



City of Huntington Beach Planning Department Newsletter

September 13, 2006

(714) 536-5271

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The Planning Department newsletter is available on the City of Huntington Beach Planning Department website, http://www.surfcity-hb.org/CityDepartments/planning/news_publications/

NEWLAND STREET RESIDENTIAL

The Planning Commission certified the Environmental Impact Report for the Newland Street Residential Project at their August 8, 2006 meeting. The Commission also recommended approval to the City Council of the Zoning Map Amendment and Tentative Tract Map to the 204 multi-family residential unit subdivision. A public hearing before the City Council is tentatively scheduled for September 18.

NEWLAND STREET WIDENING MND PUBLIC REVIEW PERIOD ENDS

The public comment period for the Draft Mitigated Negative Declaration (MND) for the Newland Street widening project closed on Friday, August 18, 2006. The proposed project widens Newland Street from the current 20 ft. - 40 ft. width to a 44 ft. - 48 ft. wide traveled way section with bike lanes, a sidewalk on the east side, and a striped center median. The proposed project includes widening of Newland Street from Pacific Coast Highway to Hamilton Avenue, widening of the reinforced concrete bridge at Huntington Channel, installation of storm drain improvements in Newland Street, and raising the profile of Newland Street to improve traffic visibility. The proposed widening will also address stopping sight distance deficiency by raising the road grade at the Huntington Channel and providing a left turn lane at the intersection of Newland and Edison Way.

BEACH BOULEVARD/EDINGER CORRIDOR STUDY UNDERWAY

The City has initiated a Corridor Study of Beach Boulevard; this effort will also incorporate Edinger Avenue between Beach Boulevard and Goldenwest. The Beach Boulevard Revitalization Strategy is intended to determine and implement a clear vision for growth and possible change along the Beach Boulevard Corridor. The specific configuration that new public and private investment along the corridor will take will be determined by a planning process involving city officials, property owners, citizens, stakeholders and city staff. Specifications to guide land use and development intensity, site layout, building design, site landscaping and signage will be detailed in the document created from this effort. Land use and development standards contained in a specific plan will be considered to replace pre-existing zoning regulations, and to assist the community to more effectively attract investment and improve the evolving image and identity of the City. The City intends to conduct community meetings in the near future.

Disclaimer: This information is accurate as of September 13, 2006. Project schedules and designs are subject to change and will be noted in future communications.

TIMESHARES HEARING SCHEDULED

The California Coastal Commission is scheduled to conduct a hearing on the City's application to amend the Local Coastal Program to permit Timeshares in Downtown Specific Plan Districts 7 and 9. The hearing will take place at the Coastal Commission's Long Beach Hearing in Long Beach from October 11-13 at the Hyatt Regency. The City Council approved the requisite entitlements for Timeshares on March 21, 2005. The approved General Plan Amendment, Local Coastal Program Amendment and Zoning Text Amendment allow timeshares in the Coastal Zone and Downtown Specific Plan. The inclusion of timeshares will add to the visitor serving uses of the City and would not adversely impact public access and public recreation to the Coastal Zone. The exact date and agenda can be obtained by visiting the Coastal Commission website at <http://www.coastal.ca.gov/mtgcurr.html>.

CITY COUNCIL REVIEWS FLOOD MANAGEMENT PLAN . . .

At the regular City Council meeting on September 5, the City Council reviewed the Flood Management Plan. Adopted in 2000, the Flood Management Plan identifies potential local flood hazards and activities to mitigate flood damage. The update covers the period from July 1, 2005 through June 30, 2006 and indicates the progress made to complete the activities recommended in the Plan. The progress report must be submitted to the City Council and forwarded to the Federal Emergency Management Agency (FEMA) by October 1, 2006.

. . . AND THE DOWNTOWN PARKING MASTER PLAN

As part of the 1995 Downtown Specific Plan (DTSP) Update, the Downtown Parking Master Plan was approved based on the concept of shared parking between downtown commercial uses. The master plan requires that a review be conducted on an annual basis and that a monitoring report be forwarded to the Planning Commission, City Council, and Executive Director of the California Coastal Commission. This review covers the period between June 1, 2004 and June 1, 2005.

GENERAL PLAN NOW AVAILABLE ON CITY WEBSITE

An electronic version (PDF) of the General Plan elements is now available on the Planning Department website, <http://www.surfcity-hb.org/CityDepartments/planning/gp/>. The General Plan Map and Zoning Map are also available at this site. The General Plan is a fundamental policy document of the City of Huntington Beach that provides the framework for management and utilization of the City's physical, economic and human resources.

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