



City of Huntington Beach Planning and Building Department

STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Ricky Ramos, Senior Planner *RR*
DATE: August 12, 2014

SUBJECT: GENERAL PLAN AMENDMENT NO. 13-003/ZONING MAP AMENDMENT NO. 14-002 (BRIGHTWATER AND SANDOVER)

**APPLICANT/
PROPERTY**

OWNER: Ed Mountford, Signal Landmark, 27285 Las Ramblas, Suite 210, Mission Viejo, CA 92691

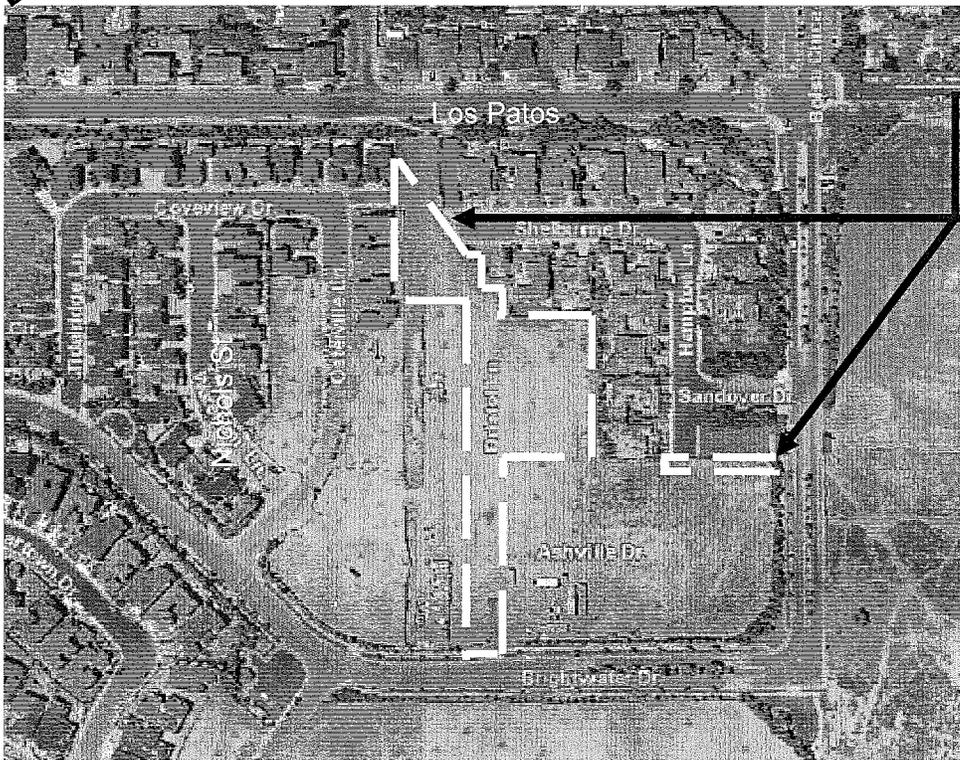
LOCATION: Along Hampton Lane and Shelburne Drive in Sandover and along future Bristol Lane in Brightwater (south of Los Patos Avenue and west of Bolsa Chica Street), 92649.

STATEMENT OF ISSUE:

- ◆ General Plan Amendment No. 13-003 request:
 - Establish a General Plan designation of RL-7 (Residential Low Density – Max 7 dwelling units per acre) on ± 0.17 acre, which includes a triangular piece at the terminus of Shelburne Drive and two small areas at the terminus of Hampton Lane in Sandover;
 - Establish a General Plan designation of RL-7-sp (Residential Low Density – Max 7 dwelling units per acre – Specific Plan Overlay) on ± 1.01 acres and add the -sp designation to ± 0.357 acre along future Bristol Lane in Brightwater.

- ◆ Zoning Map Amendment No. 14-002 request:
 - Establish a zoning designation of RL-CZ (Residential Low Density – Coastal Zone Overlay) on a ± 0.004 acre parcel near the terminus of Hampton Lane that is intended to be merged into Sandover.

- ◆ Staff's Recommendation: Approve General Plan Amendment No. 13-003 and Zoning Map Amendment No. 14-002 based upon the following:
 - Establishes land use and zoning designations on the subject property that are compatible with and already exist in the area.
 - Specific Plan overlay accurately reflects the Brightwater portion being located within the Brightwater Specific Plan that has been approved by the City.
 - The proposed zoning designation is consistent with the proposed General Plan designation.



**PROJECT
SITE**

VICINITY MAP
General Plan Amendment No. 13-003/Zoning Map Amendment No. 14-002

RECOMMENDATION:

Motion to:

- A. “Approve General Plan Amendment No. 13-003 and forward the draft City Council resolution (Attachment No. 2) to the City Council for adoption.”
- B. “Approve Zoning Map Amendment No. 14-002 with findings (Attachment No. 1) and forward the draft ordinance to the City Council for adoption.”

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. “Deny General Plan Amendment No. 13-003 and Zoning Map Amendment No. 14-002 with findings for denial.”
- B. “Continue General Plan Amendment No. 13-003 and Zoning Map Amendment No. 14-002 and direct staff accordingly.”

PROJECT PROPOSAL:

General Plan Amendment (GPA) No. 13-003 – represents a request pursuant to California Planning and Zoning Laws to establish the General Plan land use designation of: 1) RL-7 (Residential Low Density – Max 7 dwelling units per acre) on ± 0.17 acre, which includes a triangular piece at the terminus of Shelburne Drive and two small areas at the terminus of Hampton Lane in Sandover; and 2) RL-7-sp (Residential Low Density – Max 7 dwelling units per acre – Specific Plan Overlay) on ± 1.01 acres and add the -sp designation to ± 0.357 acre along future Bristol Lane in Brightwater.

Zoning Map Amendment (ZMA) No. 14-002 – represents a request pursuant to Chapter 247 (Amendments) of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to establish RL-CZ (Residential Low Density – Coastal Zone Overlay) on a ± 0.004 acre (175 square feet) parcel near the terminus of Hampton Lane that is intended to be merged into Sandover.

The project site includes portions within the Brightwater and Sandover developments, which are adjacent to each other. The applicant has indicated that the request is necessary (Attachment No. 4) in order to develop the last four single family residences in Brightwater and the last three single family residences in Sandover. The accompanying Tentative Tract Map (TTM) No. 17662 to create the seven residential lots is analyzed in a separate staff report. The City must first establish a General Plan land use designation for the subject property before it can approve the TTM.

The ZMA pertains to a small triangular piece of property that was annexed with Brightwater but not pre-zoned. This parcel has been included in the current GPA and ZMA request so that it can be incorporated into the adjacent residential lot in Sandover.

Background:

Brightwater - The California Coastal Commission and County of Orange approved the Brightwater Residential Development consisting of 349 single family residences in 2005. This area was annexed in phases to the City of Huntington Beach from 2007 to 2008 subsequent to City Council approval of Negative Declaration No. 06-002/Zoning Text Amendment No. 06-001/Zoning Map Amendment No. 06-001/Annexation No. 06-001 in 2007 and the Local Agency Formation Commission's approval of the annexation. These entitlements not only annexed the area but also established its zoning and created the Brightwater Specific Plan. The four proposed lots in Brightwater are within the Brightwater Specific Plan approved by the City and designated for residential development.

At the time of the annexation, there was no requirement to establish a General Plan land use designation for the property. As a result, the annexed property does not have a city General Plan designation. The City must establish a General Plan land use designation for the subject property of RL-7-sp before it can approve the TTM. The City anticipates establishing the General Plan land use designation for the rest of Brightwater as part of the current General Plan update.

Prior to annexation, the project site within Brightwater used to straddle the boundary between the city and the county. Therefore, the project site includes a portion that has a City land use designation and a portion that does not. Because of this, the area could not be entitled until after it was annexed. Since the project site is also partially in the uncertified portion of the Local Coastal Program, the applicant will be submitting a consolidated coastal development permit application to the California Coastal Commission for the proposed development after final City action on the subject request.

Sandover - The existing Sandover development, consisting of 16 two-story single family residences, was approved by the City in 1999. Portions of the project site were annexed into the City of Huntington Beach with the annexation of Brightwater so that it can be combined with the undeveloped portion in Sandover already in the city. Prior to the annexation, the project site within Sandover also used to straddle the boundary between the city and the county and the area could not be entitled until after it was annexed. The applicant is now proposing to combine the annexed portion with the undeveloped land to create the last three residential lots in Sandover.

The City must establish a General Plan land use designation for the annexed subject property of RL-7, the same designation in the rest of Sandover, before it can approve the TTM. The annexed portion was pre-zoned primarily RL-CZ with about a 7 foot sliver of lot 1 pre-zoned Brightwater Specific Plan. The only exception is a .004 acre parcel that was annexed but not pre-zoned. This parcel has been included in the current GPA and ZMA request so that it can be incorporated into the adjacent residential lot in Sandover.

ISSUES:

Subject Property and Surrounding Land Use, Zoning and General Plan Designations:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Undesignated, RL-7 (Residential Low Density – Max 7 du/ac)	Brightwater Specific Plan (uncertified), RL-CZ (Residential Low Density – Coastal Zone Overlay)	Vacant
North and East of Subject Property:	RL-7, RMH-25 (Residential Medium High Density – Max 25 du/ac), OS-P (Open Space – Park)	RL-CZ, RMH (Residential Medium High Density), RA-CZ (Residential Agriculture – Coastal Zone Overlay)	Single and Multi-Family Residences, Vacant
West and South of Subject Property:	Undesignated	Brightwater Specific Plan (uncertified)	Single Family Residences, Vacant

General Plan Conformance:

The request is consistent with the relevant goals, objectives, and policies of the City’s General Plan as follows:

A. Land Use Element

Objective LU 1.1 - Provide for the timing of residential, commercial, and industrial development coincident with the availability of adequate market demand to ensure economic vitality.

Goal LU 6 - Ensure that the City’s General Plan is maintained and updated to be an accurate guide for development and resource conservation.

Policy LU 7.1.1 - Accommodate existing uses and new development in accordance with the Land Use and Density Schedules (Table LU-2a and 2b).

Objective LU 8.1 - Maintain the pattern of existing land uses while providing opportunities for the evolution, including intensification and re-use, of selected subareas in order to improve their character and identity.

Objective LU 9.1 - Provide for the development of single- and multi-family residential neighborhoods.

Policy LU 9.1.1 - Accommodate the development of single- and multi-family residential units in areas designated by the Land Use Plan Map, as stipulated by the Land Use and Density Schedules (Policy LU 7.1.1).

B. Coastal Element

Policy C 1.1.1 - With the exception of hazardous industrial development, new development shall be encouraged to be located within, contiguous or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services, and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. (I-C 1, I-C 2)

Policy C 1.2.1 - Accommodate existing uses and new development in accordance with the Coastal Element Land Use Plan and the Development and Density Schedule Table C-1. (I-C 1)

Policy C 9.1.1 - Approve and implement development in accordance with the Coastal Element Land Use Plan. (I-C 21)

C. Housing Element

Policy 2.1 – Provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost and location, emphasizing locations near services and transit that promote walkability.

Policy 3.1 – Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

The proposed GPA and ZMA would extend land use and zoning designations to the project site that already exist in the area thereby maintaining the existing land use pattern. It would enable the development of new single family residences to complete both Brightwater and Sandover. The project site is located contiguous to and compatible with existing developed residential areas.

Zoning Compliance:

The ±175 square foot triangular parcel that is proposed to be zoned RL-CZ is intended to be merged into the adjacent lot in Sandover that is currently developed with a single family residence. Once merged, the resulting property will meet the required minimum lot size of 6,000 square feet and lot width of 60 feet.

Urban Design Guidelines Conformance: Not applicable.

Environmental Status:

The development of these last seven single family residences in Brightwater and Sandover was analyzed in EIR No. 551 approved by the County of Orange for Brightwater.

Coastal Status: Not applicable.

Redevelopment Status: Not applicable.

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Departments of Public Works, Fire, Community Services, and the Building and Safety Division have reviewed the proposed GPA and ZMA and do not have any comments or concerns.

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on July 31, 2014 and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Division's Notification Matrix), Coastal Commission staff, applicant, and interested parties. As of August 5, 2014, no communication supporting or opposing the request has been received.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

July 18, 2014

MANDATORY PROCESSING DATE(S):

Not applicable.

ANALYSIS:

The following is an analysis of the General Plan and zoning map amendments and the compatibility of the proposed designations with the surrounding area.

Land Use Compatibility

The subject site is located in a residential area. In addition to the single family residential development in Brightwater and Sandover, there are other existing single family and multi-family residences north of Los Patos that have a General Plan designation of RL-7 and RMH-25.

The proposed RL-7 designation on ± 0.17 acre located in the Sandover development, which includes a triangular piece at the terminus of Shelburne Drive and two small areas at the terminus of Hampton Lane is an extension of the same designation on the existing Sandover development. It is the appropriate designation for the additional property that will be incorporated into Sandover and is compatible with the character of the area.

The proposed RL-7-sp designation on ± 1.01 acres and addition of -sp (Specific Plan Overlay) designation to ± 0.357 acre along future Bristol Lane in Brightwater is the appropriate designation for the subject property. It is also an extension of the same designation on Sandover and the area north of Los Patos with the addition of the -sp overlay to reflect the fact that it is located within the Brightwater Specific Plan that has been approved by the City.

The request to establish RL-CZ on a ±0.004 acre parcel near the terminus of Hampton Lane is also compatible with the area. The subject parcel has been annexed into the city and requires a zoning designation. Because it is proposed to be merged into the adjacent existing residential lot in Sandover, the proposed RL-CZ zoning designation is appropriate since it is an extension of the same zoning designation for Sandover and is consistent with the proposed General Plan designation of RL-7.

SUMMARY:

Staff's Recommendation: Approve General Plan Amendment No. 13-003 and Zoning Map Amendment No. 14-002 based upon the following:

- Establishes land use and zoning designations on the subject property that are compatible with and already exist in the area.
- Specific Plan overlay accurately reflects the Brightwater portion being located within the Brightwater Specific Plan that has been approved by the City.
- The proposed zoning designation is consistent with the proposed General Plan designation.

ATTACHMENTS:

1. Suggested Findings for Approval of ZMA No. 14-002
2. Draft City Council Resolution Approving GPA No. 13-003
3. Draft Ordinance Approving ZMA No. 14-002
4. Project Narrative dated June 19, 2014
5. Existing and Proposed General Plan Land Use Designations Map
6. Existing and Proposed Zoning Map

SH:MBB:RR:kdc

ATTACHMENT NO. 1

SUGGESTED FINDINGS OF APPROVAL

ZONING MAP AMENDMENT NO. 14-002

SUGGESTED FINDING FOR CEQA:

The Planning Commission finds that the project, which will enable the development of the last seven single family residences in Brightwater and Sandover, was analyzed in EIR No. 551 approved by the County of Orange for Brightwater.

SUGGESTED FINDINGS FOR APPROVAL - ZONING MAP AMENDMENT NO. 14-002:

1. Zoning Map Amendment No. 14-002 to establish RL-CZ on a ± 0.004 acre parcel near the terminus of Hampton Lane is consistent with the General Plan land use designation proposed in General Plan Amendment No. 13-003 and the following goals, objectives, and policies:

A. Land Use Element

Objective LU 1.1 - Provide for the timing of residential, commercial, and industrial development coincident with the availability of adequate market demand to ensure economic vitality.

Goal LU 6 - Ensure that the City's General Plan is maintained and updated to be an accurate guide for development and resource conservation.

Policy LU 7.1.1 - Accommodate existing uses and new development in accordance with the Land Use and Density Schedules (Table LU-2a and 2b).

Objective LU 8.1 - Maintain the pattern of existing land uses while providing opportunities for the evolution, including intensification and re-use, of selected subareas in order to improve their character and identity.

Objective LU 9.1 - Provide for the development of single- and multi-family residential neighborhoods.

Policy LU 9.1.1 - Accommodate the development of single- and multi-family residential units in areas designated by the Land Use Plan Map, as stipulated by the Land Use and Density Schedules (Policy LU 7.1.1).

B. Coastal Element

Policy C 1.1.1 - With the exception of hazardous industrial development, new development shall be encouraged to be located within, contiguous or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate

public services, and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. (I-C 1, I-C 2)

Policy C 1.2.1 - Accommodate existing uses and new development in accordance with the Coastal Element Land Use Plan and the Development and Density Schedule Table C-1. (I-C 1)

Policy C 9.1.1 - Approve and implement development in accordance with the Coastal Element Land Use Plan. (I-C 21)

C. Housing Element

Policy 2.1 – Provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost and location, emphasizing locations near services and transit that promote walkability.

Policy 3.1 – Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

The proposed ZMA would extend a zoning designation to the project site that already exists in the area thereby maintaining the existing land use pattern. It would enable the incorporation of the subject parcel into the adjacent residential lot in Sandover and maintain consistent zoning. The project site is located contiguous to and compatible with existing developed residential areas.

2. ZMA No. 14-002 would only establish a zoning designation on the subject property rather than change a general land use provision and would not affect the uses authorized in and the standards prescribed for the proposed zoning district.
3. A community need is demonstrated for the change proposed. The subject parcel has been annexed into the city and requires a zoning designation. It is proposed to be merged into the adjacent existing residential lot in Sandover and the proposed RL-CZ zoning designation is an extension of the same zoning designation for Sandover.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice. The subject parcel has been annexed into the city and requires a zoning designation. Because it is proposed to be merged into the adjacent existing residential lot in Sandover, the proposed RL-CZ zoning designation is appropriate since it is an extension of the same zoning designation for Sandover.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF HUNTINGTON BEACH APPROVING
GENERAL PLAN AMENDMENT NO. 13-003

WHEREAS, General Plan Amendment No. 13-003 proposes to amend the Land Use Plan for real properties generally located near the southwest corner of Los Patos Avenue and Bolsa Chica Street as follows and as more particularly described on Exhibits A, B, and C respectively and attached hereto:

1. Establish the RL-7 -sp designation (Residential Low Density- Max 7 dwelling units per acre- Specific Plan Overlay) on ± 1.01 acres located along future Bristol Lane;
2. Establish the RL-7 designation (Residential Low Density - Max 7 dwelling units per acre) on ± 0.17 acre which includes a triangular piece at the terminus of Shelburne Drive and two small areas at the terminus of Hampton Lane; and
3. Add the -sp designation to ± 0.357 acre located along future Bristol Lane.

Pursuant to California Government Code, the Planning Commission of the City of Huntington Beach, after notice duly given, held a public hearing to consider General Plan Amendment No. 13-003 and recommended approval of said entitlement to the City Council; and

Pursuant to California Government Code, the City Council of the City of Huntington Beach, after notice duly given, held a public hearing to consider General Plan Amendment No. 13-003; and

The City Council finds that said General Plan Amendment No. 13-003 is necessary for the changing needs and orderly development of the community, is necessary to accomplish refinement of the General Plan, and is consistent with other elements of the General Plan.

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

SECTION 1: That the real properties that are the subject of this Resolution are generally located near the southwest corner of Los Patos Avenue and Bolsa Chica Street in the City of Huntington Beach, and are more particularly described in the legal description and sketch attached hereto as Exhibits A, B, and C and incorporated by this reference as though fully set forth herein.

SECTION 2: That General Plan Amendment No. 13-003, which amends the General Plan Land Use Designation for real properties near the southwest corner of Los Patos Avenue and Bolsa Chica Street as follows and as more particularly described on Exhibits A, B, and C respectively and attached hereto is hereby approved:

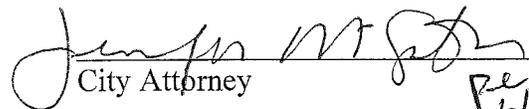
1. Establish the RL-7 -sp designation (Residential Low Density- Max 7 dwelling units per acre- Specific Plan Overlay) on ±1.01 acres located along future Bristol Lane;
2. Establish the RL-7 designation (Residential Low Density- Max 7 dwelling units per acre) on ±0.17 acre which includes a triangular piece at the terminus of Shelburne Drive and two small areas at the terminus of Hampton Lane; and
3. Add the -sp designation to ±0.357 acre located along future Bristol Lane.

The Director of Planning and Building is hereby directed to prepare and file an amended Land Use Map. A copy of said map, as amended, shall be available for inspection in Planning and Building Department.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on _____.

Mayor

APPROVED AS TO FORM:


City Attorney *Re 6/27/2014*

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

City Manager

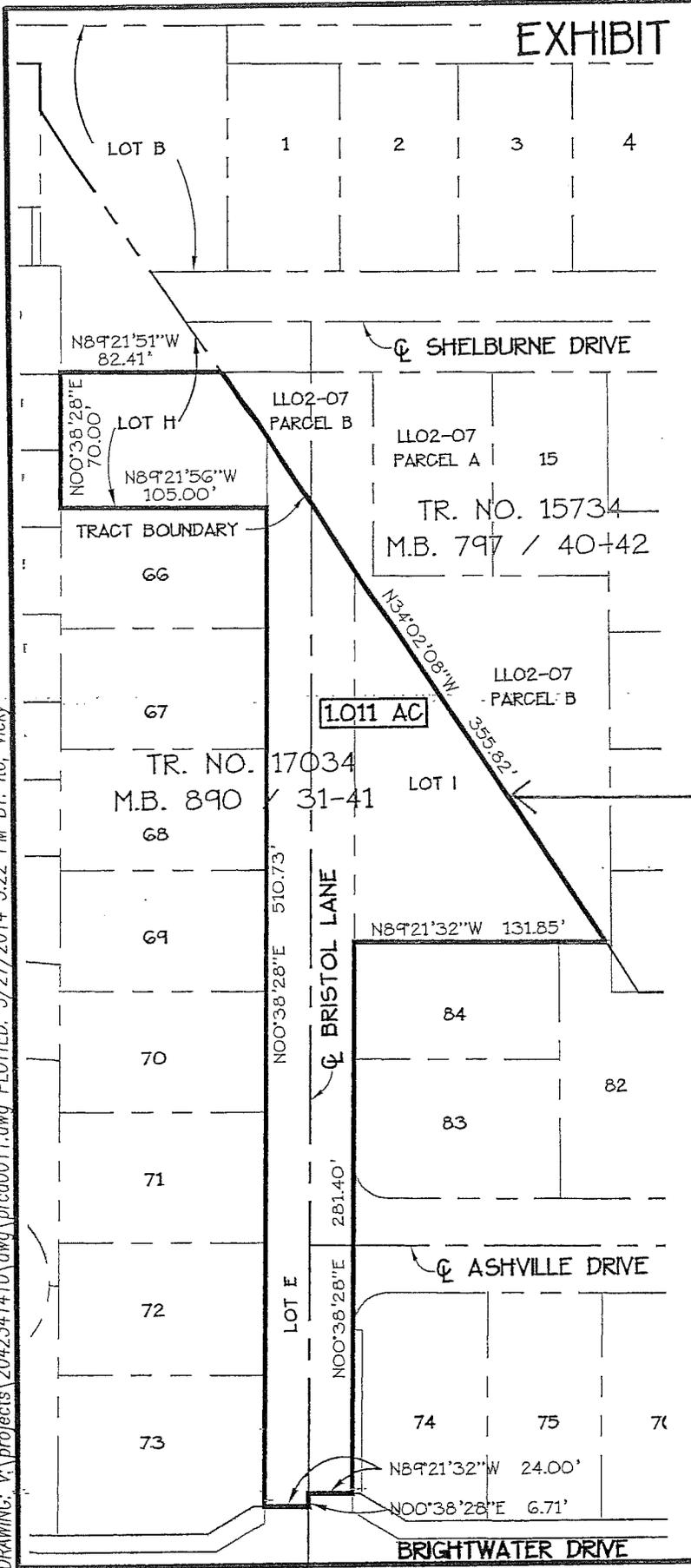
Director of Planning and Building

Attachment: Exhibits A, B, and C - Legal Description and Sketch

EXHIBIT "A" (GPA 13-003)

SHEET 1 OF 1

DRAWING: v:\projects\2042341410\dwg\prcd0011.dwg PLOTTED: 3/27/2014 3:22 PM BY: lto, Vicky



LEGAL DESCRIPTION

LOTS E, I, AND A PORTION OF LOT H OF TR. NO. 17034, M.B. 890 / 31-41, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

ESTABLISH RL-7-SP (BRIGHTWATER)



SCALE: 1" = 80'



Stantec

38 TECHNOLOGY DRIVE, SUITE 100
IRVINE, CA 92618
949.923.6000 stantec.com

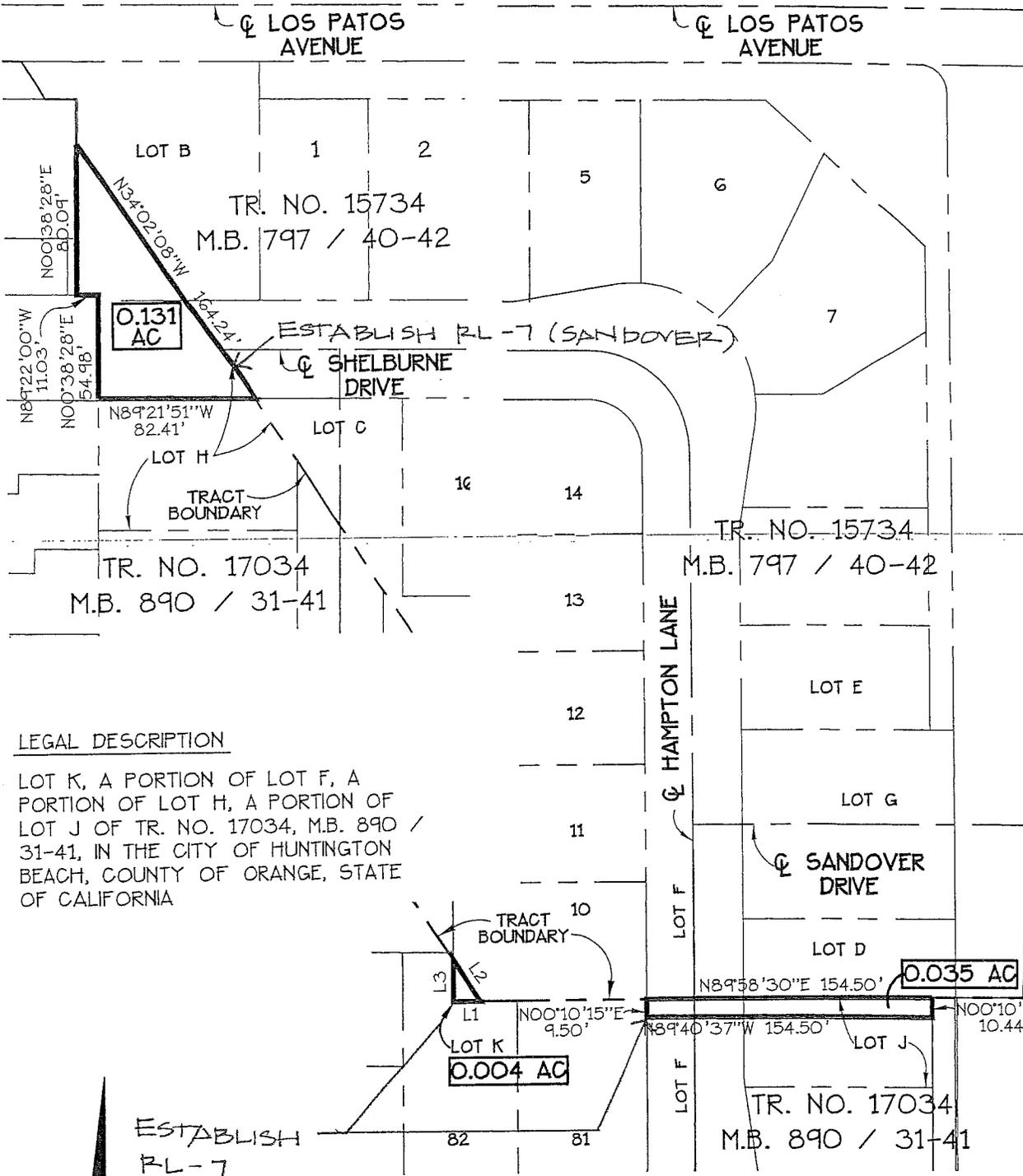
J.N. 2042341420

DATE: 3/27/14

ATTACHMENT NO. 2.3

EXHIBIT "B" (EPA 13-003)

SHEET 1 OF 1



LEGAL DESCRIPTION

LOT K, A PORTION OF LOT F, A PORTION OF LOT H, A PORTION OF LOT J OF TR. NO. 17034, M.B. 890 / 31-41, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N89°58'30"E	15.00'
L2	N34°02'08"W	26.68'
L1	N00°10'29"E	22.12'



38 TECHNOLOGY DRIVE, SUITE 100
IRVINE, CA 92618
949.923.6000 stantec.com

J.N. 2042341420 DATE: 5/13/14

ATTACHMENT NO. 2.4

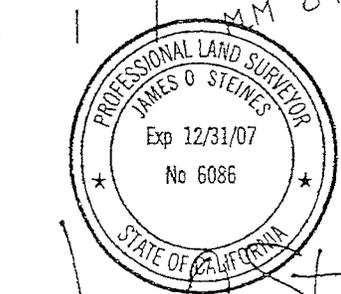
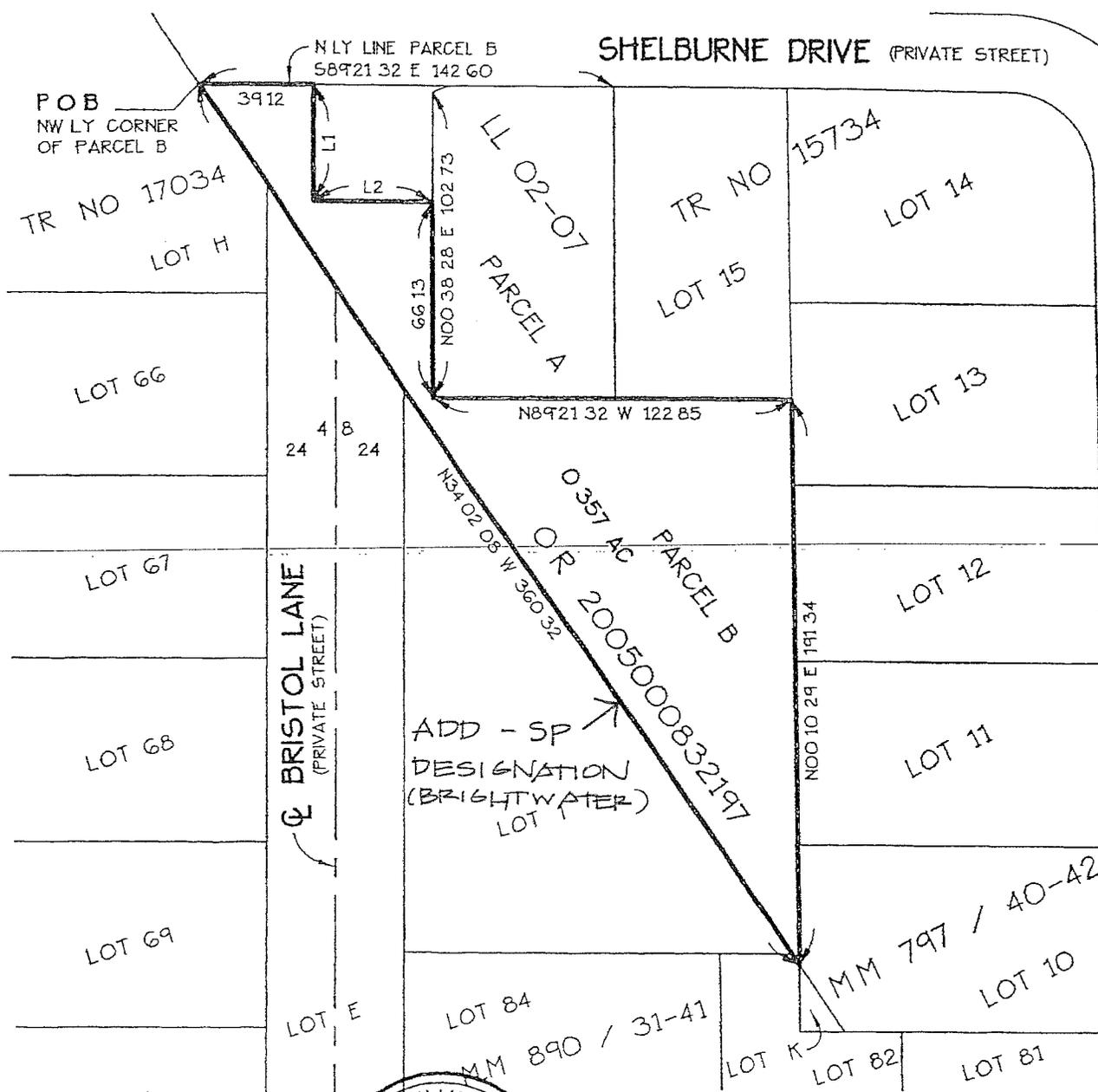
DRAWING: v:\projects\2042341410\dwg\prcd0015.dwg PLOTTED: 5/13/2014 9:25 AM BY: lto, Vicky

SCALE: 1" = 80'

EXHIBIT C (6PA13-003)

SHEET 1 OF 1

A PORTION OF PARCEL B OF LLA LL 02-07 OR 2005000832197
IN THE CITY OF HUNTINGTON BEACH COUNTY OF ORANGE STATE OF CALIFORNIA



James O. Steines
JAMES O STEINES PLS 6086

LINE TABLE		
NO	BEARING	DISTANCE
L1	S00°38'11" W	38.86
L2	S89°20'48" E	41.47

STANTEC CONSULTING INC
19 TECHNOLOGY DRIVE
IRVINE CA 92618
949 926 6000

stantec .com

SCALE 1" = 50'

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH
AMENDING THE HUNTINGTON BEACH ZONING AND SUBDIVISION
ORDINANCE BY ESTABLISHING RL-CZ (RESIDENTIAL LOW DENSITY COASTAL
ZONE OVERLAY) ON ±0.004 ACRE REAL PROPERTY LOCATED
NEAR THE TERMINUS OF HAMPTON LANE IN THE SANDOVER
DEVELOPMENT ON THE SOUTHWEST CORNER OF LOS PATOS A VENUE AND
BOLSA CHICA STREET (ZONING MAP AMENDMENT NO. 14-002)

WHEREAS, pursuant to the State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate public hearings relative to Zoning Map Amendment No. 14-002, wherein both bodies have carefully considered all information presented at said hearings, and after due consideration of the findings and recommendations of the Planning Commission and all evidence presented to said City Council, the City Council finds that such zone change is proper, and consistent with the General Plan.

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

SECTION 1. That the real property located near the terminus of Hampton Lane in the Sandover development on the southwest corner of Los Patos Avenue and Bolsa Chica Street and more particularly described in the legal description and sketch collectively attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein is hereby changed by establishing RL-CZ (Residential Low Density- Coastal Zone Overlay) on ±0.004 acre.

SECTION 2. That the Director of Planning and Building is hereby directed to amend Sectional District Map 34 of the Huntington Beach Zoning and Subdivision Ordinance to reflect the changes contained in this ordinance. The Director of Planning and Building is further directed to file the amended map. A copy of such map, as amended, shall be available for inspection in the Office of the City Clerk.

SECTION 3. This ordinance shall take effect immediately upon certification by the California Coastal Commission but not less than thirty days after its adoption.

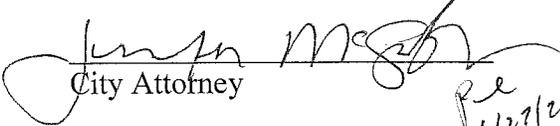
PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the day of 2014.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk


City Attorney

re
6/27/2014

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

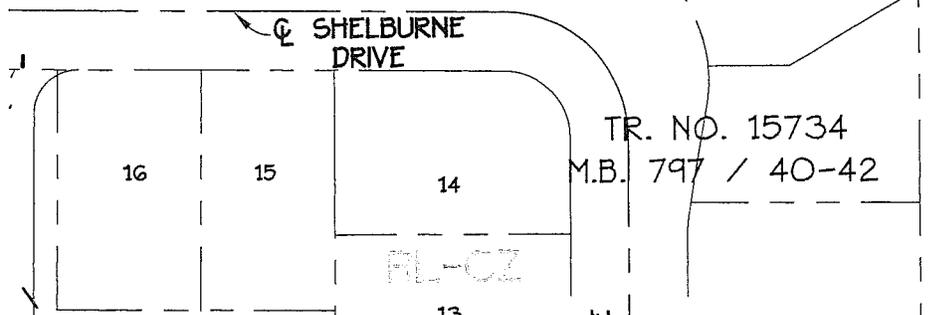
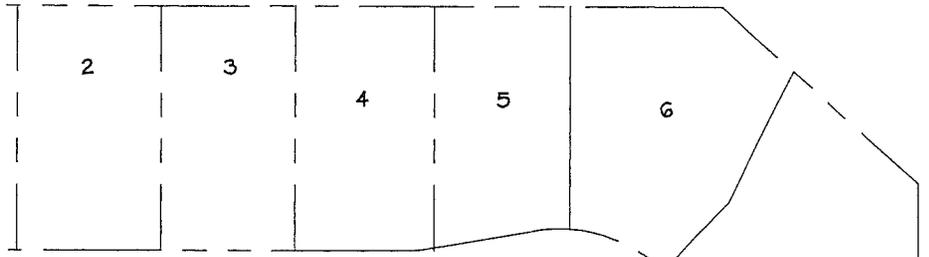
City Manager

Director of Planning and Building

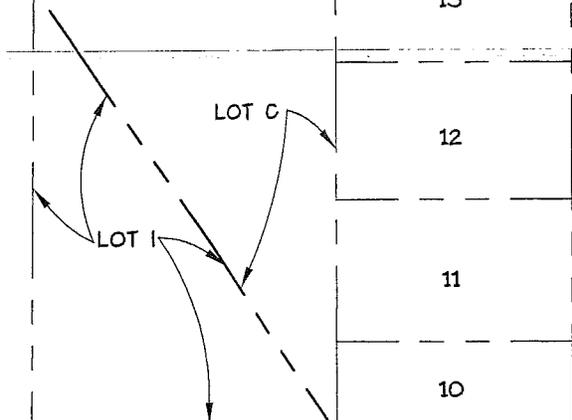
Attachment: Exhibit A- Legal Description and Sketch

EXHIBIT "A" (ZMA 14-002)

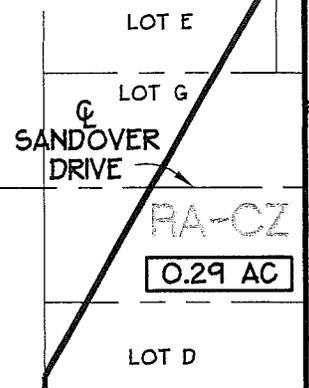
LOS PATOS AVE.



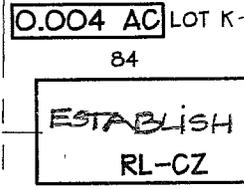
TR. NO. 15734
M.B. 797 / 40-42



LOT F
HAMPTON LANE



NOT A PART OF ZMA 14-002



LEGAL DESCRIPTION

TR. NO. 17034
M.B. 890 / 31-41

SCALE: 1" = 80'



Stantec

38 TECHNOLOGY DRIVE, SUITE 100
IRVINE, CA 92618
949.923.6000 stantec.com

J.N. 2042341420

DATE: 4/01/14

LOT K OF TR. NO. 17034, M.B. 890 / 31-41,
IN THE CITY OF HUNTINGTON BEACH, COUNTY
OF ORANGE, STATE OF CALIFORNIA

ATTACHMENT NO. 3.3

DRAWING: v:\projects\2042341410\dwg\prcd0012.dwg PLOTTED: 4/1/2014 8:52 AM BY: Ito, Vicky

RECEIVED

JUN 19 2014

Dept. of Planning

& Building

PROJECT DESCRIPTION – BRIGHTWATER/SANDOVER TENTATIVE TRACT MAP 17662

Signal Landmark (owner) is requesting approval of a Tentative Tract Map (TTM) to create four residential lots in the last phase of the Brightwater community and to complete the last three residential lots within the Sandover neighborhood. Although all seven lots are included on the same TTM, the four Brightwater lots require different land use entitlements than the three Sandover lots. For this reason, the four Brightwater lots and three Sandover lots will be discussed separately below.

BRIGHTWATER RESIDENTIAL LOTS

The four residential lots are located in the northeast corner of Brightwater project area adjacent to the existing Sandover neighborhood. Tentative Tract Map 17662 proposes to combine two letter lots of Brightwater Tract No. 17034 (lots H and I) with a lettered lot (C) of Sandover Tract 15734 totaling 0.97 acres and re-subdivide them into four single family residential lots with the minimum lot size exceeding 6,000 square feet.

The Brightwater Specific Plan, adopted by the City of Huntington Beach in 2007, anticipated the re-subdivision of these remnant parcels from Brightwater and Sandover into residential lots and pre-zoned the property as residential as part of the specific plan approval.

Immediately adjacent to the west of TTM 17662 is the Capri neighborhood in Brightwater, to the northeast is the Sandover neighborhood and to the south is the yet to be constructed Azurene neighborhood at Brightwater. The four residential lots will be part of the last phase Azurene neighborhood. The Azurene neighborhood is comprised of homes ranging in size from approximately 3,750 to 4,400 square feet.

All four residential lots will take access from Bristol Lane. Bristol Lane will terminate just south of Shelburne Drive and an emergency access gate will be installed at the end of the street to allow emergency vehicles to access both the Brightwater and Sandover neighborhoods. The four lots range in size from 6,824 SF to 9,002 SF. The homes are two story and range in size from 4,100 SF to 4,400 SF.

The four lots lie within the Coastal Zone and are not currently included in the city's general plan. Therefore, a General Plan Amendment will be required to RL-7-sp. Once the city approves the GPA and TTM, Signal will apply to the Coastal Commission for a Coastal Development Permit to construct the project.

Signal will pay in lieu fees to satisfy the city's affordable housing requirement for the Brightwater lots.

SANDOVER RESIDENTIAL LOTS

Signal Landmark (owner) is proposing to complete the buildout of the Sandover neighborhood at the southwest corner of Bolsa Chica Street and Los Patos Avenue. TTM 17662 subdivides four existing lettered lots of Tract 15734 (Lots B, D, E, & G) and portions of five lettered lots (B, F, H, J, K) of Tract 17034 into a three single family detached residential lots and six lettered lots.

The TTM will trigger some minor modifications to the city's general plan and zoning map. Because the TTM includes small segments of land on the northwestern and southeastern ends that were in the unincorporated area prior to a recent annexation, they do not currently have a land use designation in the city's General Plan. Therefore, a General Plan Amendment will be necessary to establish the residential land use (RL-7). Also, the southeastern corner of the Sandover neighborhood is zoned Residential Agriculture (RA). Thus, a zone change will be necessary to convert the area zoned RA to RL - CZ. Lastly, RL-CZ zoning is proposed for a 175 square foot lettered lot (K) from Tract 17034 that was previously in the unincorporated area and therefore lacks city zoning

With respect to surrounding land uses, on the north side of Los Patos Avenue is single family detached homes, on the east side of Bolsa Chica Street is an undeveloped five acre parcel and directly south and west is the future Azurene neighborhood of the Brightwater Community.

The existing gated entry to the Sandover neighborhood on Sandover Drive will remain in its current configuration and is designated as Lot A on the TTM. Lot 1, a 6,169 SF residential lot, fronts onto Hampton Lane on the north side of the Sandover Drive and contains a five foot easement paralleling the southern lot line for landscape maintenance of the entry. Lot 2 is a 6,110 SF residential lot located on the southeast corner of Hampton Lane and Sandover Drive. Lot 3 is a 7,084 SF residential lot located at the end of Shelburne Drive on the east side of an existing emergency vehicle access drive. A retaining wall will be constructed along the northern and eastern property lines of Lot 3. Pursuant to the City's Zoning Code, a Conditional Use Permit will be required to construct the retaining wall.

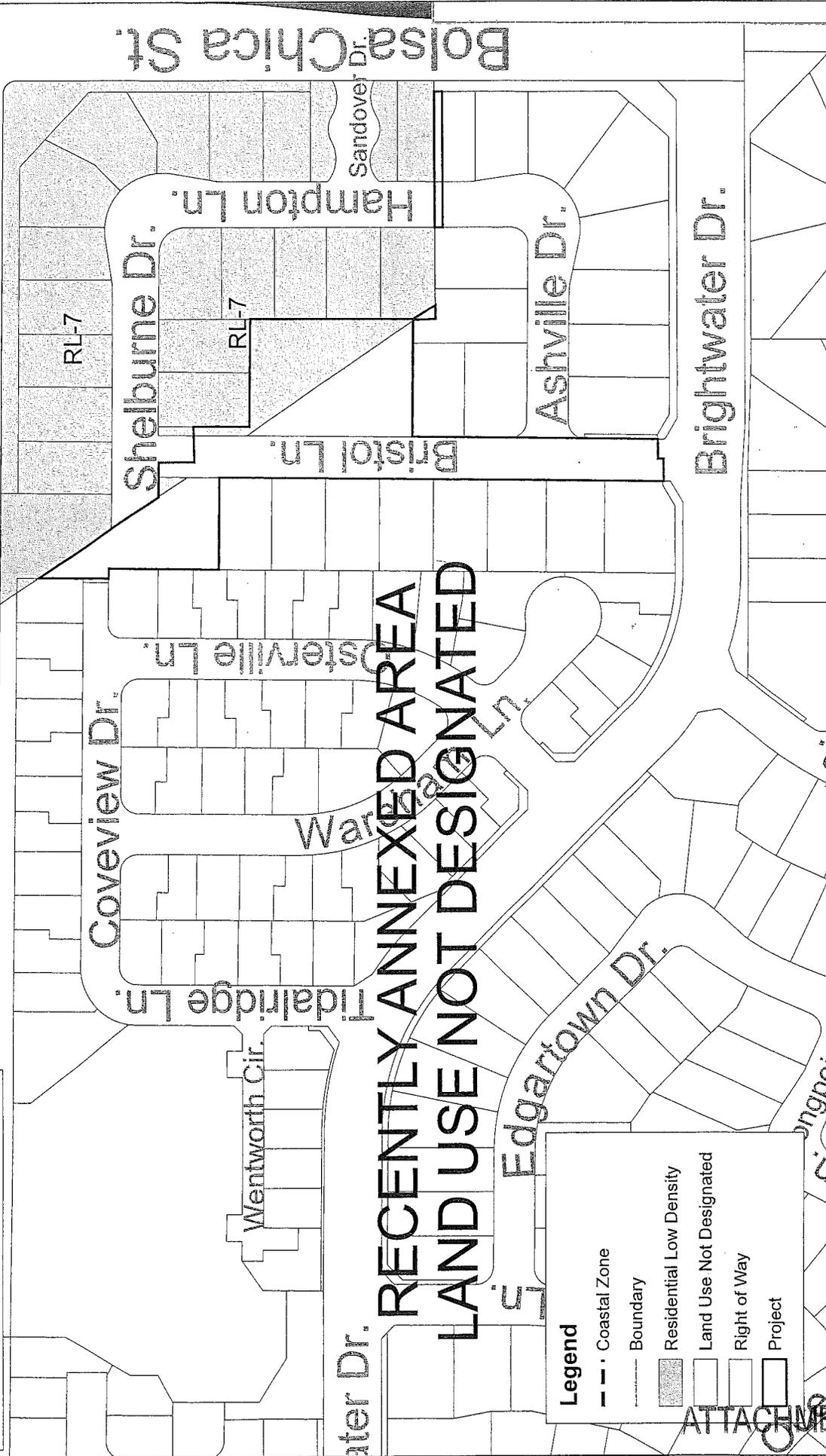
As part of the construction of the three residential lots both Hampton Lane and Shelburne Drive will be lengthened to provide access to Lots 2 and 3. Hampton Lane will be extended approximately 10 feet to the south and Shelburne approximately 40 feet to the west. No street connection to the Brightwater community is proposed.

A two storey approximately 3,400 SF home will be built on Lot 1 and an approximately 4,300 SF home will be built on lots 2 and 3. The architecture and exterior building materials have been designed to match the existing Sandover homes.

The portion of the TTM covering the Sandover neighborhood is located within the Coastal Zone and will require a Local Coastal Program Amendment in addition to a zone change. Signal will apply to the Coastal Commission for a Coastal Development Permit to construct the project.

Existing General Plan
Designations

Los Patos Ave.



Legend

- Coastal Zone
- Boundary
- Residential Low Density
- Land Use Not Designated
- Right of Way
- Project

Proposed General Plan
Designations - Final

Los Patos Ave.

Boisa Chica St.

**RECENTLY ANNEXED AREA
LAND USE NOT DESIGNATED**

Legend

- Coastal Zone
- Boundary
- Residential Low Density
- Land Use Not Designated
- Right of Way
- Project
- RL-7-sp for Brightwater
- RL-7 for Sandover



Existing Zoning
Designations

Los Patos Ave.

Bolsa Chica St.

Sandover Dr.

RA

Hampton Ln.

RL

Shelburne Dr.

RL

Bristol Ln.

Ashville Dr.

Brightwater Dr.

Osterville Ln.

Coveview Dr.

Warehouse Ln.

UNDESIGNATED

Tidairidge Ln.

Wentworth Cir.

Edgartown Dr.

Water Dr.

W Ln.

Longpoint

Legend

- - - Coastal Zone
- Boundary
- Residential Agriculture
- Residential Low Density
- Undesignated

Proposed Zoning Designations

Los Patos Ave.

Bolsa Chica St.

RL

Sheburne Dr.

RL

Hampton Ln.

Sandover Dr.

RL

Ashville Dr.

Bristol Ln.

Brightwater Dr.

Osterville Ln.

Coveview Dr.

Warehouse Ln.

UNDESIGNATED

Tidbridge Ln.

Wentworth Cir.

Edgartown Dr.

Water Dr.

ew Ln.

Longpointe Dr.

Legend

- - - Coastal Zone
- Boundary
- Residential Low Density
- Undesignated

ZMA NO. 14-007