision of substantial public/open space facilities including the 13 acre linear park/public parking area that provide a direct benefit to the community and general public.

“The Specific Plan includes adequate provisions for utilities, services, and emergency vehicle access; and public services demands will not exceed the capacity of existing and planned systems.”

The Specific Plan contains provisions for the adequate provision of all utilities, services and emergency access to the project area. There are no changes to the existing development standards such that an unanticipated development intensity would occur.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: #1, 3, 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan as none exist for the area. Therefore, implementation of the proposed project will not have an impact in this area.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Physically divide an established community? (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The Sunset Beach Specific Plan was created to be consistent with the existing Specific Plan approved by Orange County and the California Coastal Commission. As such, the proposed project is not expected to result in an increase in density or intensity of development that would physically divide the community and would not result in any impact in this area.

**II. POPULATION AND HOUSING.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project will not induce substantial population growth in the area. The proposed Sunset Beach Specific Plan reflects the land use plan as approved by Orange County and the California Coastal Commission. There is no change to the number or location of properties designated for residential and commercial development. The proposed Specific Plan does not include any new infrastructure extensions or roadways. Consequently, the project will not induce any new substantial population growth in the area.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion under item c.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion b) & c):** The proposed project will not displace substantial numbers of existing housing or displace substantial numbers of people necessitating the construction of replacement housing. The proposed project does not require nor propose any physical change to the subject area. Therefore, the proposed project will not create any impacts in these areas.

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**III. GEOLOGY AND SOILS.** Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Sources: #1, 3, 5, 6, 12, 17, 19)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** See discussion below.

ii) Strong seismic ground shaking? (Sources: #1, 6, 19)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** See discussion below.

iii) Seismic-related ground failure, including liquefaction? (Sources: #1, 6, 12, 19)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** See discussion below.

iv) Landslides? (Sources: #1, 6, 12, 19)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** See discussion below.

b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: #5, 19)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** See discussion below.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: #1, 12, 19)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** See discussion below.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1, 12, 19)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

**Discussion a) through d):** The Newport-Inglewood Fault does not extend into the Sunset Beach area, though it extends through Huntington Harbour approximately half a mile to the east. The area is in a potential liquefaction zone. Sunset Beach is flat and not prone to landslides.

The project involves annexation of the approximately 109 acre Sunset Beach area, the amendment of the general plan, local coastal program, zoning map and adoption of the Sunset Beach Specific Plan. The project does not change the location or amount of allowed development compared with existing County approvals and does not propose specific development. Therefore, implementation of the project would not create any impacts relating to exposure of people or structures to substantial adverse effects relating to rupture of a known earthquake fault, strong seismic ground shaking, and seismic-related ground failure, including liquefaction, landslides, etc. The proposed Specific Plan requires compliance with all federal, state and municipal regulations, which would include compliance with the Uniform Building Code as it pertains to geological conditions. No impacts would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion e):** The Sunset Beach area will continue to be served by the Sunset Beach Sanitary District upon annexation of the project site. Therefore, the project will have no impact in this area.

**IV. HYDROLOGY AND WATER QUALITY.** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? (Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: # 1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources: # 1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site? (Sources: #1, 5, 19)
- 

**Discussion:** See discussion below.

- e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (Sources: # 1, 5, 19)
- 

**Discussion:** See discussion below.

- f) Otherwise substantially degrade water quality? (Sources: # 1, 3, 5, 19)
- 

**Discussion a) and f):** The Sunset Beach Specific Plan area is adjacent to the Pacific Ocean and includes the Sunset Beach Channel, which is an extension of the Huntington Harbour area. The area does not include any streams or rivers and is not a groundwater recharge area.

The proposed project reflects the Specific Plan as approved by Orange County and the California Coastal Commission in terms of amount and location of land uses. The proposed Sunset Beach Specific Plan would not result in additional density or intensity of land use beyond what is currently allowed. As such, implementation of the proposed project would not create or contribute runoff that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff or otherwise substantially degrade water quality. The proposed Specific Plan does include a new section on Water Quality, consistent with other City specific plans, requiring compliance with National Pollution Discharge Elimination System (NPDES) requirements and preparation of water quality management plans, as necessary. The project would not have an impact in these areas.

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: # 2, 5, 7, 19)
- 

**Discussion:** See discussion below.

- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: # 2, 5, 7, 19)
- 

**Discussion:** See discussion below.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: # 1, 2, 5, 7, 19)

**Discussion g) through i):** With the exception of some of the beach area, the entirety of the Specific Plan area is located in FEMA Flood Zone X outside of the 100 year flood hazard area. The small portion of the beach within the Flood Zone is designated as VE. Nonetheless, the County’s Specific Plan for the area states that flood damage can occur in Sunset Beach during periods of abnormally high tides and includes flood proofing requirements for new structures along South Pacific Avenue. The County Specific Plan also states that Sunset Channel has been privately bulkheaded and the streets and alleys where they abut the Channel have been bulkheaded by the County.

The proposed project would not change land use or zoning designations such that development would be allowed outside of the area designated as Flood Zone X. The City’s proposed Specific Plan carries forward the County’s floodproofing requirements and requires compliance with the City’s Floodplain Ordinance as well. Therefore, implementation of the proposed project would not have any impacts in this area.

- j) Inundation by seiche, tsunami, or mudflow? (Sources: # 1, 5, 19)

**Discussion:** The proposed project area is not located within an area associated with tsunami run-up nor susceptible to mudflow. However, there is a possibility for seiche in Sunset Channel or the adjacent Huntington Harbour Channels. The proposed project will not result in additional density or intensity of land use, nor change the location of permitted land uses compared with the existing County Specific Plan. Therefore, the proposed project will not result in any impacts relating to risk of inundation from seiche, tsunami or mudflow.

- k) Potentially impact storm water runoff from construction activities? (Sources: # 1, 3, 5, 19)

**Discussion:** See discussion below.

- l) Potentially impact storm water runoff from post-construction activities? (Sources: # 1, 3, 5, 19)

**Discussion:** See discussion below.

- m) Result in a potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Source: # 1, 3, 5, 19)

**Discussion:** See discussion below.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- n) Result in the potential for discharge of storm water to affect the beneficial uses of the receiving waters? (Sources: # 1, 3, 5)

**Discussion:** See discussion below.

- o) Create or contribute significant increases in the flow velocity or volume of storm water runoff to cause environmental harm? (Sources: # 5, 19)

**Discussion:** See discussion below.

- p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: # 5, 19)

**Discussion items k) through p):** The proposed annexation, general plan amendment, local coastal program amendment and rezoning are reflective of the existing Specific Plan as approved by Orange County and the California Coastal Commission. The project would not result in an increase in density or intensity of land use beyond what is currently allowed, and no new construction or development is proposed in association with the project. The proposed Specific Plan does include a section on Water Quality, consistent with other City specific plans, requiring compliance with National Pollution Discharge Elimination System (NPDES) requirements and preparation of water quality management plans, as necessary. The proposed project will not result in environmental impacts to hydrology and water quality.

V. **AIR QUALITY.** The city has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:

- a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: #1, 5, 8, 19)

**Discussion:** See discussion below.

- b) Expose sensitive receptors to substantial pollutant concentrations? (Sources: : #1, 5, 8, 19)

**Discussion:** See discussion below.

- c) Create objectionable odors affecting a substantial number of people? (Sources: : #1, 5, 8, 19)

**Discussion:** See discussion below.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: : #1, 5, 8, 19)

**Discussion:** See discussion below.

- e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: : #1, 5, 8, 19)

**Discussion a) through e):** The City of Huntington Beach and unincorporated Sunset Beach area are located within the South Coast Air Basin. The entire Air Basin is designated as a national-level nonattainment area for ozone, carbon monoxide (CO), respirable particulate matter (PM<sub>10</sub>) and fine particulate matter (PM<sub>2.5</sub>). The Basin is also a State-level nonattainment area for ozone, PM<sub>10</sub> and PM<sub>2.5</sub>. The proposed project is reflective of the existing Specific Plan as approved by Orange County and the California Coastal Commission and would not result in an increase in density or intensity of land use beyond what is currently allowed. No new construction or development is proposed in conjunction with the annexation. Therefore, the project will not result in any impacts to air quality.

**VI. TRANSPORTATION/TRAFFIC.** Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources:#1, 5, 19)

**Discussion:** See discussion below.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Sources: #1, 5, 19)

**Discussion a) through b):** The community of Sunset Beach is served by a network of local streets, with regional access via Pacific Coast Highway, a state highway operated and maintained by the California Department of Transportation. Access via transit is provided by the Orange County Transportation Authority, which operates four routes in the immediate vicinity of Sunset Beach. The Pacific Coast Bikeway follows Pacific Coast Highway and is included in the Master Plan of Countywide Bikeways.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	Potentially Significant	No Impact
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The proposed project involves amending the General Plan and Local Coastal Program, including adoption of the Sunset Beach Specific Plan, and annexation of the Sunset Beach area to the City of Huntington Beach. The Sunset Beach Specific Plan is reflective of the Specific Plan approved by Orange County and the California Coastal Commission and would not result in an increase in density or intensity of land use beyond what is currently allowed. The Sunset Beach circulation network is fully developed and will not require an extension of infrastructure as a result of the project. The Specific Plan carries forward the County's specific plan policies as they pertain to overall circulation issues. Therefore, implementation of the proposed project will not conflict with any applicable plans or programs as listed above pertaining to transportation/traffic nor result in associated impacts.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: #5, 10, 19)

**Discussion:** The City is located within the Airport Environs Land Use Plan (AELUP) for the Joint Forces Training Base Los Alamitos. The Sunset Beach area is located outside of the AELUP's height restriction area; however, the Specific Plan does not allow buildings at a height that would be of concern. The proposed project would not create any impacts for air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: #2, 5, 19)

**Discussion:** See discussion below.

- e) Result in inadequate emergency access? (Sources: #2, 5, 19)

**Discussion d) through e):** The proposed project does not propose any development but includes the adoption of the Sunset Beach Specific Plan that provides standards for future development. The Specific Plan reflects the County's Sunset Beach Specific Plan standards. There is not a potential increase in hazards due to incompatible uses or sharp curves as the existing uses allowed by the County and provided for in the City's Specific Plan are compatible and the street network is fully established. However, the standard for one-way drive aisle width (20 feet) for residential projects or commercial projects with 90 degree parking stalls is below those of the City of Huntington Beach Zoning and Subdivision Ordinance by six and five feet, respectively, and, in instances of a drive aisle being designated a fire lane, may result in impacts to emergency access for fire apparatus. In addition, the typical street section for the local streets is narrower (four feet less of paved surface) than the City's Standard Plan requirement. The City of Huntington Beach Fire Department currently responds to almost 150 calls per year (approximately 80 percent) in Sunset Beach (see Section IX. Hazards and Hazardous Materials) and reduced drive aisle widths and street sections have not been a significant impediment in their ability to respond, though maneuvering apparatus can be more constrained. Therefore, impacts related to potential design hazards and emergency access are less than significant.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Result in inadequate parking capacity? (Sources: #2, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project does not propose any development but includes the adoption of the Sunset Beach Specific Plan that provides parking standards for future development. The Specific Plan reflects the County’s Sunset Beach Specific Plan parking standards. The parking requirements for various uses are less than those of the City of Huntington Beach Zoning and Subdivision Ordinance, and there is discussion in the County’s Plan regarding parking issues as they relate to distribution. However, due to the compact, pedestrian-oriented character of Sunset Beach, parking is routinely shared. For example, the linear park/parking facility contains 660 public parking spaces that are regularly used by business patrons, employees, residents and visitors. In addition, most streets have on-street parking on at least one side. The sizeable amount of public parking in Sunset Beach given its compact size has helped to offset limited on-site parking for much of the community. The concept of shared parking is recognized as a reasonable way to allow for reduced parking requirements for individual uses. For example, shared parking is an integral component of the City of Huntington Beach downtown area, which has similarities with Sunset Beach in terms of the combined residential and tourist-oriented development pattern, pedestrian focus and small parcel sizes. Therefore, potential impacts related to parking capacity are expected to be less than significant.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Sources: # 1, 3, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion VIa-b. In addition, the City’s proposed Sunset Beach Specific Plan includes requirements for bicycle parking consistent with the City of Huntington Beach Zoning and Subdivision Ordinance. These requirements would apply to new development and would improve the availability of bicycle facilities in the area. The proposed Specific Plan also maintains the existing pedestrian access points to the beach and designates the walking path in the linear park as a public facility, consistent with the County’s existing plan. The proposed project would not conflict with adopted plans, etc. related to public transit, bicycle or pedestrian facilities and no impacts would result.

**VII. BIOLOGICAL RESOURCES.** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S, Fish and Wildlife Service? (Sources: #1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: #1, 3, 5, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See discussion below.				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: #1, 3, 5, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See discussion below.				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: #1, 3, 5, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See discussion below.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: #1, 3, 5 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See discussion below.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: #1, 3, 5, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion a) through f):** The Sunset Beach area does not include any wetlands but includes beach area that, as described in the County's existing Specific Plan, can be home to a variety of macroscopic species of marine animals, microfauna and invertebrate and vertebrate species that all play a role in the food chain. The proposed project is the annexation, general plan amendment, local coastal program amendment and rezoning for Sunset Beach to incorporate it to the City of Huntington Beach. The City's proposed Specific Plan carries forward the description of the beach area and does not modify any of the regulations that pertain to the open space areas of the Specific Plan, including Sunset Channel. The project will not result in increased density or intensity of land use beyond what is allowed in the existing Specific Plan, nor expand the area that may be developed, and will not create any impacts relating to biological resources.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**VIII. MINERAL RESOURCES.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: # 1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion a) & b):** There are no known mineral resources in Sunset Beach. The project will not result in any impacts on mineral resources.

**IX. HAZARDS AND HAZARDOUS MATERIALS.**  
Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: # 1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: # 1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: # 5, 11, 14, 15, 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Discussion items a) through d):** There is no school within ¼ mile from the subject area, and there are no properties within Sunset Beach listed on any list of active hazardous sites. There is one gas station site that is on the Leaking Underground Tank (LUST) clean-up site list; however, cleanup is completed and the case is closed. The proposed Sunset Beach Specific Plan reflects the County’s existing Specific Plan and does propose any new land uses. The only permitted uses that might generate hazardous waste on a routine basis are medical uses, boat docks and automobile service stations. All uses must comply with federal, state and local regulations as they pertain to hazardous waste. Consequently, the annexation of the area and adoption of the project would not create any environmental impacts relating to the transportation, use or disposal of hazardous materials or to exposure of the public or environment to hazardous materials.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: # 5, 10, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion under item f.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: #5, 10, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion e) & f):** The City is located within the Airport Environs Land Use Plan (AELUP) for the Joint Forces Training Base Los Alamitos, but is not located within two miles of a public or private airport. The Sunset Beach area is located outside of the AELUP’s height restriction area, but the Specific Plan does not allow buildings at a height that would be of concern. There are no hazards associated with airport land uses for persons residing or working within the project area.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: #2, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** See discussion under item h.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: #2, 5, 19, 20) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion items g) & h):** There are no wildlands adjacent to or located within the Sunset Beach area. The Sunset Beach area is currently served by a volunteer (Reserve Fire Fighters) Fire company, located on Pacific Coast Highway; and, through a mutual aid agreement with the Orange County Fire Authority, by the City of Huntington Beach, which has a fire station approximately 800 feet from the Sunset Beach boundary on Warner Avenue, east of Pacific Coast Highway, and by the City of Seal Beach. In addition,

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Mitigation Incorporated	Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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beginning in July 2004 the Orange County Fire Authority began contracting with the City of Huntington Beach to provide paramedic emergency medical services to Sunset Beach. The majority of the fire and emergency medical responses in Sunset Beach are provided by the City of Huntington Beach Fire Department. The Metro Cities Fire Authority reports that the City of Huntington Beach responded to 146 out of 184 calls in 2008 (79 percent) and 149 out of 182 calls in 2009 (82 percent). According to LAFCO, of the 51 calls received by the Sunset Beach station in 2008 (a subset of the 184 total), Reserve Fire Firefighters were only able to respond with qualified reserves in two of those cases.

The proposed project would not expose people to risks from wildland fires and there would be no associated impacts. The City of Huntington Beach has been able to adequately respond to calls for service in the area; however, as discussed in Section VIe. Transportation/Traffic, existing and proposed standards for some drive aisle width and street section configurations do not comply with standards currently required in the City of Huntington Beach. Because the City's Fire Department has been able to adequately respond in Sunset Beach with the existing standards, impacts will be less than significant relating to impairment of or physical interference with an adopted emergency response plan or emergency evacuation plan.

**X. NOISE.** Would the project result in:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: #5, 13, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? (Sources: #5, 13, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: #5, 13, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: #5, 13, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion items a) through d):** The project would not result in an increase in density or intensity of development or change the location of permitted uses from what is currently allowed in the County's Specific Plan. As such, the project would not result in a substantial permanent increase in noise levels, excess ground borne vibration or noise levels, and ambient noise levels in the project vicinity above levels existing without the proposed project. The proposed project will have no impacts in these areas.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: #5, 10, 19)
- 

**Discussion:** The City is located within the Airport Environs Land Use Plan (AELUP) for the Joint Forces Training Base Los Alamitos, but is not located within two miles of a public or private airport. The Sunset Beach area is located outside of the AELUP's area of concern. There are no noise impacts associated with the proposed annexation and planning entitlements for people residing or working in the area.

- i) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: # 5, 10, 19)
- 

**Discussion:** Sunset Beach is not located within the vicinity of a private airstrip.

**XI. PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) Fire protection? (Sources: #1, 5, 19, 20)
- 

**Discussion:** The Sunset Beach area is currently served by a volunteer (Reserve Fire Fighters) Fire company, located on Pacific Coast Highway; and, through a mutual aid agreement with the Orange County Fire Authority, by the City of Huntington Beach, which has a fire station approximately 800 feet from the Sunset Beach boundary on Warner Avenue, east of Pacific Coast Highway, and by the City of Seal Beach. In addition, beginning in July 2004 the Orange County Fire Authority began contracting with the City of Huntington Beach to provide paramedic emergency medical services to Sunset Beach. The majority of the fire and emergency medical responses in Sunset Beach are provided by the City of Huntington Beach Fire Department. The Metro Cities Fire Authority reports that the City of Huntington Beach responded to 146 out of 184 calls in 2008 (79 percent) and 149 out of 182 calls in 2009 (82 percent). According to LAFCO, of the 51 calls received by the Sunset Beach station in 2008, Reserve Fire Firefighters were only able to respond with qualified reserves in two of those cases.

With implementation of the proposed project, the City of Huntington Beach Fire Department will provide fire protection and emergency medical services to the area, though the mutual aid agreement will remain in effect. The City currently meets and would continue to meet the standard response times of three to five minutes using existing facilities, equipment, and personnel. The Specific Plan also requires that new development comply with the City's Fire Specifications. Based on the statistics above, is likely that the City's Department will experience an increase in calls for service with implementation of the project. The Department has indicated that it can provide such services to the Sunset Beach community without

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacting its ability to provide public safety services to the rest of Huntington Beach. Impacts of the proposed project would be less than significant.

- b) Police Protection? (Sources: #1, 5, 19)

**Discussion:** The Orange County Sheriff's Department and California Highway Patrol (CHP) currently serve the Sunset Beach community, with the City of Huntington Beach Police Department providing assistance as needed. The Sheriff's Department handles basic calls for service and the CHP handles traffic collisions within the area as Pacific Coast Highway is a State facility. For 2007 and 2008, the Sheriff's Department responded to an average of 4.6 calls per day (1,688 calls for service annually), and CHP responded to approximately 55 calls each year. Data for the City of Huntington Beach, for 2008 and 2009, indicate that the City Police Department provided agency assistance for a total of 40 calls, completed 20 traffic stops that resulted in a report, implying an arrest, and completed 202 traffic stops that did not result in a report for the Sunset Beach area.

With implementation of the project, CHP would continue to respond to traffic collisions for Pacific Coast Highway. The City of Huntington Beach Police Department would provide law enforcement services. Based on the statistics above, the City's Department will experience an increase in calls for service with implementation of the project. The Department has indicated that it could provide such services to the Sunset Beach community without impacting its ability to provide public safety services to the rest of Huntington Beach. Impacts of the proposed project would be less than significant.

- c) Schools? (Sources: #1, 5, 19)

**Discussion:** The proposed project involves the annexation of approximately 109 acres of land to the City of Huntington Beach and associated rezoning, general plan and local coastal program amendments. Current service providers include the Huntington Beach Union High School and the Ocean View School District and will not change with project implementation. The City's proposed Specific Plan does not change the density or intensity of currently allowed land uses. Therefore, implementation of the project will not result in any impact to schools.

- d) Parks? (Sources: #1, 5, 17, 19)

**Discussion:** The Sunset Beach area includes three public recreational facilities: the large beach, a linear park/parking facility and a small beach. The proposed project does not propose any construction or development, and the City's Specific Plan carries forward the County's land use plan and policies for the existing recreational facilities. The proposed general plan amendment and local coastal program amendment include updates to the General Plan Recreation and Community Services Element and Land Use Plan (Coastal Element), respectively, to provide a current inventory of recreational facilities in the City as well as add the facilities in Sunset Beach to the City's inventory. However, these text changes do not require nor would they result in physical impacts to any of the facilities. The City's Sunset Beach Specific Plan was developed to reflect the specific plan approved by Orange County and no increase in density or intensity of land use is proposed. Therefore, implementation of the proposed project will not result in any impacts to parks.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Other public facilities or governmental services? (Sources: #1, 5, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:** The Sunset Beach area represents a proportionately small addition to the City of Huntington Beach and will not result in the need for other public facilities or governmental services such that there would be the need for new governmental facilities that might result in impacts. The City can provide services to the area using its existing facilities and staff. Implementation of the project will not result in additional impacts in this area.

**XII. UTILITIES AND SERVICE SYSTEMS.** Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: #1, 5, 17, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** See discussion below.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: # 1, 5, 17, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** See discussion below.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: # 1, 5, 17, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** See discussion below.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: #1, 5, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

**Discussion:** See discussion below.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: # 1, 5, 16, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Discussion a) through e):** The City of Huntington Beach has provided domestic water to the Sunset Beach area since fiscal year 1964/65, when it purchased the Sunset Beach Water District. The Sunset Beach Sanitary District, formed in 1930, is responsible for the review and approval of the collection of wastewater within Sunset Beach. The City of Huntington Beach and the Orange County Public Works/Flood Control Section are the agencies responsible for the flood control system in the vicinity of Sunset Beach. The Orange County Sanitation District is responsible for wastewater treatment. Upon annexation, these same agencies will continue to provide water, sewer, wastewater and storm drain services to the Sunset Beach area. The City's proposed Specific Plan does not propose any change in density or intensity of land use nor propose any new infrastructure projects. The proposed project will not result in impacts associated with items a) through e) above.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: # 1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: #1, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion items f) & g):** The project involves annexation of approximately 109 acres to the City of Huntington Beach and amendments to the General Plan and Local Coastal Program, including adoption of the Sunset Beach Specific Plan. The Sunset Beach Specific Plan was created to reflect the land use plan approved by Orange County and the California Coastal Commission and will not change the currently allowed density or intensity of development within the area. Consequently, the project will not result in impacts on landfill capacity and compliance with regulations pertaining to solid waste.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: # 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project does not propose any development or change to the land uses currently allowed by the County Specific Plan. As such the project will not result in impacts in this area.

**XIII. AESTHETICS.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? (Sources: #1, 3, 5, 17, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: #1, 3, 5, 17, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Discussion:** See discussion below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: #1, 3, 5, 17, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: #1, 3, 5, 17, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion a) through d):** Sunset Beach is adjacent to the Pacific Ocean and the existing County Specific Plan identifies seven scenic vista viewpoints along South Pacific Avenue, which provide views of the Ocean. In addition, the portion of Pacific Coast Highway located in the Sunset Beach Specific Plan area is designated as a scenic highway. The majority (99 percent) of the residential and commercial areas of Sunset Beach are developed: there are four undeveloped parcels, one of which is occupied by a billboard.

The proposed Sunset Beach Specific Plan maintains the scenic vista viewpoints of the County's Specific Plan and carries forward the same protections and restrictions on uses to ensure that the scenic vista and associated viewpoints are not obscured. The proposed Specific Plan maintains the same development standards to regulate development within the Sunset Beach area. The Specific Plan does not change the location or intensity of permitted uses and does not propose any development; thus, implementation of the proposed project will not result in sources of light and glare beyond what is currently allowed nor damage scenic resources. The project will not result in any aesthetic impacts.

**XIV. CULTURAL RESOURCES.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in $\delta$ 15064.5? (Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to $\delta$ 15064.5? (Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: # 1, 3, 5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Discussion items a) through d):** There are no known cultural resources within the Sunset Beach Specific Plan area; however, there may be buildings greater than 45 years of age that may require further evaluation as a historic resource should demolition or significant alteration be proposed. The proposed project is annexation of Sunset Beach to the City of Huntington Beach and the adoption of amendments to the City of Huntington Beach general plan, local coastal program and zoning documents to establish land use and zoning regulations for the area. The proposed Specific Plan is consistent with the existing County of Orange Specific Plan. The City of Huntington Beach General Plan and Local Coastal Program regulations afford the same protection to cultural resources, should they occur, as the County of Orange regulations. The annexation and adoption of the planning entitlements will not result in impacts to cultural resources.

**XV. RECREATION.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: #1, 3, 5, 17, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: #1, 3, 5, 17, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Affect existing recreational opportunities? (Sources:#1, 3, 5, 17, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion items a) through c):** The Sunset Beach Specific Plan area includes an approximate 33 acre public beach, 3.4 acre public channel/beach area and a 13 acre public parking and linear park facility with restrooms and a tot lot. There is also a community center owned and operated by the Sunset Beach Community Association.

The proposed Sunset Beach Specific Plan is reflective of the existing conditions and carries forward the land use designations and regulations of the existing Specific Plan such that the existing recreational facilities are not affected. The proposed Specific Plan does not result in increased density or intensity of land use beyond what is currently allowed such that additional recreational amenities are required. The proposed general plan amendment and local coastal program amendment include updates to the General Plan Recreation and Community Services Element and Land Use Plan (Coastal Element), respectively, to provide a current inventory of recreational facilities in the City as well as add the facilities in Sunset Beach to the City's inventory. However, these text changes do not require nor would they result in impacts to any of the facilities. Therefore, implementation of the project will not result in any impacts on recreational issues.

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XVI. AGRICULTURE RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: #5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: #5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See discussion below

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: #5, 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion items a) through c):** The proposed project will not convert farmland or conflict with existing zoning for agricultural use. There are no agricultural uses in the subject area. Existing zoning permits residential, visitor serving commercial, public and open space uses. The proposed project would establish similar zoning for the area and, as such, no impacts would occur.

**XVII. GREENHOUSE GASE EMISSIONS.** Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Sources: #5, 18) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The California Energy Commission calculated that in 2004, California produced 492,000,000 metric tons of carbon dioxide (CO<sub>2</sub>) emissions. On an individual basis, a project generally would not generate enough GHG emissions to create a significant impact on global climate change. Given the small parcel size of properties in Sunset Beach, for example, the CO<sub>2</sub> emissions that might be generated for a project developed pursuant to the County's existing or City's proposed Specific Plan would be negligible when compared to the overall contribution of the State's GHG emissions impacting global climate change. A project's potential impact would be its incremental contribution of GHG emissions when combined with all other GHG emission sources to cause significant cumulative impacts that could result in global climate change impacts. The project involves the annexation of a community that is 99 percent developed (four

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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vacant parcels with a combined total of less than one acre) and adoption of a Specific Plan that is consistent with the intent and land use density of the County’s existing Specific Plan for the area, as well as associated general plan and local coastal program amendments. The project does not have potential to directly produce GHG emissions. However, there may be indirect constructional and operational emissions from projects developed pursuant to the Specific Plan. While there is no specific threshold of significance for GHG emissions, it is reasonable to apply the same requirements for criteria pollutants in that significance occurs when a project results in a cumulatively considerable net increase of GHG emissions. Therefore, since the project’s direct contribution of CO<sub>2</sub> emissions is zero and indirect emissions would be negligible due to the developed nature of the community, parcel pattern and development standards in the Specific Plan, impacts from GHG emissions would not result in a cumulatively considerable net increase of GHG emissions and impacts would be less than significant.

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Sources: #5, 18)

**Discussion:** The Sunset Beach community is located in unincorporated Orange County, governed by the County’s General Plan. Existing and possible future development within the County is accounted for in the Air Quality Management Plan provided by SCAG. The City’s proposed Specific Plan for Sunset Beach does not propose any increase in development that might be allowed beyond what might be realized under the County’s Specific Plan. Additionally, the Specific Plan requires compliance with all applicable federal and state regulations. The proposed project would not conflict with applicable policies, plans or programs adopted for the purpose of reducing GHG emissions.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: #1, 3, 5, 19)

**Discussion:** The proposed project does not propose any construction and represents the adoption of general plan, local coastal program and specific plan documents in association with the annexation of the developed community of Sunset Beach to the City of Huntington Beach. The City’s proposed Specific Plan includes the provisions of the County’s existing Specific Plan, as certified by the California Coastal Commission, for the area as they pertain to protection of the environmental considerations above. The proposed Sunset Beach Specific Plan will not create additional density or intensity of land use beyond what is currently allowed by the County’s Specific Plan. Implementation of the proposed project will not result in any impacts in these areas.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Does the project have impacts that are individually limited, but cumulatively considerable?  
 (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: # 1, 3, 5, 19)
- 

**Discussion:** The proposed project involves annexation of approximately 109 acres to the City of Huntington Beach and adoption of general plan, local coastal program and zoning amendments, including the Sunset Beach Specific Plan. The Sunset Beach Specific Plan is reflective of the Specific Plan approved by Orange County and the California Coastal Commission. As such, the proposed project will not result in an additional density or intensity of land use beyond what is currently allowed. The project will not result in impacts that are individually limited, but cumulatively considerable.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: # 1, 3, 5, 19)
- 

**Discussion:** As discussed throughout the document, the project would result in no impacts for all issue areas with the exception of less than significant impacts for public services due to an increase in calls for service for fire and police services and land use, transportation/traffic and hazards and hazardous materials due to reduced standards for parking and some drive aisle widths and street sections. The proposed project carries forward the intent of the County’s existing Specific Plan, including the aforementioned development standards. Implementation of the project will not result a substantial increase in environmental effects that will cause adverse effects on human beings, either directly or indirectly.

## **XIX. EARLIER ANALYSIS/SOURCE LIST.**

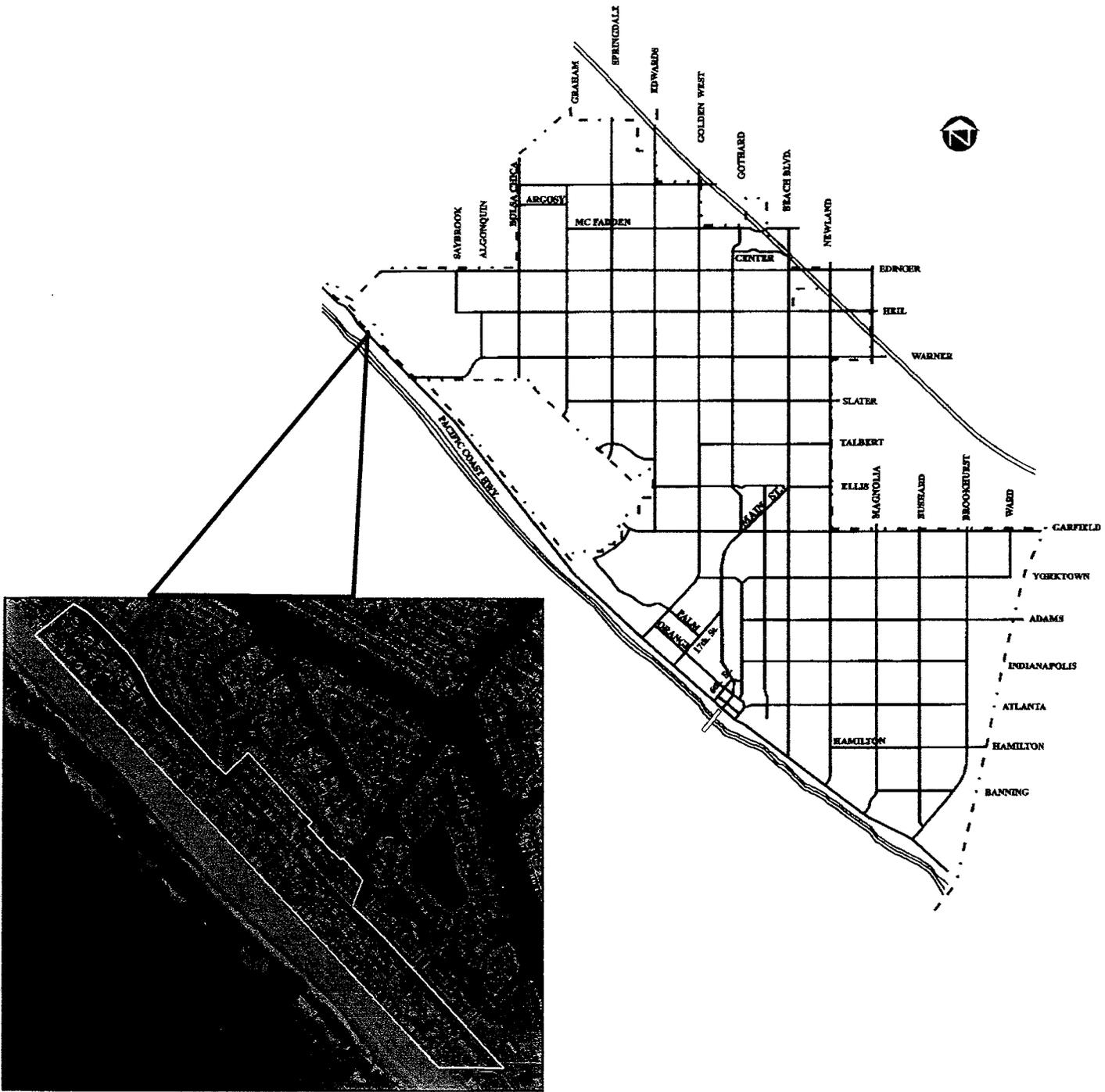
Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 @ (3) (D). Earlier Documents Prepared and Utilized in this Analysis:

<b><u>Reference #</u></b>	<b><u>Document Title</u></b>	<b><u>Available for Review at:</u></b>
1	City of Huntington Beach General Plan	City of Huntington Beach Planning & Building Dept., Planning/Zoning Information Counter, 2000 Main St., 3 <sup>rd</sup> Floor, Huntington Beach, and at <a href="http://www.huntingtonbeachca.gov/Government/Departments/Planning/gp">www.huntingtonbeachca.gov/Government/Departments/Planning/gp</a>
2	City of Huntington Beach Zoning and Subdivision Ordinance	City of Huntington Beach City Clerk's Office, 2000 Main St., 2 <sup>nd</sup> Floor, Huntington Beach, and at <a href="http://www.huntingtonbeachca.gov/government/charter_codes">www.huntingtonbeachca.gov/government/charter_codes</a>
3	City of Huntington Beach Local Coastal Program	City of Huntington Beach Planning & Building Department (see #1)
4	Project Vicinity Map	See Attachment #1
5	Draft Sunset Beach Specific Plan, August 2010	See Attachment #2
6	City of Huntington Beach Geotechnical Inputs Report	City of Huntington Beach Planning & Building Dept. (see #1)
7	FEMA Flood Insurance Rate Map	"
8	CEQA Air Quality Handbook, South Coast Air Quality Management District (1993)	"
9	City of Huntington Beach CEQA Procedure Handbook	"
10	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	"
11	Geotracker search for leaking underground fuel tanks, 2010	<a href="http://geotracker.waterboards.ca.gov">http://geotracker.waterboards.ca.gov</a>
12	State Seismic Hazard Zones Map	City of Huntington Beach Planning & Building (see #1)
13	City of Huntington Beach Municipal Code	City of Huntington Beach City Clerk's Office (see #2)
14	Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database, 2010	<a href="http://www.epa.gov/superfund/sites/cursites/">http://www.epa.gov/superfund/sites/cursites/</a>
15	Investigation-Cleanups (SLIC) and Landfill sites, Cortese list of Hazardous Waste and Substances Site	<a href="http://www.calepa.gov/sitecleanup/cortese">www.calepa.gov/sitecleanup/cortese</a>
16	The Department of Toxic Substances Control's Site Mitigation and Brownfields Database, 2010	<a href="http://www.envirostar.dtsc.ca.gov/public/">http://www.envirostar.dtsc.ca.gov/public/</a>
17	Draft General Plan and Local Coastal Program Amendments	See Attachment #3
18	State of California Office of Planning and Research CEQA documents on greenhouse gas emissions	<a href="http://opr.ca.gov/index.php?a=ceqa/index">http://opr.ca.gov/index.php?a=ceqa/index</a>
19	Orange County General Plan, Zoning Map and Sunset Beach Specific Plan/Local Coastal Program	<a href="http://pdsd.oc.gov/CodesRegulations.aspx">http://pdsd.oc.gov/CodesRegulations.aspx</a>

20

Final Report Sunset Beach Annexation Study for the City of  
Huntington Beach, April 27, 2010 and Final Proposed  
Incorporation of Sunset Beach Application of Peer Review  
Report to the Preliminary Feasibility Analysis July 20, 2010

City of Huntington Beach Planning &  
Building Dept. (see #1)



**VICINITY MAP**  
**GENERAL PLAN AMENDMENT NO. 10-002/ZONING TEXT AMENDMENT NO. 10-002/ZONING MAP AMENDMENT NO. 10-001/LOCAL COASTAL PROGRAM AMENDMENT NO. 10-001/ANNEXATION NO. 10-001/NEGATIVE DECLARATION NO. 10-005**  
**(SUNSET BEACH SPECIFIC PLAN AND ANNEXATION)**

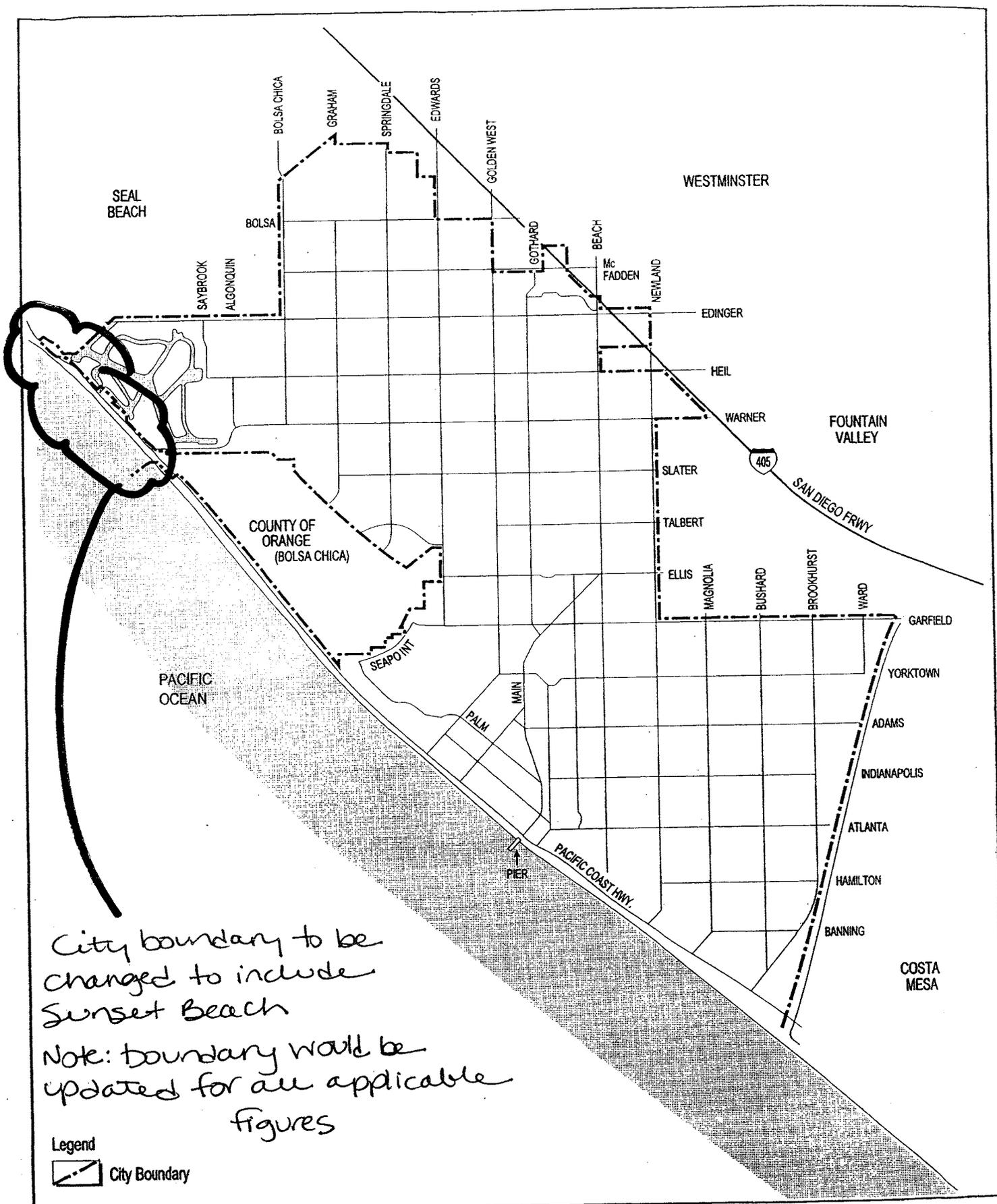
Attachment No. 2

Draft Sunset Beach Specific Plan, dated August 2010

Is available at the Planning and Building Department, 2000 Main Street,  
Huntington Beach, CA and at:

<http://www.huntingtonbeachca.gov/Government/Departments/Planning/PJB/pcl/pcagenda081010.cfm>  
under item A-3

Note: The full copy of the Specific Plan was attached to the Draft Negative Declaration distributed for public review. The reference locations are only provided in this Study Session Report.



City boundary to be changed to include Sunset Beach  
 Note: boundary would be updated for all applicable figures

Legend  
 City Boundary

**CITY LIMITS**  
 CITY OF HUNTINGTON BEACH GENERAL PLAN

MILES 0 0.5 1.0 NORTH  
 FIGURE I-2  
 ATTACHMENT NO. 3.1

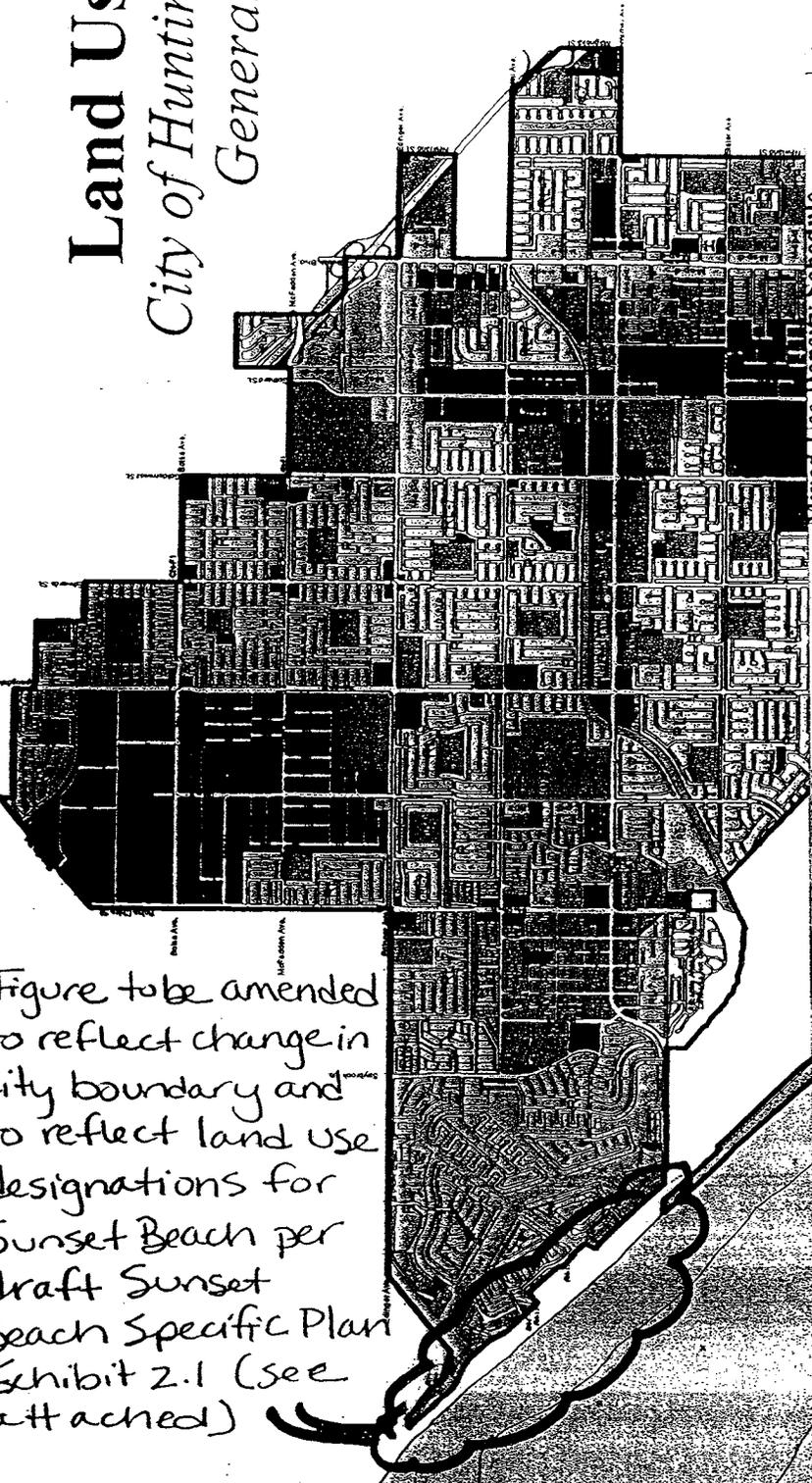
# Land Use Plan

## City of Huntington Beach

### General Plan

Figure to be amended to reflect change in City boundary and to reflect land use designations for Sunset Beach per draft Sunset Beach Specific Plan Exhibit 2.1 (see attached)

ATTACHMENT NO. 3.2  
2.36



- Residential Low Density
- Residential Medium Density
- Residential Medium High Density
- Residential High Density
- Commercial
- Commercial Regional
- Commercial Visitor
- Commercial General
- Commercial Neighborhood
- Commercial Office
- Industrial
- Industrial
- Mixed Use
- Mixed Use Horizontal
- Mixed Use Vertical
- Conservation
- Commercial Recreation
- Park
- Shore
- Water Recreation
- Public
- Public School, Hospital, Church (underlying designation)
- Right of Ways & Bridges

#### Mixed Use Density Schedule

Density Code	Permitted Density
F1	0.35
F2	0.50
F2A	0.75
F3	1.0
F4	1.25
F5	1.50
F6	2.0
F7	3.0
F8	1.5 (MU)-0.35 (C)/25 du/ac
F9	1.5 (MU)-0.5 (C)/25 du/ac
F10	1.5 (MU)-1.5 (C)/25 du/ac
F11	2.0 (MU)-2.0(C)/25 du/ac
F12	3.0 (MU)-3.0(C)/30 du/ac
F13	1.5(MU)-1.5(C)/15 du/ac
F14	1.75(MU)-0.2(C)/45 du/ac

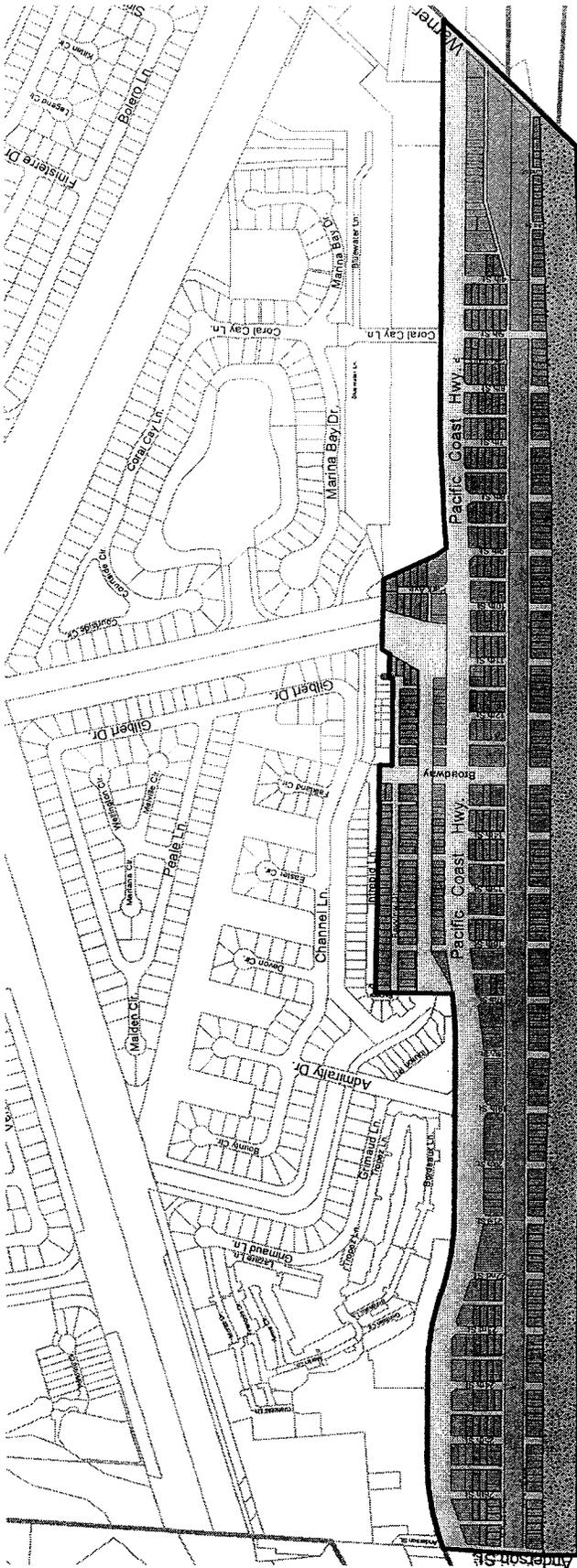
- a Auto District Overlay
- d Design Overlay
- h Historical Overlay
- mu ( ) Mixed Use Overlay (Mixed Use Density)
- pd Pedestrian Overlay
- rmp Residential Mobile Home Park Overlay
- sp Specific Plan Overlay

**CAUTION**  
**WHEN USING THIS MAP**

Information shown hereon is a compilation of data from sources of varying accuracy and reliability. The City of Huntington Beach does not guarantee its completeness or accuracy. It is the user's responsibility to verify all information to their own satisfaction.

**FIGURE**  
**LU-5**  
Amended April 2010

For additional development standards, please refer to the Community Subarea Map (Figure LU-6), and the Community District and Subarea Schedule (Table LU-4) of the Land Use Element of the General Plan.



**LEGEND**

-  Residential High Density
-  Commercial Visitor - Mixed Use Overlay
-  Public
-  Open Space - Shoreline
-  Open Space - Water Recreation

-sp Specific Plan Overlay  
This designation applies to all Land Uses for this area.

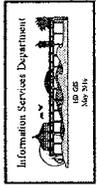
-  Parcels
-  Right Of Way
-  Huntington Beach Boundary
-  Sunset Beach Boundary



Excerpt from  
Draft Sunset Beach Specific Plan  
dated August 2010

ATTACHMENT NO. 3.3  
2.51

CAUTION:  
This information is for informational purposes only and does not constitute a contract. It is subject to change without notice. For more information, please contact the Information Services Department.



**Exhibit 2.1 Land Use Plan**

**TABLE LU-3**

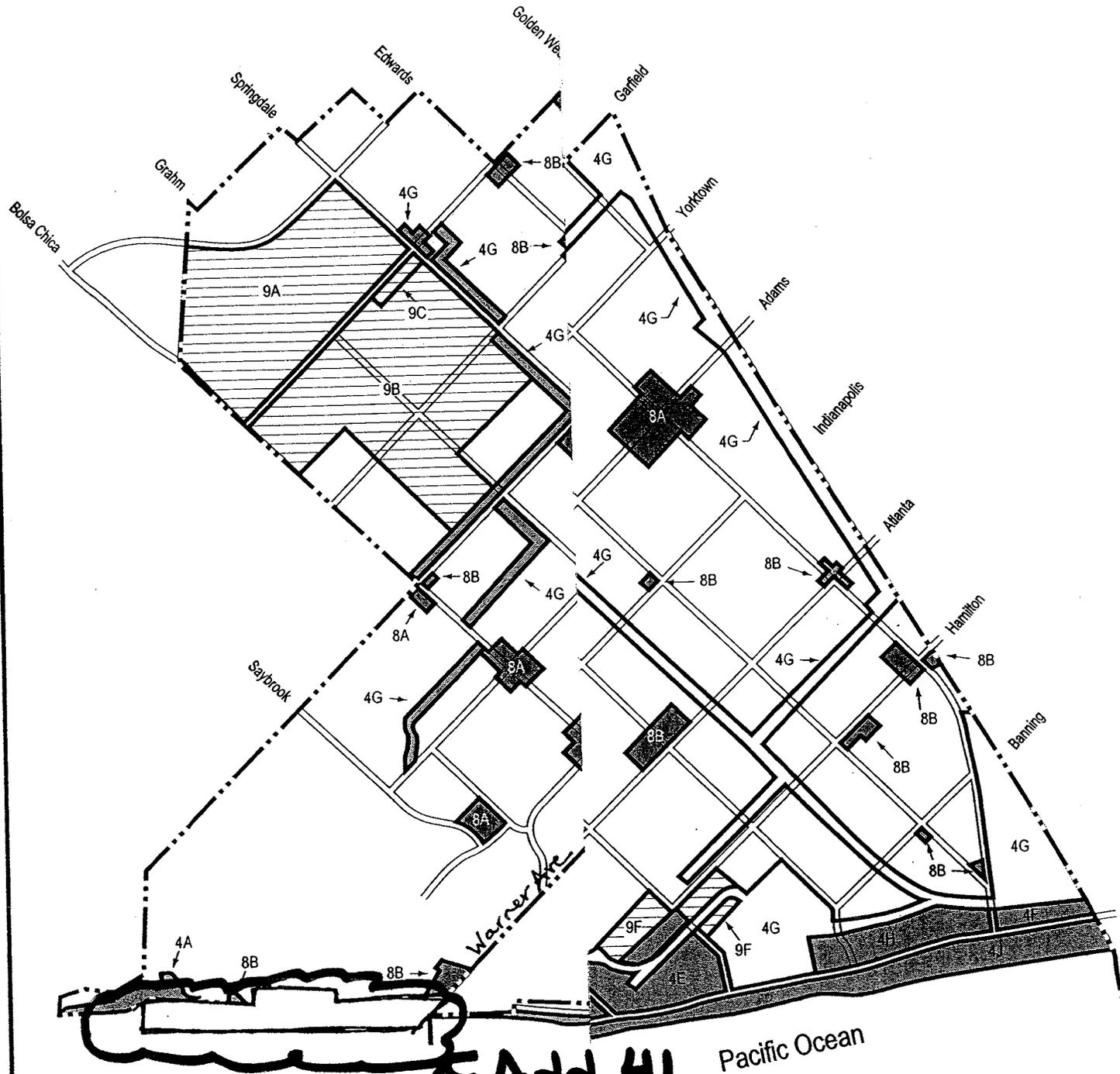
Development "Overlay" Schedule

Land Use "Overlay" Category	Characteristics/Requirements
Specific Plan -sp	Permits underlying land uses and requires that a Specific or Development Plan be formulated for large scale, mixed-use multi-phased development projects which provides greater specificity for land use and infrastructure plans, design and development standards, and phasing/implementation.
Pedestrian District -pd	Permits underlying land uses and requires conformance to land use (restrictions on non-pedestrian active uses) and design standards (e.g., siting of building frontages) to ensure high levels of pedestrian activity along the street frontage.
Historic District -h	Permits re-use of existing historic structures for the underlying land uses.
Residential Mobile Home Park -rmp	Permits the density of a mobile home park, located within a residential low density designation, to exceed the underlying density of seven (7) units per acre. The maximum density of the mobile home park shall not exceed the existing density of the mobile home park.
Mixed Use -mu	Permits the development of residential uses in conjunction with the underlying commercial designation. The overlay permits the development of horizontally or vertically integrated mixed use projects (See LU 11.1.1). The design and density for a mixed use project shall be as shown on the Figure LU 5 in parentheses (See Table LU-2b for more detail) or as set forth in a Specific Plan. If a mixed use project is not proposed, then the density of the underlying commercial designation shall be utilized (I-LU 1, I-LU 13, and I-LU 10). ←
Automobile District -a	Permits the development of an automobile district in addition to the underlying land uses.
Special Design Standards -d	Permits underlying land uses in accordance with special design standards.

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

**Community District and Subarea Schedule**

<b>Subarea</b>	<b>Characteristic</b>	<b>Standards and Principles</b>
<b>4K</b>	<b>Design and Development</b>	5) within the southern grove ESHA buffer only – a water quality Natural Treatment System may be allowed so long as it is located in an area that is most protective of coastal resources and at least 246 feet from the ESHA. 6) In addition to the required ESHA buffer described above, grading shall be prohibited within 500 feet of an occupied raptor nest during the breeding season (considered to be from February 15 through August 31);  C. Habitat Management Plan shall be prepared for all areas designated Open Space-Conservation which shall include restoration and enhancement of delineated wetlands, wetland and habitat mitigation, and establishment of appropriate buffers from development.  D. Protective Fencing: Protective fencing or barriers shall be installed along any interface with developed areas, to deter human and pet entrance into all restored and preserved wetland and ESHA buffer areas.
<b>4L Sunset Beach</b>	<b>Permitted Uses</b>	<b>Category: Residential High Density (“RH”), Commercial Visitor (“CV”), Shoreline (“OS-S”), Water Recreation (“OS-WR”) and Public (“P”) uses pursuant to the Sunset Beach Specific Plan (SP 17)</b>
	<b>Density/Intensity Design and Development</b>	<b>Pursuant to the Sunset Beach Specific Plan (SP 17)</b> <b>Category: Specific Plan (“-sp”) and Mixed Use (“-mu”)</b> <ul style="list-style-type: none"> <li>• <b>Requires the conformance with a specific or master plan.</b></li> <li>• <b>Mixed Use Overlay for the CV area for the allowance of residential uses pursuant to the Specific Plan</b></li> </ul>
<b>5 Regional “Core”</b>	<b>Area wide Functional Role</b>	Enhance Huntington Center, the Edinger Corridor, and adjacent properties as a key focal point of regional commerce.
<b>5A Huntington Center</b>	<b>Permitted Uses</b>	Category: Commercial Regional (“CR”) Region-serving commercial uses permitted by the “CR” land use category and mixed-use structures vertically-integrating housing with commercial uses permitted by the “-mu” overlay.
	<b>Density/Intensity</b>	Category: “-F2” <ul style="list-style-type: none"> <li>• Height: four (4) stories</li> </ul>
	<b>Design and Development</b>	Category: Mixed Use (-mu) ; Specific Plan (-sp) <ul style="list-style-type: none"> <li>• Require the preparation of and development in conformance with a specific or master plan.</li> <li>• Design and site development as a cohesive and integrated center and as stipulated by Policy LU 10.1.16.</li> <li>• Locate buildings around common courtyards and pedestrian areas.</li> <li>• Locate a portion of development along the Beach Boulevard frontage.</li> <li>• Improve the signage and sense of entry from the Interstate 405 Freeway, Beach Boulevard, and other major access points.</li> <li>• Implement extensive streetscape improvements along the Beach</li> </ul>



LEGEND

- |  |               |  |                          |
|--|---------------|--|--------------------------|
|  | City Boundary |  | Old Town                 |
|  | Downtown      |  | PCH Coastal Corridor     |
|  | Pier          |  | Regional Commercial Core |

HUNTINGTON BEACH  
SUB-AREA MAP

City of Huntington Beach General Plan



FIGURE LU-6

ATTACHMENT NO. 3.4  
2.40

## **STATUTORY REQUIREMENTS**

In addition to the seven mandatory elements, other optional elements may be included within a community's General Plan. Section 65303 of the California Government Code states:

*The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.*

Huntington Beach's Recreation and Community Services Element is just such an optional element. It is specifically concerned with identifying, maintaining, and enhancing local parks and recreational services and facilities.

Once this is adopted by the City of Huntington Beach, it becomes a component of the General Plan, with the same legal status as the mandatory elements.

## **TECHNICAL SYNOPSIS**

The City of Huntington Beach's recreational opportunities consist of parks, golf courses, and coastal amenities, including ~~nine~~ **approximately 9.5** miles of coastal parks and beaches. This first section summarizes the Technical Background Report's existing conditions discussion. The existing condition summary is followed by the Recreation and Community Services Goals, Objectives, Policies, Implementation Programs, and Implementation Matrix.

### **A. NON-COASTAL PARKS AND RECREATION**

#### **1. Existing Parks and Recreation Facilities**

Huntington Beach contains ~~74~~ **73** parks which encompass ~~577.28~~ **756.32** acres. These include ~~six~~ **10** mini parks totaling ~~2.7~~ **4.85** acres, ~~58~~ **50** neighborhood parks totaling ~~157.39~~ **175.25** acres, ~~seven~~ **10** community parks totaling ~~143.28~~ **168.33** acres, and ~~two~~ **three** regional parks (Huntington Central Park, and Blufftop Park and **OC Regional Weider Park**) encompassing ~~274~~ **407.90** acres. Regional facilities adjacent to Huntington Beach include Sunset Aquatic Park in Seal Beach (95 acres/260 boat slips), Mile Square Park in Fountain Valley (632 acres), and Bolsa Chica Ecological Preserve in Orange County (300 acres).

## 8. Equestrian Trail System

The City maintains approximately two miles of horse trails located in Huntington Central Park. A 25-acre privately developed and maintained equestrian center is available for public use. Riders also utilize trails in the residential area located south of Ellis Avenue between Edwards and Golden West Streets.

The City's Trails Implementation Plan contains the adopted Equestrian Trails Plan which emphasizes equestrian use west of Golden West Street within Huntington Central Park and ultimately extends the trail system into the Bolsa Chica area. The Harriett M. Weider Regional Park is planned to provide pedestrian, equestrian, and bike trails connecting Central Park with Bolsa Chica State Beach (equestrians will not be able to access the beach from this trail).

## 9. Newland House

The Newland House, located on a bluff near the northeastern corner of Beach Boulevard and Adams Avenue, is the former home of Huntington Beach pioneers William and Mary Newland. Built in 1898, the house and adjacent grounds were restored to preserve the site and are operated and maintained by the Historical Society through a lease agreement with the City. The site also contains public meeting space. For information on the historic significance of the site, please see the Historical Resources Section of the Technical Background Report.

## B. COASTAL/RECREATION FACILITIES

### 1. Municipal Pier

The City of Huntington Beach Municipal Pier is located at the intersection of Main Street and the Pacific Coast Highway and serves as the focal point of the City's downtown area.

The pier's facilities include a lifeguard tower, observation and fishing platforms, bait and tackle stand, "end of the pier" restaurant, and temporary public restrooms. Future facilities will include a snack shop, permanent rest rooms, bait and tackle shop, and pier plaza.

### 2. Beaches Parks

Huntington Beach contains approximately ~~nine~~ **9.5** miles of shoreline, including the Bolsa Chica and Huntington State Beaches, operated by the California State Department of Parks and Recreation, and the Huntington City Beach **and Sunset Beach**, operated by the City. **The City of Huntington Beach also operates a portion of Bolsa Chica State Beach from the Pier to Seapoint Street.**

The ~~three~~ **four** beaches have an annual visitation rate of ~~fifteen~~ **11** million visitors. These beaches encompass a total of approximately 380 **408.8** acres and provide regional recreational opportunities for sunbathing, swimming, surfing, bodysurfing, and sand volleyball. Fire rings are also available for barbecues and evening campfires. Offshore clam beds and a variety of game fish also attract divers and surf fishermen to the Huntington Beach shoreline. A trail extends the length of this shoreline, allowing for bicycle riding, jogging and walking separated from vehicular traffic. The beaches have been the sites of many national and international surfing contests and are among the best surfing areas on the West Coast.

Huntington Harbour contains four small beaches. Two beaches are located at the Huntington Harbour entrances to Davenport and Humboldt Islands and two beaches are adjacent to Trinidad and Seabridge parks. **Sunset Beach contains one small beach at 11<sup>th</sup> Street and Pacific Coast Highway.**

**a. Recreational Vehicle (RV) Camping**

The Sunset Vista Camper Facility, located on Pacific Coast Highway in the Huntington City beach parking lot at Lake Street, is a City-operated recreational vehicle camping site offering 150 spaces from September 15 through May 31.

In addition, the State Department of Parks and Recreation allocates 100 spaces for camping at the Bolsa Chica State Beach. The spaces are available year-round, with a maximum two-week stay. The City beach also offers a similar program for en route RV camping between June 1 and September 14.

**b. Huntington Harbour**

Huntington Harbour is a 680 ~~860~~ -acre residential development oriented around a network of manmade channels located in the northwest corner of the City. The waterways provide significant opportunities for boating which is the major recreational use of the area. The City operates three boat slips for public use. Public access to the channels is provided in several areas where boats can be rented, such as the City-operated public boat ramp located adjacent to the Warner Fire Station at Warner Avenue and Pacific Coast Highway. An additional boat ramp is located at the Sunset Aquatic Park in Seal Beach. The City also operates Percy Dock across the harbor from Warner Dock; the Percy Dock includes a parking lot and a dock but does not include a ramp.

### C. FUTURE RECREATIONAL NEEDS

The City has set its park standard at five acres per 1,000 people. The 1990 census indicates that the City of Huntington Beach's population is 181,519. **The City's population is 204,784, based on the January 2010 estimate from the State Department of Finance for Huntington Beach and an estimate of 1,300 for the Sunset Beach community.** Based on the 1990 **2010** population and the City's standard, the City should have a total of 907 **1,023.92** acres of parkland in 1992 **2010**. City parks encompass approximately 576 **856.83** acres, **including the City-owned public golf course** and the ~~three~~ **City beaches** parks encompass approximately 380 **183.42** acres. Therefore, the City contains 956 **1,040.25** acres of parkland, which exceeds the defined standard.

Under the Quimby Act, in-lieu funds can be used for park renovation, acquisition, and development. Recreation programs are funded through service fees and by the general fund.

Many of the local school sites provide recreational amenities and facilities to the surrounding neighborhoods, including youth sports fields. Recent population trends and budget constraints have led to school closures. Some school districts have sold or are contemplating selling the closed school sites for residential or other development. Since the schools provide recreation sites, their closure and potential future development could remove the public recreational amenity from the neighborhood. The city of Huntington Beach should assess and determine the value of acquiring the sites or portion of the sites for public use.

### ISSUES

1. The impact of growth on recreation and park facilities needs to be assessed and accommodated (*RCS 2.1.1, RCS 3.1.1, RCS 3.1.5, and RCS 5.1.2*).
2. Closed school facilities should be evaluated as to whether the need exists to utilize a portion of each site for a neighborhood park and/or youth services (*RCS 1.1.7 and RCS 5.1.1*).
3. Adequacy of recreation programs and available park acreage should be periodically assessed to ensure adequacy (*RCS 1.1.2, RCS 2.1.1, RCS 2.1.4, and RCS 4.1.2*).
4. Parks which feature areas of natural environment should be provided (*RCS 1.1.2*).
5. Adequate funding for park and beach maintenance and renovation should be maintained to ensure park usability (*RCS 2.1.2, RCS 2.1.3, RCS 6.1.2, and RCS 7.1.1*).
6. Quimby Act in-lieu fees and alternative funding methods for park development and renovation should be periodically evaluated (*RCS 8.1.1 and RCS 8.1.6*).
7. The City should assess the impact of increases in the population or demand for community center services and should plan accordingly (*RCS 2.1.1 and RCS 3.1.1*).
8. The aging of the general population and increases in the senior population will increase demand for senior services. The City should assess possibilities for building a new multi purpose Senior Center and incorporate the Outreach Center to meet increased demands (*RCS 1.1.1, RCS 3.1.2, and RCS 3.1.5*).
9. The City is required to devise an implementation plan addressing the Americans with Disabilities Act of 1992 (*RCS 1.1.1, RCS 3.1.6, and RCS 4.1.3*).
10. All designated park lands need to be preserved with proper land use designation (*RCS 2.1.1, RCS 3.1.3, and LU 7.1.1*).

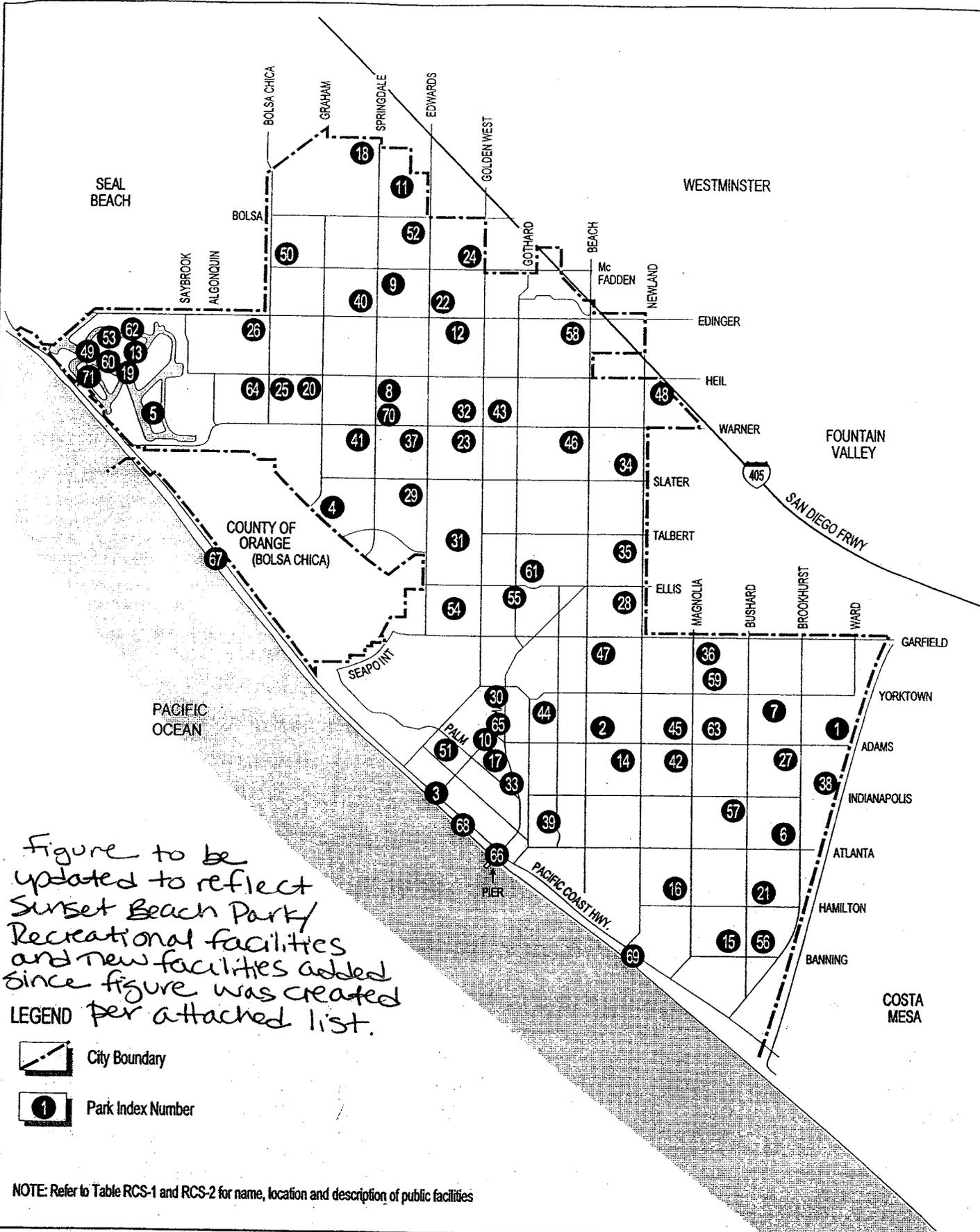


Figure to be updated to reflect Sunset Beach Park/Recreational facilities and new facilities added since figure was created  
 LEGEND per attached list.

-  City Boundary
-  Park Index Number

NOTE: Refer to Table RCS-1 and RCS-2 for name, location and description of public facilities

**PARK / RECREATIONAL FACILITIES**  
 CITY OF HUNTINGTON BEACH GENERAL PLAN



	Map Location (see Figure RCS-1)	Acres	Activities Building	Barbeque or Fire Rings	Basketball	Beach	Bicycle Path	Camping	Child Play Area (Tot Lot)	Community or Recreation Center	Equestrian Trails	Fishing	Frisbee Golf Course	Gymnasium	Horseshoes	Lake	Nature Center	Newland House / Barn	Open Play Area (Grass)	Picnic Tables	Racquet Ball / Handball	Shuffleboard	Skateboard Park	Softball Diamonds	Swimming Pool	Tennis	Viewpoint	Volleyball
Arevalos Park	1	3							●										●									
Bartlett Par	2	30	●															●										
Blufftop Park	3	20					●													●							●	
Bolsa View Park	4	3			●				●										●	●								●
Booster Park	5	1							●										●									
Burke Park	6	2.5							●										●									●
Bushard Park	7	2.5							●										●									
Chris Carr Park	8	11							●			●				●			●	●								
Circle View Park	9	2							●										●									
City Gym & Pool (Dwyer)	10	0.5	●		●								●						●						●			●
Clegg / Stacy Park	11	3							●										●									
College View Park	12	3							●										●	●								●
Conrad Park	13	3							●										●									●
Drew Park	14	2.5			●				●										●	●								●
Eader Park	15	2.5	●						●										●									
Edison Community Center	16	40	●	●	●				●	●					●				●	●	●	●		●		●		●
Farquhar Park	17	3							●										●	●								
Franklin Park	18	2							●										●	●								
French Park	19	3							●	●									●									
Gibbs Park	20	5							●								●		●						●			
Gisler Park	21	11							●										●	●								
Glen View Park	22	3							●										●	●								
Golden View Park	23	2.5							●										●	●								●
Greer Park	24	15.5			●				●							●			●	●					●			
Harbour View Park	25	3.5	●		●				●										●									●
Haven View Park	26	3							●										●	●								
Hawes Park	27	2.5							●										●									
Helme Park	28	2			●				●										●	●								
Hope View Park	29	3							●										●									
Huntington Central Park	30	370		●			●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Irby Park	31	5							●										●									
Lake Park	32	5	●						●						●				●	●								
Lake View Park	33	3	●						●										●	●								
Lambert Park	34	5.5							●										●									

CITY PARKS AND RECREATIONAL FACILITIES (page 1 of 2)

CITY OF HUNTINGTON BEACH GENERAL PLAN

Table to be updated to reflect new facilities and updated acreage numbers per ATTACHMENT NO. 3-12

RCS-1

	Map Location (see Figure RCS-1)		Acres	Activities Building	Barbeque or Fire Rings	Basketball	Beach	Bicycle Path	Camping	Child Play Area (Tot Lot)	Community or Recreation Center	Equestrian Trails	Fishing	Frisbee Golf Course	Gymnasium	Horseshoes	Lake	Nature Center	Newland House / Barn	Open Play Area (Grass)	Picnic Tables	Racquet Ball / Handball	Shuffleboard	Skateboard Park	Softball Diamonds	Swimming Pool	Tennis	Viewpoint	Volleyball
Langenbeck Park	36	18				●			●											●	●								●
Lark View Park	37	3							●											●	●								●
Le Bard Park	38	5							●											●	●								●
Manning Park	39	2.5				●			●											●	●						●		●
Marina Park	40	11		●		●			●											●	●	●					●		●
Marine View Park	41	3							●											●	●	●			●		●		●
Moffet Park	42	2.5							●											●	●								●
Murdy Park	43	15	●	●		●			●	●					●	●				●	●			●			●		●
McCallen Park (Boys & Girls Club)	44	5.5	●			●			●	●				●						●	●		●	●			●		●
Newland Park	45	3							●											●	●								●
Oak View Center Park	46	1.6	●			●			●	●										●	●								●
Peny Park	47	2							●											●	●								●
Pleasant View Park	48	2							●											●	●								●
Prince Park	49	0.2							●				●							●	●								●
Robinwood Park	50	2							●											●	●								●
Rodgers Seniors' Center	51	2	●						●	●										●	●								●
Schroeder Park	52	2.5							●											●	●								●
Seabridge Park	53	4.5				●			●											●	●								●
Seacliff Park #1	54	5							●											●	●								●
Seacliff Park #2	55	5							●											●	●								●
Seeley Park	56	3.5				●			●											●	●								●
Sowers Park	57	2.5							●											●	●								●
Sun View Park	58	2.5							●											●	●								●
Tabert Park	59	5.5							●											●	●								●
Tarbox Park	60	0.5							●											●	●								●
Tery Park	61	5	●			●			●											●	●								●
Trinidad Beach Park	62	.5				●			●											●	●								●
Wardlaw Park	63	2.5							●											●	●								●
Wieder Park	64	5				●			●											●	●								●
Worthy Community Park	65	12				●			●											●	●								●
Municipal Pier	66	NA							●				●							●	●			●					●
Bolsa Chica State Beach	67	NA	●			●	●	●	●											●	●						●		●
Huntington City Beach	68	NA	●	●	●	●	●	●	●											●	●								●
Huntington Beach State Park	69	100	●	●	●	●	●	●	●											●	●								●
Meadowlark Golf Course	70	NA							●											●	●						●		●
Huntington Harbour	71	NA							●											●	●								●

CITY PARKS AND RECREATIONAL FACILITIES (page 2 of 2)

CITY OF HUNTINGTON BEACH GENERAL PLAN

Table to be updated to reflect new facilities and updated acreage numbers per attached list

RCS-1

**Updated Park/Open Space Inventory, August 2010**

	<b>Park Name</b>	<b>Park Type</b>	<b>Acreage</b>	<b>Address</b>
1	Arevalos	N	2.58	10441 Shalom Dr
2	Baca	C	14.35	7329 Sherwood Dr
3	Bailey (formerly Seacliff #1)	M	0.59	6782 Morning Tide Dr
4	Bartlett	C	27.73	19822 Beach Blvd
5	Bauer	N	2.04	21401 Newland St
6	Bluff Top	R	19.66	2201 Pacific Coast Hwy
7	Bolsa View	N	2.70	5653 Brighton Dr
8	Booster	M	0.85	16861 Baruna Ln
9	Burke	N	2.50	20701 Queens Park Ln
10	Bushard	N	2.38	9691 Warburton Dr
11	Carr	C	10.72	16532 Springdale St
12	Circle View	N	2.31	15720 Willet Ln
13	Clegg-Stacey	N	2.80	6161 Larchwood Dr
14	College View	N	2.70	16281 Redlands Ln
15	Conrad	N	2.71	3612 Aquarius Dr
16	Davenport Beach****	M	0.46	4031 Davenport Dr
17	Discovery Well	N	6.60	6720 Summit Dr
18	Drew	N	2.28	20252 Cape Cottage Ln
19	Eader	N	2.68	9281 Banning Ave
20	Edison	C	39.69	21377 Magnolia St
21	Farquhar	N	3.52	951 Main St
22	Finley (formerly Seacliff #2)	M	0.56	6782 Evening Hill Dr
23	Franklin	N	1.52	5760 Sands Dr
24	French****	M	0.33	3482 Venture Dr
25	Gibbs	N	6.83	16641 Graham St
26	Gisler	C	11.67	21215 Strathmoor Ln
27	Glen View	N	3.02	6721 Glen Dr
28	Golden View	N	2.81	17201 Cobra Ln
29	Green	N	4.04	18751 Seagate Dr
30	Greer	C	10.44	6900 McFadden Ave
31	Harbour View	N	4.02	16600 Saybrook Ln
32	Haven View	N	2.95	16041 Waikiki Ln
33	Hawes	N	2.68	9731 Verdant Dr
34	Helme	N	2.02	18591 Chapel Ln
35	Hope View	N	3.61	6371 Armada Dr
36	Humboldt Beach****	M	0.48	4141 Humboldt Dr
37	Huntington Central	R	343.24	18002 Goldenwest St
38	Irby	N	10.91	6770 Ruth Dr
39	Lake	N	4.75	1035 11th St
40	Lake View	N	2.16	17461 Zeider Ln
41	Lamb	N	2.60	10151 Yorktown Ave
42	Lambert	N	3.50	18321 Newland St
43	Langenbeck	C	17.02	8721 Suncoral Dr
44	Lark View	N	3.65	17141 Fraser Ln
45	LeBard	N	4.99	20461 Craimer Ln
46	Manning	N	2.46	307 Delaware St
47	Marina	C	9.34	5562 Cross Dr
48	Marine View	N	2.96	17442 Frans Ln
49	McCallen	N	5.84	2309 Delaware St
50	Moffett	N	2.38	20400 Meander Ln
51	Murdy	C	16.04	7000 Norma Dr
52	Newland	N	2.94	19702 Topeka Ln
53	Oak View	N	1.31	17261 Oak Ln
54	Orange County Regional Park (Wieder)*	R	45.01	19251 Seapoint St
55	Pattinson	N	3.51	6200 Palm Ave

	Park Name	Park Type	Acreage	Address
56	Perry	N	1.88	8152 Deauville Dr
57	Pleasant View	N	2.17	16650 Landau Ln
58	Prince	M	0.22	3282 Venture Dr
59	Robinwood	N	1.41	5180 McFadden Ave
60	Schroeder	N	2.37	6231 Cornell Dr
61	Seabridge	N	3.91	16252 Countess Dr
62	Seeley	N	3.37	9711 Surfcrest Dr
63	Sowers	N	2.65	9272 Indianapolis St
64	<b>Sunset Beach Linear Park***</b>	N	6.41	btwn. S. & N. Pacific Aves.
65	Sun View	N	2.45	16192 Sher Ln
66	Talbert	N	5.44	19222 Magnolia St
67	Tarbox	M	0.44	16601 Wellington Cir
68	Terry	N	4.81	7701 Taylor Dr
69	Trinidad****	M	0.75	3601 Sagamore Dr
70	Wardlow	N	8.36	19761 Magnolia St
71	Wieder	N	4.80	16662 Lynn Ln
72	Worthy	C	11.33	1831 17th St
73	<b>11th Street Beach****</b>	M	0.17	11th St. and PCH
	<b>Park Acreage Total</b>		<b>756.32</b>	
	City Gym & Pool		0.50	1600 Palm Ave
	Rodgers Senior Center		2.01	1706 Orange Ave
	Beach Acreage**		183.42	
	Meadowlark Golf Course		98.00	
	<b>Total Park/Open Space Acreage Total</b>		<b>1040.25</b>	
	*Only includes park acreage within city limits			
	**Includes beach area from Beach Blvd to Seapoint St. , and Sunset Beach			
	***Acreage excludes parking area			
	****Beach Park			
	<b>Bold text for individual parks indicates addition to park inventory list since GP adoption in 1996.</b>			

**c. Water Storage**

The water storage system consists of Overmyer Reservoir and the Peck Reservoir, both located within the City. Peck Reservoir's capacity is 16 million gallons and Overmyer Reservoir has a capacity of 23 million gallons. The reservoirs store both groundwater and imported water. The reservoirs fill with water at night and empty during the day. Presently, the storage facilities are inadequate to serve the water demands of the City. Policies contained in the 1995 Water Master Plan will address these inadequacies.

**d. Water Booster Facilities**

Booster facilities pump water from reservoir storage into the water distribution system when normal water pressures are insufficient. At present, booster facilities are inadequate to maintain water pressure levels. Policies contained in the 1995 Water Master Plan will address these inadequacies.

**e. Water Distribution System**

The local distribution system consists of approximately 480 miles of water lines ranging in size from 2 to 42 inch diameter pipes. Huntington Beach has an emergency service agreement with the cities of Fountain Valley, Seal Beach, and Westminster to receive water during a disaster. The existing system is inadequate, but with policies contained in the 1995 Water Master Plan, these inadequacies will be addressed.

**2. Improvements**

The 1995 Water Master Plan analyzes demands and impacts of surrounding communities such as Sunset Beach and Surfside on the City's system, as well as the anticipated impact of future developments such as the Bolsa Chica. The Huntington Beach's Water Department currently supplies or may supply water to these areas.

The Master Plan identifies the following improvements which the Water Department is in the process of requesting approval from the City Council to fund and construct:

- a. Three new underground water wells.
- b. 43 million gallons of water storage that has been designed but the site has yet to be determined.
- c. The City will participate in the Orange County Water District's Green Acres Project. The Green Acres Project is a treated reclaimed water project which will be used for landscape irrigation. The reclaimed water distribution line location will be determined by the Orange County Water District; anticipated start up date is 1997.

**B. SANITATION TREATMENT AND SEWERAGE**

The Sanitation Treatment and Sewerage services for the City of Huntington Beach are provided by ~~two~~ **three** entities: The Orange County Sanitation District (OCSD), ~~and the City of Huntington Beach Public Works Department, Engineering Division~~ **and the Sunset Beach Sanitary District**. Currently, 98 percent of the City is connected to the sewer system. The remaining two percent utilizes septic tanks and is scattered throughout the City. These areas are under no pressure to convert from septic tanks to the sewer system at this time.

**1. Orange County Wastewater Treatment**

The two wastewater treatment plants serving the City of Huntington Beach perform primary and secondary treatment procedures. Plant #1 is designed to treat the wastewater generated by neighboring cities and the northern portion of the City. Operators in Plant #1 determine whether it has the capacity to treat the directed wastewater or if the wastewater should be transported to Plant #2. Plant #2 treats most of the City’s sewage. The following table describes the characteristics of the two plants:

	Current Operating Capacity	Existing Operations	Planned Improvements
Plant #1	60 Primary MGD 60 Secondary MGD	50 Primary MGD	Additional 60 Primary MGD
Plant #2	200 Primary MGD 95 Secondary MGD	170 Primary MGD	None

The OCSD has developed engineering plans for plant improvements anticipated to meet the needs of the City to the year 2050. Implementation of these plans is dependent on increased demands rather than a set time table. Many of these improvements will need to be implemented prior to the construction/occupancy of any planned large developments.

At present, the OCSD has seen a 14 percent drop in wastewater treatment demand due to water conservation practices and City and County imposed regulations. However, the OCSD states that this trend may be misleading and that it may be premature to determine future demand trends.

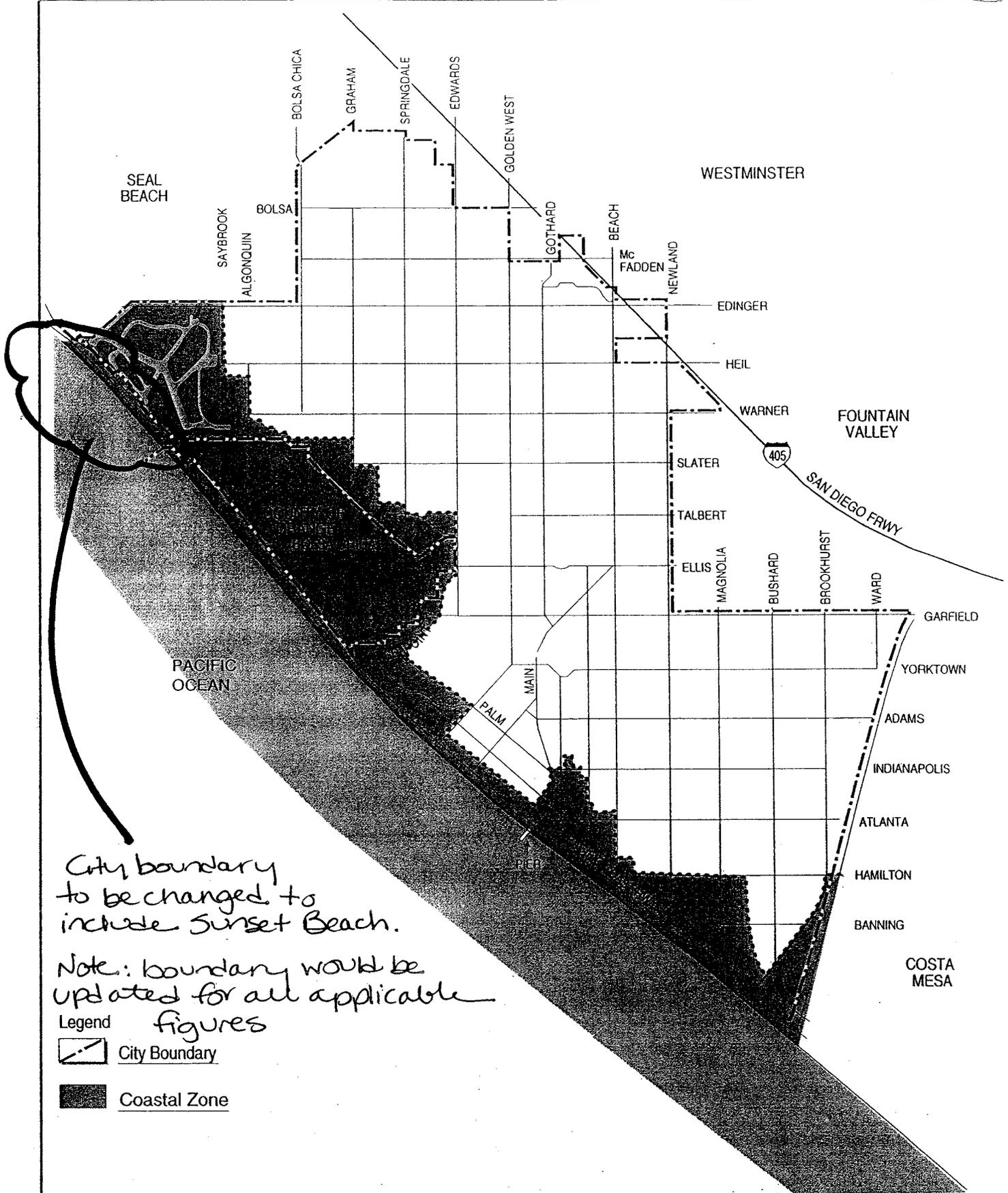
**2. Existing Sewage Collection System**

The existing sewage collection system consists of major trunk lines, smaller feeder lines, and lift stations. The City’s Public Works Department **and the Sunset Beach Sanitary District** is **are** responsible for the local level of service while the OCSD is responsible for the regional service.

The OCSD’s trunk lines connect local lines to the treatment plants. The major trunk lines flowing to treatment plants are constructed and designed to incorporate all the City’s smaller outlet sewer lines. The sewage trunk lines are designed to not exceed 0.75 depth over diameter (D/D), the system is currently working at about 0.5 D/D. OCSD has no immediate plans for updating the existing lines other than the normal replacement of deteriorating sewer lines and trunks.

The OCSD also owns and operates three pump stations in the City. The pump stations help transport the sewage through the system and onto the treatment plants. The Slater Pumping Station is presently being improved. This pumping station is instrumental for any future developments of Bolsa Chica and McDonnell-Douglas.

The City of Huntington Beach **and the Sunset Beach Sanitary District** owns, operates, and maintains the smaller sewer lines that run from the households or businesses to the larger City **and OCSD** owned sewer trunks.



**COASTAL ZONE BOUNDARIES**

CITY OF HUNTINGTON BEACH COASTAL ELEMENT



## TECHNICAL SYNOPSIS

### Coastal Zone Overview

The Coastal Act establishes policies for coastal resource preservation and defines an area where the policies shall apply. That defined area is known as the “Coastal Zone.” The Coastal Zone runs the length of the State’s shoreline from its Oregon border south to the Mexican border.

Huntington Beach is a shoreline community, a portion of which lies within the State’s defined Coastal Zone. The City’s Coastal Zone boundary runs from the northern City limit at Seal Beach, south ~~nine~~ **approximately 9.5** miles to the Santa Ana River at the Huntington Beach/Newport Beach boundary. It extends inland from the mean high tide line from 1,000 yards to over one mile in some areas. The Huntington Beach Coastal Zone encompasses approximately ~~five~~ **5.2** square miles of land and water, or about ~~seventeen~~ **19** percent of the total area of the City. The Huntington Beach Coastal Zone boundary is shown in **Figure C-2**.

The Huntington Beach Coastal Zone includes a wide variety of land uses. Open shoreline, parks and recreational facilities, habitat areas, residential, commercial and industrial uses, as well as, energy and oil extraction facilities currently exist in the Coastal Zone. At the north end of the Coastal Zone is Huntington Harbour, a man-made residential marina with commercial centers and residences oriented toward the waterways, **and the community of Sunset Beach, a primarily residential area with an expansive beach and a variety of commercial uses**. South of Huntington Harbour **and Sunset Beach** is the Bolsa Chica area which is presently undeveloped and unincorporated, but lies within the City’s Sphere of Influence for potential future annexation.

Further south, and adjacent to the Bolsa Chica, is a large undeveloped area of land, part of which is presently in oil production. The Seacliff residential development and golf course lie to the north. Next is the City’s downtown area, which over the last ten years has been transformed through re-development into the primary activity node in the City for both residents and visitors. The downtown area includes, among other things, the Municipal Pier and Plaza, destination resort facilities, and a wide variety of visitor serving amenities and activities. At the south end of the Coastal Zone, a major electrical power plant dominates the surrounding shoreline, while nearby, a large sewage treatment facility processes waste from throughout the County. These facilities are near restored coastal wetlands that serve as habitats for numerous wildlife species, including the endangered California least tern and Belding’s savanna sparrow.

The following paragraphs describe, in more detail, the City’s Coastal Zone; its existing land uses, proposed land use plan and coastal resources. For purposes of discussion, the Coastal Zone is divided into sub-zones. **Figure C-4** depicts the Coastal Zone and its five sub-areas. Figures C-5 through C-9 depict individual sub-areas and proposed land uses. Land use category definitions and listings of permitted uses and densities per land use category are provided in **Table C-1**. Section 4 provides an overview of the issues that must be addressed in the Coastal Zone to comply with Coastal Act policy. Section 5 provides specific policies that the City will follow in order to preserve and enhance its coastal resources and amenities, and Section 6 provides an overview of implementation actions and regulations to carry out the policies.

## Sub-Area Descriptions and Land Use Plan

### Zone 1 – Huntington Harbour/Sunset Beach

This area includes the City's Coastal Zone between Warner Avenue and the northeastern City limits. (Figure C-5.)

#### *Existing Land Uses*

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

Huntington Harbour is an 860 acre residential, man-made marina that occupies the majority of this zone. The Huntington Harbour development is primarily residential with approximately 4,000 residential units, including single family homes, condominiums and apartments all oriented around the three mile network of navigable channels. **Sunset Beach is a 109 acre residential and beach community, a limited portion of which is inland of Pacific Coast Highway. The inland portion consists of residential and commercial uses, Sunset Channel and 11<sup>th</sup> Street Beach.** Zone 1 also includes three commercial centers (one neighborhood serving and two visitor serving) with retail services, overnight accommodations and eating establishments. Public facilities include seven neighborhood parks, a fire station, **11<sup>th</sup> Street beach** and three boat ramps. A private yacht club and a private racquet club are also located here.

*Coastal (Seaward of Pacific Coast Highway)*

This portion of Zone 1, ~~which includes~~ **consists of** Sunset Beach, ~~does not lie within the City's corporate limits and is, therefore, not a part of this Coastal Element.~~ **which is developed with 700 residential units, the majority of which are located seaward of Pacific Coast Highway. This portion of Sunset Beach also includes various visitor serving commercial uses, the approximately 33 acre public beach and a 13 acre linear park/public parking facility, with public restrooms and a tot lot.**

#### *Coastal Element Land Use Plan*

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

Zone 1 is primarily built out, consistent with Coastal Element Land Use Plan designations. The land uses permitted in this zone are summarized below and include residential, commercial and open space. This **The inland portion of this** zone also includes Community District/Sub-areas 4A, **4L**, 8A and 8B. The Community District and Sub-area Schedule shown in **Table C-2** further defines permitted uses, density/intensity and design and development standards.

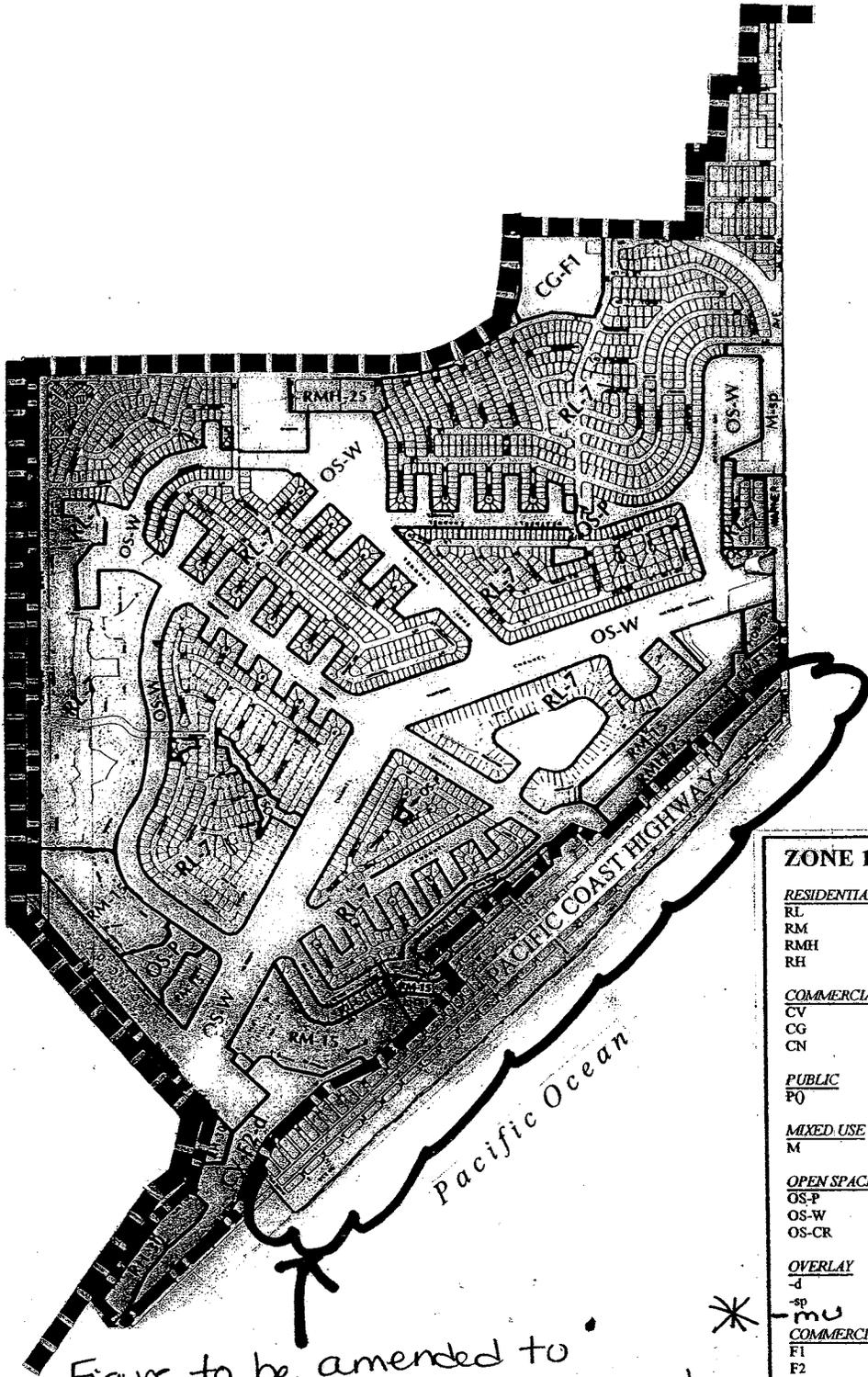
*Coastal (Seaward of Pacific Coast Highway)*

~~The Coastal Element Land Use Plan does not address this area which is outside City limits.~~

**This portion of Zone 1 is also primarily built out, consistent with Coastal Element Land Use Plan designations. The land uses permitted in this zone are summarized below and include residential, commercial, public and open space. This zone also includes Community District/Sub-area 4L. The Community District and Sub-area Schedule shown in Table C-2 further defines permitted uses, density/intensity and design and development standards.**

<b>ZONE 1 – LAND USE DESIGNATIONS</b>	
RESIDENTIAL	RL 6.5, RL-7, RM-15, RMH-25, RH-30
COMMERCIAL	CG-F1, CV-F2-d, CN-F1, <b>CV-mu</b>
MIXED USE	M-sp
PUBLIC	P-OS-CR, <b>P</b>
OPEN SPACE	OS-P, OS-W
<b>ZONE 1 – SPECIFIC PLAN AREAS</b>	
Huntington Harbour Bay Club, <b>Sunset Beach</b>	
<b>ZONE 1 – GENERAL PLAN OVERLAYS</b>	
4A, <b>4L</b> , 8A, 8B	

See Table C-1 for land use category definitions.



Zone 2

**ZONE 1 LEGEND**

RESIDENTIAL

- RL RESIDENTIAL LOW DENSITY
- RM RESIDENTIAL MEDIUM DENSITY
- RMH RESIDENTIAL MEDIUM HIGH DENSITY
- RH RESIDENTIAL HIGH DENSITY

COMMERCIAL

- CV COMMERCIAL VISITOR
- CG COMMERCIAL GENERAL
- CN COMMERCIAL NEIGHBORHOOD

PUBLIC

- P0 PUBLIC (underlying designation)

MIXED USE

- M MIXED USE

OPEN SPACE

- OS-P PARK
- OS-W WATER RECREATION
- OS-CR COMMERCIAL RECREATION

OVERLAY

- d DESIGN OVERLAY
- sp SPECIFIC PLAN OVERLAY
- mu *Mixed Use Overlay*

COMMERCIAL, INDUSTRIAL, MIXED USE DENSITY SCHEDULE

- F1 0.35
- F2 0.5

COASTAL ZONE BOUNDARY



HUNTINGTON BEACH CITY LIMITS



Figure to be amended to reflect change in city boundary and to reflect land use plan designations for Sunset Beach per draft Sunset Beach Specific Plan Exhibit 2.1 (see attached)

**HUNTINGTON BEACH COASTAL ZONE  
ZONE 1 LAND USE PLAN**

CITY OF HUNTINGTON BEACH COASTAL ELEMENT

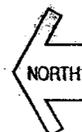
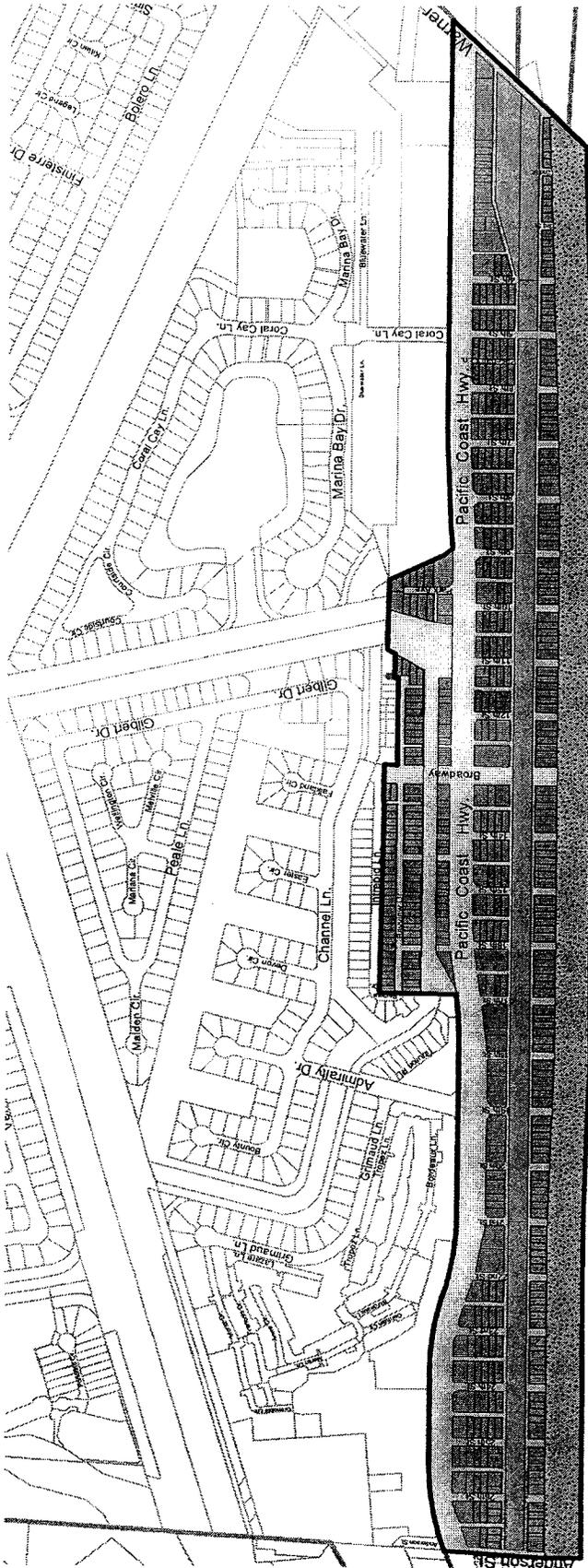


FIGURE C-5

ATTACHMENT NO. 3.22  
2.56



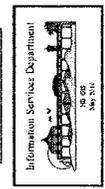
**LEGEND**

-  Residential High Density
-  Commercial Visitor - Mixed Use Overlay
-  Public
-  Open Space - Shoreline
-  Open Space - Water Recreation

-  Parcels
-  Right Of Way
-  Huntington Beach Boundary
-  Sunset Beach Boundary

-sp  
Specific Plan Overlay  
This designation applies to all Land Uses for this area.

INFORMATIONAL PURPOSES ONLY  
This map is not intended to be used as a legal document. It is provided for informational purposes only. The City of Huntington Beach is not responsible for any errors or omissions in this map.



Excerpt from  
Draft Sunset Beach Specific Plan  
dated August 2010

ATTACHMENT NO. 3.23  
2.57



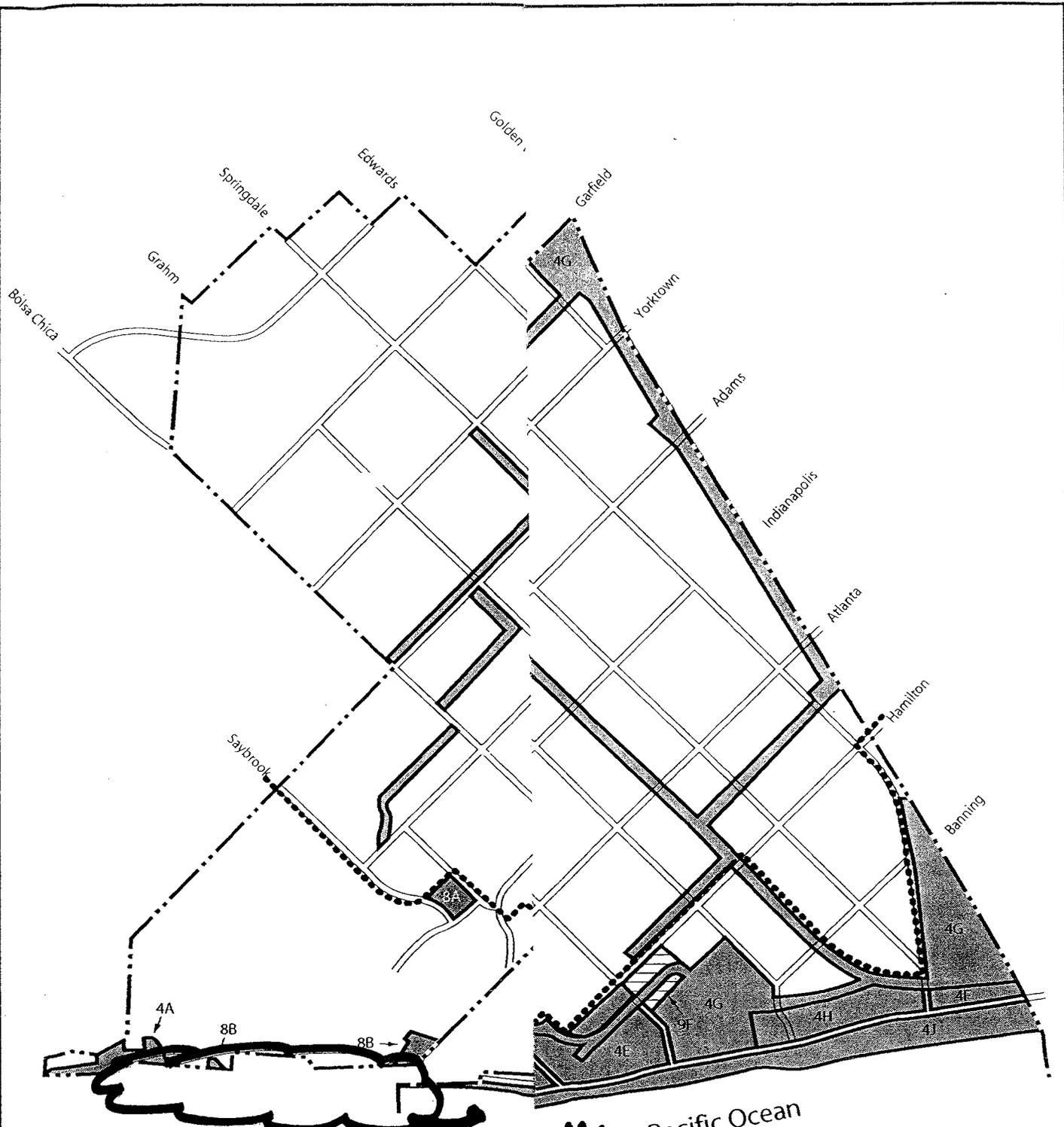
**Exhibit 2.1 Land Use Plan**

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

<b>OVERLAY CATEGORY</b>	<b>CHARACTERISTICS/REQUIREMENTS</b>
Specific Plan –sp	<p>Permits underlying land uses and requires that a Specific or Development plan be formulated for large scale, mixed-use multi-phased development projects which provides greater specificity for land use and infrastructure plans, design and development standards, and phasing/implementation.</p> <p>Any portion of a new or amended Specific Plan within the coastal zone must be submitted to the Coastal Commission as an amendment to the City’s certified local coastal program and shall not become effective until certified by the Coastal Commission.</p>
Pedestrian District -pd	<p>Permits underlying land uses and requires conformance to land use (restrictions on non-pedestrian active uses) and design standards (e.g., siting of building frontages) to ensure high levels of pedestrian activity along the street frontage.</p>
Historic District -h	<p>Permits re-use of existing historic structures for the underlying land uses provided that the re-use is consistent with the standards and policies of this LCP.</p>
Residential Mobile Home Park –rmp	<p>Permits the density of an existing mobile home park, located within a residential low density designation, to exceed the underlying density of seven (7) units per acre. The maximum density of the mobile home park shall not exceed the existing density of the mobile home park.</p>
<b><u>Mixed Use -mu</u></b>	<p><b><u>Permits the development of residential uses in conjunction with the underlying commercial designation. The overlay permits the development of horizontally or vertically integrated mixed use projects (housing with commercial uses). The design and density for a mixed use project shall be as shown on the Figures C-5 through C-9 or as set forth in a Specific Plan. If a mixed use project is not proposed, then the density of the underlying commercial designation shall be utilized.</u></b></p>
Special Design Standards –d	<p>Permits underlying land uses in accordance with special design standards provided that the special design standards are consistent with the standards and policies of this LCP.</p>

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

Subarea	Characteristic	Standards and Principles
4K	Design and Development	<p>5) within the southern grove ESHA buffer only – a water quality Natural Treatment System may be allowed so long as it is located in an area that is most protective of coastal resources and at least 246 feet from the ESHA.</p> <p>6) In addition to the required ESHA buffer described above, grading shall be prohibited within 500 feet of an occupied raptor nest during the breeding season (considered to be from February 15 through August 31);</p> <p>C. Habitat Management Plan shall be prepared for all areas designated Open Space-Conservation which shall include restoration and enhancement of delineated wetlands, wetland and habitat mitigation, and establishment of appropriate buffers from development.</p> <p>D. Protective Fencing: Protective fencing or barriers shall be installed along any interface with developed areas, to deter human and pet entrance into all restored and preserved wetland and ESHA buffer areas.</p>
4L Sunset Beach	Permitted Uses	<b>Category: Residential High Density (“RH”), Commercial Visitor (“CV”), Shoreline (“OS-S”), Water Recreation (“OS-WR”) and Public (“P”) uses pursuant to the Sunset Beach Specific Plan (SP 17)</b>
	Density/Intensity	<b>Pursuant to the Sunset Beach Specific Plan (SP 17)</b>
	Design and Development	<p><b>Category: Specific Plan (“-sp”) and Mixed Use (“-mu”)</b></p> <ul style="list-style-type: none"> <li>• <b>Requires the conformance with a specific or master plan.</b></li> <li>• <b>Mixed Use Overlay for the CV area for the allowance of residential uses pursuant to the Specific Plan</b></li> </ul>
8 Commercial Nodes	Area wide Functional Role	Maintain and establish commercial centers to serve surrounding residential neighborhoods and the greater community.
8A Community Commercial	Permitted Uses	<p>Category: Commercial General (“CG”)</p> <ul style="list-style-type: none"> <li>• Commercial uses permitted by the “CG” land use category.</li> </ul>
	Density/Intensity	<p>Category: “-F1”</p> <ul style="list-style-type: none"> <li>• Height: two (2) stories</li> </ul>
	Design and Development	Design to achieve a high level of quality in conformance with Policy LU 10.1.4. and Policy LU 10.1.12
8B Neighborhood Commercial	Permitted Uses	<p>Category: Commercial Neighborhood (“CN”)</p> <p>Commercial uses permitted by the “CN” land use category.</p>
	Density/Intensity	<p>Category: “-F1”</p> <ul style="list-style-type: none"> <li>• Height: two (2) stories</li> </ul>
	Design and Development	Design to achieve a high level of quality in conformance with Policy LU 10.1. 10



LEGEND

-  City Boundary
-  Coastal Zone Boundary
-  Beach Boulevard
-  PCH Coastal Corridor
-  Regional Commercial Core

HUNTINGTON BEACH  
SUB-AREA MAP

CITY OF HUNTINGTON BEACH COASTAL ELEMENT

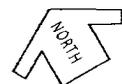
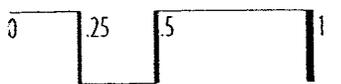


FIGURE C-10

VE 46

ATTACHMENT NO. 3-26

2.60

**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
<b>Zone 1</b>	PCH (on-street)*	300		300	
	Peter's Landing	630		630	
	HH Yacht Club		76	76	\$1.00/hour
	Sunset Beach*	<b>672660</b>		<b>672660</b>	4 hr. maximum
<b>Zone 2</b>	Bolsa Chica State Beach		2200	2200	\$5.00/day
	PCH (on-street)		324	324	\$1.50/hour
<b>Zone 3</b>	PCH (on-street)		260	260	\$1.50/hour
	Surf Theatre Lot		39	39	Permit Only
<b>Zone 4</b>	Pier Plaza		421	421	\$1.50/hour
	Main Promenade		815	815	\$1.50/hour
	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
	City Beach Lot			1813	1813
<b>Zone 5</b>	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>		<b>1,9651,953</b>	<b>8,481</b>	<b>10,44634</b>	

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

#### *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 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 was adopted in 1993 and provides 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. 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

**Direct Access**

The City's ~~nine~~ **approximately 9.5** miles of shoreline (including the residential co-op located on the west side of the Pier which is on land leased from the State) are under public ownership and are designated for public recreational use. Consequently, opportunities for direct physical access to the shoreline are excellent.

Direct pedestrian access to the shoreline is provided at several intervals along the entire length of the Coastal Zone, including a new shoreline access (a stairway and a handicap access ramp) constructed at Seapoint Avenue and Pacific Coast Highway near the planned Harriett M. Wieder Regional Park. Access to the Huntington Harbour waterways is somewhat limited due to the residential nature of the surrounding area, but could be enhanced through increased public awareness of existing access points. Additional access points may be provided through re-development or when existing uses are improved. **Access to the shoreline in Sunset Beach is excellent: there are 27 street-end locations through the residential areas located every 200 feet along the approximately one mile long beach frontage.**

## Public Recreational and Visitor Serving Commercial Facilities

### Public Recreational Resources

Coastal Act policy promotes the protection of coastal resources while accommodating public demand for such resources. Further, Coastal Act policy promotes the protection of recreational and lodging opportunities for low and moderate income persons. Huntington Beach is known internationally for its temperate climate, excellent surfing beaches, and plentiful recreational amenities and opportunities. Consequently, millions of visitors are attracted to the City's shoreline each year (an estimated 9.6 million in 1998). As the general population grows, the demand for year round recreational resources along the coastline will also grow. Coastal Element policy recognizes the City's responsibility to balance the need to provide adequate recreational facilities to serve the greater than local community, while protecting the resources and character of its Coastal Zone. An overview of Huntington Beach's most significant recreational resources is described below. **Figure C-16** identifies the location of these resources.

#### *Beaches*

The City's Coastal Zone contains over ~~nine~~ 9.5 linear miles of sandy beach shoreline area encompassing approximately ~~380~~ 409 acres. The ~~three~~ four beaches in Huntington Beach are Bolsa Chica State Beach and Huntington State Beach, which are operated by the State Department of Parks and Recreation, and Huntington City Beach **and Sunset Beach**, which **are** operated by the City. **Sunset Beach includes approximately 1 mile of shoreline between the City of Seal Beach and Bolsa Chica State Beach.** Bolsa Chica State Beach includes ~~six~~ **slightly more than five** miles of shoreline between Warner Avenue and the Municipal Pier. Huntington City Beach includes approximately one mile of shoreline between the Municipal Pier and Beach Boulevard. Huntington State Beach consists of the two mile shoreline area between Beach Boulevard south to the Santa Ana River. All of the beach area is in public ownership. The entire beach area is designated as open space in the Coastal Element Land Use Map.

Recreational opportunities at the City's beaches are extensive and include activities such as sunbathing, swimming, surfing, bodysurfing, sand volleyball, skin and scuba diving. Huntington Beach is known as one of the best surfing areas on the west coast and has hosted numerous national and international surfing contests. Its renowned surf is a result of the shoreline's long, gradually sloped beach gradient and location in relation to ocean swells. Fire rings are provided for barbecues and evening camp-fires. Offshore clam beds and a variety of game fish attract divers and surf fisherman to the Huntington Beach shoreline. In addition, the Coastal Bikeway, a regional Class I Bikeway, extends the length of the shoreline in Huntington Beach (it continues south to Newport Beach and north to Seal Beach). This paved bikeway provides for bicycle riding, jogging, roller blading, walking and similar activities separated from vehicular traffic. Proposed improvements include widening the existing Coastal Bikeway within Huntington Beach from its existing average width of 12 to 15 feet to twenty feet.

**There are five small beaches in the Huntington Harbour and Sunset Beach areas. The beaches range in size from one-fifth to three quarters of an acre. Non-trailerable boats may be launched from these beaches and some are used for sunbathing, swimming and general beach recreation.**

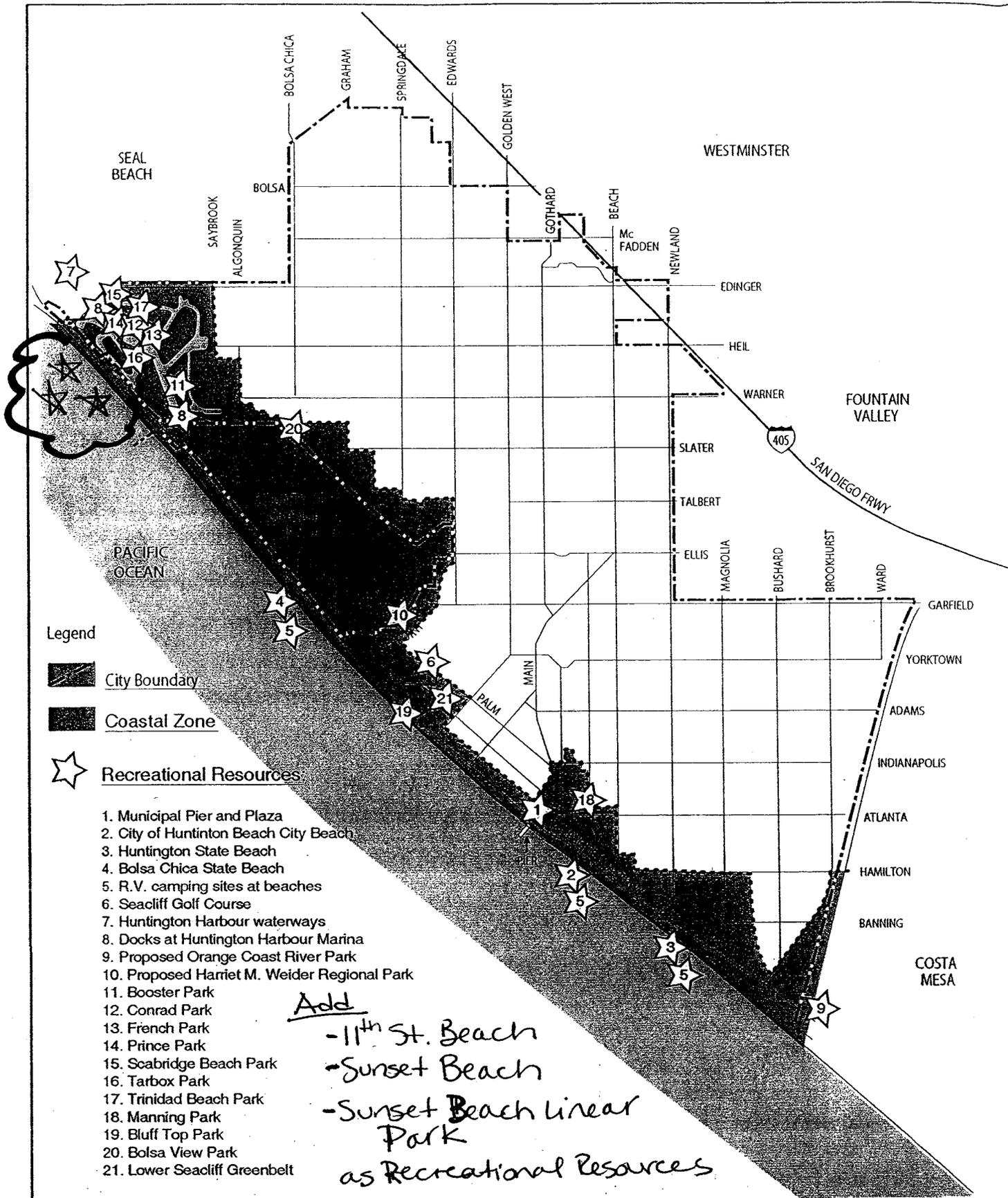
***Municipal Pier and Plaza***

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 and observation and recreational fishing platforms. Visitors can use the Pier to sight see, stroll, fish and dine. Coastal Element policy, among other things, limits building heights on the pier to a maximum of 2 stories/35 feet. Coastal Element policy also requires that public access around the entire perimeter of the pier be maintained. Proposed enhancements to the Pier include a funicular/trolley system to transport pedestrians from the Plaza area to the end of the Pier and back.

The Main Pier Plaza has more than eight acres of public space located at the base of the Municipal Pier on the ocean side of Pacific Coast Highway, between First and Seventh Streets. 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. Pier Plaza was designed as a community focal area where public speaking forums, surfing competitions, foot races, outdoor concerts and similar events are held.

***Parks***

Other than the sandy shoreline area itself, existing parks in the Coastal Zone include those listed in **Table C-4** below and depicted in **Figure C-16**.



**SIGNIFICANT RECREATIONAL RESOURCES**

CITY OF HUNTINGTON BEACH COASTAL ELEMENT

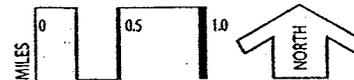


FIGURE C-16

ATTACHMENT NO. 3.31

2.105

**TABLE C-4  
Coastal Zone Parks**

LOCATION	SIZE/Acres
<b>Zone 1</b>	
Booster Park – Baruna and Davenport	<del>1.00</del> <b>0.85</b>
Conrad Park – Aquarius and Trinidad	<del>3.02</del> <b>2.71</b>
<b><u>Davenport Beach – 4031 Davenport Dr.***</u></b>	<b>0.46</b>
French Park – Venture @ Harbor Channel***	<del>0.50</del> <b>0.33</b>
<b><u>Humboldt Beach – 4141 Humboldt Dr.***</u></b>	<b>0.48</b>
Prince Park – Typhoon and Venture	0.22
Seabridge Beach Park – 3222 Countess	<del>4.53</del> <b>3.91</b>
<b><u>Sunset Beach Linear Park – between N. and S. Pacific Avenues**</u></b>	<b>6.41</b>
Tarbox Park – Wellington and Melville	<del>0.50</del> <b>0.44</b>
Trinidad Beach Park – Trinidad @ Long Channel***	<del>1.00</del> <b>0.75</b>
<b><u>11<sup>th</sup> Street Beach – 11<sup>th</sup> St. &amp; PCH***</u></b>	<b>0.17</b>
<b>Zone 2</b>	
Bolsa View Park-Brighton and Crestmoor	<del>3.02</del> <b>2.70</b>
<b>Zone 3</b>	
<b><u>Pattinson Park</u></b>	<b>3.51</b>
Harriett M. Wieder Regional Park	*111.00
Bluff Top Park	<del>20.01</del> <b>19.66</b>
<b><u>Bailey Lower Seacliff Greenbelt Island Bay and Palm</u></b>	<del>0.50</del> <b>0.59</b>
<b>Zone 4</b>	
Manning Park – Delaware and Detroit	<del>2.52</del> <b>2.46</b>
<b>Total Acres</b>	<b>147.7156.65</b>

\*At present, 49 acres of the 111 total are privately owned, to be dedicated, per agreement, at a later date.

**\*\*The 6.41 acres represents the tot lot, restrooms, walking path and adjacent landscape areas. In addition to the park space there are approximately 6.6 acres of public parking.**

**\*\*\*Beach Park**

Proposed parks include the Harriett M. Wieder Regional Park (formerly known as the Bolsa Chica Linear Park) and the Orange Coast River Park. Land for the Regional Park has been identified (approximately one-third has been dedicated and is in public ownership). A development plan for the park has been devised through coordinated efforts between the City and County of Orange. Once developed, the Harriett M. Wieder Regional Park will connect Central Park to the coastline via the Huntington Beach bluffs, at Seapoint and Goldenwest. The Regional Park will provide views and linkages to the Bolsa Chica wetlands as well.

The Orange Coast River Park is in the early stages of planning at this time. The present conceptual plan for the park is to link parks from inland cities to the coastline via the Santa Ana River trail. The Orange Coast River Park is proposed to extend north from the Santa Ana River, in Huntington Beach, along the inland side of Pacific Coast Highway to Beach Boulevard. Feasibility studies for the park concept are now underway. Coastal Element policy supports and promotes the maintenance and preservation of existing parks, the development of the planned Harriett M. Wieder Regional Park, and further study of the feasibility of the proposed Orange Coast River park.

#### ***Recreational Vehicle Camping***

The Sunset Vista Camper Facility, located on Pacific Coast Highway in the Huntington City Beach parking lot at First Street, is a City-operated recreational vehicle camping site offering 150 spaces from September 15 through May 31 annually. The facility allows camping immediately adjacent to the beach sand area.

In addition, the State Department of Parks and Recreation allocates 50 spaces for enroute overnight camping at both Huntington State Beach and Bolsa Chica State Beach. Campers pay a nominal fee per night and are required to check in after 8:00 p.m. and leave by 9:00 the following morning. The RV spaces made available under this program are for year-round use. The City Beach also offers a similar program for enroute RV camping between June 1 and September 14, annually. Coastal Element policy promotes the preservation of these opportunities and expansion of the camping program at the State beaches to mirror the overnight program permitted at the City beach parking lot.

#### ***Trails and Bikeways***

The City boasts an extensive trail system that can be used by bicyclists, roller bladers, joggers and strollers. The Coastal Zone includes a Class I trail that runs the entire length of the Coastal Zone and is linked to regional bikeways. It also includes several east west bikeways that access the City's Coastal Zone, and a major trail along the Santa Ana River. In addition, the County has plans for a future riding and hiking trail that will extend from the existing riding and hiking trail system in Central Park, which is just outside the City's Coastal Zone boundary, along the proposed Harriett M. Wieder Regional Park to points near the shoreline. The County's Master Plan of Regional Riding and Hiking Trails identifies two regional trails within the City's Coastal Zone: the Santa Ana River Trail and the Huntington Beach Trail. The Commuter Bikeway Strategic Plan (the regional bikeways plan for Orange County) identifies three regional Class I bikeways within the Coastal Zone: the Santa Ana River Bikeway, Wintersburg Channel Bikeway and the Coastal Bikeway. (Figure C-14.)

#### ***Golf Courses***

There is one private (no public) golf course in the City's Coastal Zone: Seaclyff Country Club. It is an eighteen hole course located on Palm Avenue, west of Goldenwest Street.

#### ***Huntington Harbour***

Huntington Harbour is an 860 acre residential development oriented around a network of manmade channels located in the northwest corner of the City. The channel system covers a surface area of 225 acres and houses approximately 2,300 mostly private boat slips. The waterways, which are available for public use, provide significant opportunities for boating. Access to the channels is provided in several areas where boats and boat slips may be rented, and by the City operated boat ramps (Percy Dock and Warner Dock) located near the Warner Avenue

Fire Station. The Percy Dock also provides City operated parking. An additional boat ramp, French Dock, that can accommodate large boats is available at the Sunset Aquatic Regional Park immediately north of Huntington Harbour within the City of Seal Beach. The entrance to the Huntington Harbour channels is located at the northwest end of the harbor and passes under a bridge at Pacific Coast Highway.

Some of the recreational opportunities in Huntington Harbour are private, accessible only to Harbour residents. However, a number of public recreation areas are available. Trinidad Island includes a 2.7 acre greenbelt park (**Conrad Park**) with a bicycle/pedestrian path, two small vista parks, a fishing dock and a walkway around half the island. A 4.4 **3.9** acre City neighborhood park is also located on Seabridge Peninsula. The Harbour area also includes three small beaches and parks accessible to the public.

The developed status of Huntington Harbour dictates the current state of public access in the area. In the event that new development, or significant redevelopment, fronting a channel area does occur, the City's Coastal Element policy requires that adequate public access to the waterways be provided.

### Sunset Beach

**Sunset Beach is a 109 acre community that extends approximately one mile from Seal Beach at the northwest to Bolsa Chica State Beach at the southeast. It is comprised primarily of public land uses including right-of-way. Only 31 acres of the community are developed with private residential and commercial uses. The majority of the community is located seaward of Pacific Coast Highway and is characterized by the open sandy beach and combination linear park and public parking facility. This facility contains a tot lot, walking path, five public restroom buildings and 660 public parking spaces. Access to the beach is provided at 27 street-end locations, through the residential areas, located every 200 feet along the beach frontage. The inland portion of Sunset Beach includes Sunset Channel, which is connected with the Huntington Harbour channel system, and 11<sup>th</sup> Street beach, where small boats such as kayaks and canoes may be launched.**

### Boating Facilities

Boating facilities in Huntington Beach are primarily provided in Huntington Harbour. Development of a second marina in the City's Coastal Zone is limited by a lack of appropriate sites. Boat storage is provided within the Huntington Harbour Marina and in off-site dry storage areas. City policy allows for boat storage on private residential property if properly screened and accommodated, as well as within industrially zoned areas.

### Visitor-Serving Commercial Facilities

The City's Coastal Zone is host to millions of visitors each year. The Coastal Act places a high priority on land uses and facilities that serve the needs of these visitors. Visitor-serving facilities include public and private developments that provide accommodations, food, entertainment and services. The City's Coastal Land Use Plan defines activity nodes where visitor serving uses are concentrated. The use of concentrated nodes allows the City to capitalize on shared facilities and minimize impacts to more sensitive resource areas in the Coastal Zone. The most concentrated area of visitor serving uses is within the Downtown area near the Municipal Pier. Significant visitor serving facilities within the Coastal Zone are briefly described below.

#### ***Huntington Harbour/Sunset Beach***

The Huntington Harbour **and Sunset Beach** areas includes commercial uses to serve residents and visitors. Visitor serving commercial uses include **hotels, motels**, restaurants, retail shops, entertainment and private recreational facilities such as the Huntington Harbour Yacht Club and a fitness/racquet club.

#### ***Seacliff Promenade Conceptual Master Plan Area***

The Seacliff Promenade Conceptual Master Plan Area is bounded by Pacific Coast Highway to the south, Palm Avenue to the north, Seapoint Avenue to the west and Goldenwest Street to the east. The planning area comprises approximately 150 acres and is presently under the ownership of PLC Properties and Aera Properties. PLC Properties owns the 56 acre parcel located at the northeastern section of the site. Aera owns the remaining 94 acre portion which fronts Pacific Coast Highway. At this time, the site represents one of the largest, undeveloped contiguous areas in the Huntington Beach Coastal Zone. The planning area is designated in the Coastal Element Land Use Map as Mixed Use-Horizontally Integrated Housing (MH-F2/30(Avg. 15)-sp), which permits residential, visitor serving commercial and open space uses. A specific plan or plans, as well as, a "conceptual master plan of development", consistent with the Coastal Element Land Use Map, are required before any development may be approved on the site.

Per the site's Coastal Element Land Use Map designation, commercial uses will be limited to those permitted by the Commercial Visitor land use category. (See Table C-1, Coastal Element Land Use Plan Land Use, Density and Overlay Schedule, and Table C-2, Community District and Subarea Schedule). The amount and precise location of commercial land that will be included within this planning area will be determined through the conceptual master plan and specific plan preparation and adoption processes. The required master and specific plans are subject to Coastal Commission approval which would be submitted to the Coastal Commission as an LCP amendment that would take effect upon Commission certification. Both are consistent with Coastal Act and adopted City policy noted in this Coastal Element.

Pursuant to the adopted Palm/Goldenwest Specific Plan, it is anticipated that the 94 acre Aera property, which fronts Pacific Coast Highway, will house visitor-serving commercial, open space and recreational/civic uses such as a public museum, with visitor-serving commercial uses having preference. This property is presently used for oil production and is expected to maintain its existing oil activities for the next 15 to 20 years. The 56 acres located in the northeast portion of the planning area and owned by PLC Properties, is approved for up to 315 dwelling units.

While supply does not appear to be an issue, studies reveal an inadequacy in the amount of emergency and reserve storage and booster pumping capacity for present day and future demands. The City's water storage system consists of the Overmyer Reservoirs Nos. 1, 2 and 3 and the Peck Reservoir. All are located within the City, but outside of the Coastal Zone. The Peck Reservoir capacity is 16 million gallons and the Overmyer Reservoirs' combined capacity is 24 million gallons. The reservoirs serve as regulating reservoirs for peak demands and provide storage for planned outages and emergencies. The reservoirs generally fill with water during nighttime low demand periods with imported MWD water or groundwater and drain during the daytime high demand periods. Booster pumping facilities pump water from the reservoir storage into the water distribution system to maintain adequate supply during peak periods to supplement groundwater and MWD water supplies.

Improvements to increase the City's water storage capacity will be achieved with the addition of new reservoirs and increased capacity at existing reservoirs. A new Ellis-Edwards Reservoir with a nine million gallon capacity, and a nine million-gallon expansion next to the Peck Reservoir are currently under construction, and an expansion of the Talbert Valley Reservoir site is under consideration. Other new reservoir sites are under investigation, including potential sites within the Coastal Zone. Booster pumping capacity will also be expanded as appropriate, with the new expanded storage. In addition, data acquisition and control systems for water storage will be modernized to allow for enhanced monitoring and control capabilities under both normal operations and emergencies. The City's water distribution system consists of over 480 miles of water lines ranging in size from 2 to 42 inches in diameter. Improvements in the piping system are implemented as older deteriorated or undersized pipes are replaced. This will eliminate flow restrictions and help to accommodate future demands. Coastal Element policy mirrors General Plan policy by calling for an adopted Water Master Plan to be implemented to address identified water storage, booster and distribution system deficiencies.

#### *Sanitation Treatment and Sewerage*

Sanitation Treatment and Sewerage services are provided by the Orange County Sanitation District (OCSD), ~~and the City of Huntington Beach Public Works Department, Engineering Division~~ **and the Sunset Beach Sanitary District**. Two OCSD treatment plants serve Huntington Beach. Plant No. 1 treats wastewater generated by other cities and the northern portion of Huntington Beach. Plant No. 2 treats the remainder of the City's sewage. The OCSD has developed improvement plans for the plants to serve the needs of the City through the year 2050. This includes buildout of the City's Coastal Land Use Map.

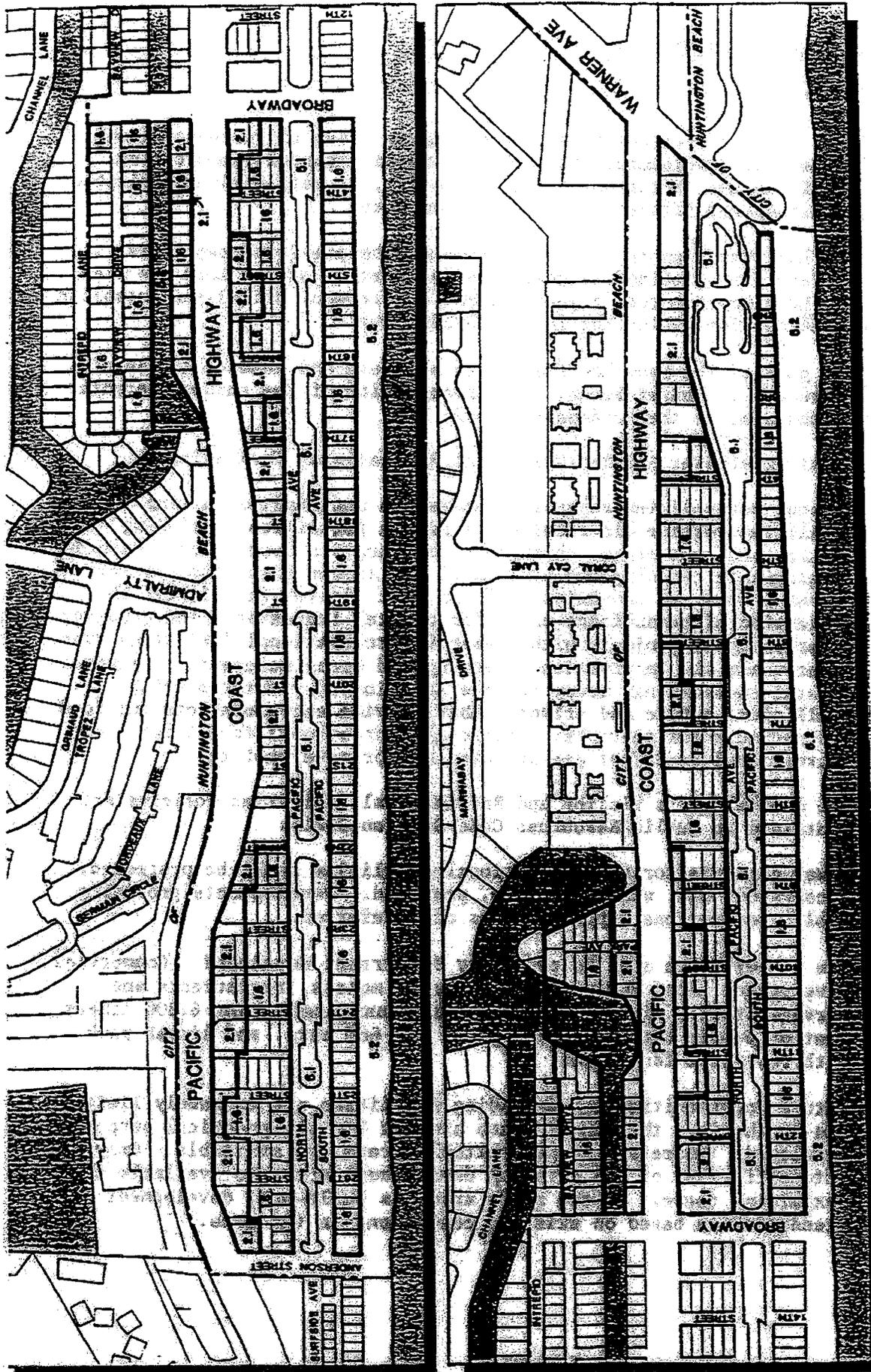
The existing sewage collection system consists of major trunk lines, smaller feeder lines, and lift stations. The City's Public Works Department **and the Sunset Beach Sanitary District** ~~is~~ **are** responsible for the local level of service while the OCSD is responsible for the regional service. Deficiencies in the City's pipeline and pump station system have been identified through recent studies. The Coastal Zone, specifically the older Downtown area, includes sewage facilities that are dated and in need of maintenance, repair and/or upgrade. In addition, there are numerous sewer lift stations in the City that are in need of repair and/or replacement. Many of these facilities are in the Coastal Zone. The City has identified the deficiencies and has plans in place to correct them. Coastal Element policy mirrors General Plan policy by calling for master plans and capital improvement programs to ensure adequate sewage facilities to meet the demands of permitted development.

Attachment No. 3

Draft Sunset Beach Specific Plan, dated August 2010

Is available at the Planning and Building Department, 2000 Main Street,  
Huntington Beach, CA and at:

<http://www.huntingtonbeachca.gov/Government/Departments/Planning/PJB/pcl/pcagenda081010.cfm>  
under item A-3



**LAND USE MAP**  
**SUNSET BEACH**  
 Specific Plan and  
 Local Coastal Program  
**NORTH COAST PLANNING UNIT**  
 LOCAL COASTAL PROGRAM

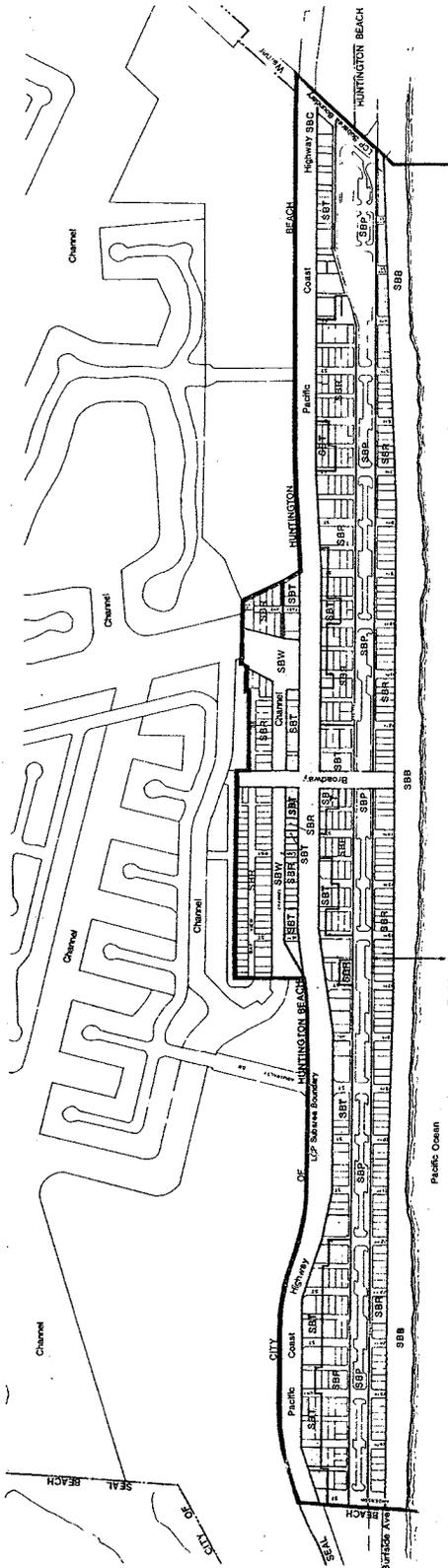
ENVIRONMENTAL MANAGEMENT AGENCY  
 COUNTY OF ORANGE

6.1	Other Open Space
6.2	Recreation

1.6	High Density Residential
2.1	Tourist/Recreation/Commercial

ATTACHMENT NO. 4.1

Figure 10



EVERYTHING SEAWARD OF PACIFIC AVE. SOUTH IS IN THE (PP-3) DISTRICT.

- SBR SUNSET BEACH RESIDENTIAL
- SBT SUNSET BEACH TOURIST
- SBB SUNSET BEACH BEACH AREA
- SBP SUNSET BEACH PARKING FACILITY
- SBW SUNSET BEACH WATERWAYS

### LAND USE REGULATIONS

I HEREBY CERTIFY THAT THIS LAND USE REGULATION MAP WAS APPROVED BY THE ORANGE COUNTY PLANNING COMMISSION ON MAY 17, 1990 BY THE ORANGE COUNTY BOARD OF SUPERVISORS ON SEPTEMBER 26, 1990.

*[Signature]*  
 ORANGE COUNTY PLANNING COMMISSION  
 DIRECTOR OF PLANNING  
 ENVIRONMENTAL MANAGEMENT AGENCY

*[Signature]*  
 LINDA RUTEN  
 CLERK OF THE BOARD OF SUPERVISORS

RECORDED: \_\_\_\_\_ DATE: OCTOBER 3, 1990  
 DOCUMENT NO. 90-527818

NORTH COAST PLANNING UNIT  
 LOCAL COASTAL PROGRAM  
 Sunset Beach  
 Specific Plan /  
 LOCAL COASTAL PROGRAM  
 2nd AMENDMENT  
 ZC 9003219001

**Comparison of County of Orange and City of Huntington Beach Land Use and Specific Plan Designations  
for the Sunset Beach Area**

<b>Existing County of Orange Specific Plan</b>		<b>Proposed City of Huntington Beach Specific Plan</b>	
<b>Land Use Map Designation</b>	<b>Land Use Regulation Map</b>	<b>Land Use Plan Designation</b>	<b>Specific Plan Districts</b>
High Density Residential	Sunset Beach Residential	Residential High Density-30	Sunset Beach Residential
Tourist/Recreation/Commercial	Sunset Beach Tourist	Commercial Visitor-mixed use overlay	Sunset Beach Tourist
Other Open Space <sup>2</sup>	Sunset Beach Parking Facility	Public	Sunset Beach Parking Facility
Recreation	Sunset Beach Beach Area	Open Space-Shoreline	Sunset Beach Beach Area
	Sunset Beach Waterways	Open Space-Water Recreation	Sunset Beach Waterways
		Right-of-Way	
			<i>Total</i>
			109.31

<sup>1</sup> Acres are calculated by the City of Huntington Beach. Note: The acre numbers presented are based on the most recent geographic information systems data available. However, the City is completing a legal description for the Sunset Beach area, and preliminary information from the County of Orange indicates that the beach acreage number in the table above will increase, which will result in a corresponding increase in the total acre number. None of the other numbers will change as a result.

<sup>2</sup>County's Plan only designates the "green" space of the linear park, which totals 6.4 acres, as Other Open Space. The parking spaces associated with the park do not have a land use designation on the Land Use Map and appear to be part of the right-of-way. However, all of the 13 acre linear park/parking facility is designated on the Land Use Regulation Map as Sunset Beach Parking Facility.

Attachment No. 6

Existing County of Orange Sunset Beach Specific Plan/Local Coastal Program with  
City notations/references to the proposed City of Huntington Beach Sunset Beach  
Specific Plan, dated August 2010

Is available at the Planning and Building Department, 2000 Main Street,  
Huntington Beach, CA and at:

<http://www.huntingtonbeachca.gov/Government/Departments/Planning/PJB/pcl/pcagenda081010.cfm>

under item A-3