

**EXHIBIT A**  
**PROPOSED "SUNSET BEACH ANNEXATION (AN 10-\_\_)"**

Course 9: North 43°23'54" West a distance of 40.61 feet,

Course 10: South 89°51'53" West a distance of 291.59 feet,

Course 11: South 49°10'33" West a distance of 344.56 feet to a point in the Mean High Tide Line of the Pacific Ocean as shown on Record of Survey 2010-1097 recorded in Book 241, Page 3 in the office of the County Recorder of said County, said point also being the southeasterly terminus of that certain course shown as having a bearing and distance of "North 41°43'52" West, 388.69 feet"; thence along said Mean High Tide Line the following courses:

Course 12: North 42°38'49" West a distance of 388.69 feet,

Course 13: North 44°46'59" West a distance of 1085.55 feet,

Course 14: North 44°33'21" West a distance of 1283.71 feet,

Course 15: North 43°44'38" West a distance of 1709.89 feet,

Course 16: North 41°23'09" West a distance of 968.62 feet,

Course 17: North 47°20'53" West a distance of 703.78 feet to a point in the southeasterly City Boundary Line of the City of Seal Beach, County of Orange, State of California, said boundary having been established as Annexation No.76-1 to said city, said point also being distant southwesterly along said City Boundary line 368.70 feet from the easterly corner of said Annexation No. 76-1; thence leaving said Mean High Tide Line and along said City Boundary Line,

Course 18: North 49°35'36" East a distance of 368.70 feet to the most easterly corner of said Annexation No. 76-1, said corner also being the most southerly corner in said city boundary established as Annexation No. 67-1 to said city; thence along said City Boundary Line,

Course 19: North 49°35'36" East a distance of 511.00 feet to the most westerly corner in the boundary line of the City of Huntington Beach as established by City Annexation in Ordinance No. 919 of said city, said corner being in a curve concave to the southwest having a radius of 1060 feet, a radial line of said curve from said point bears South 25°58'14" West (South 26°05'34" West per said Ordinance No. 919); thence along said City Boundary Line the following courses:

Course 20: Southeasterly a distance of 380.17 feet along said last mentioned curve through a central angle of 20°32'58",

**EXHIBITA**  
**PROPOSED "SUNSET BEACH ANNEXATION (AN 10-\_\_)"**

Course 21: South 43°28'48" East a distance of 389.02 feet to the beginning of a tangent curve concave to the southwest having a radius of 1060 feet,

Course 22: Southeasterly a distance of 341.40 feet along said last mentioned curve through a central angle of 18°27'12",

Course 23: South 25°01'36" East a distance of 63.84 feet to the beginning of a tangent curve concave to the northeast having a radius of 940 feet,

Course 24: Southeasterly a distance of 117.68 feet along said last mentioned curve through a central angle of 07°10'23",

Course 25: South 32°11'59" East a distance of 35.23 feet to the beginning of a tangent curve concave to the northeast having a radius of 940 feet,

Course 26: Southeasterly a distance of 186.20 feet along said last mentioned curve through a central angle of 11°20'58",

Course 27: South 43°32'57" East a distance of 563.44 feet along to the beginning of a tangent curve concave to the northeast having a radius of 940 feet,

Course 28: Southeasterly a distance of 136.93 feet along said last mentioned curve through a central angle of 08°20'46",

Course 29: South 51°53'43" East a distance of 179.28 feet to the most southerly corner of said Ordinance No. 919 of said city,

Course 30: North 46°31'47" East a distance of 323.43 feet to the most easterly corner of said Ordinance No. 919 of said city, said corner also being a point along that certain course in the southwesterly boundary line of the City of Huntington Beach as established by City Annexation in Ordinance No. 800 of said city, a distance of 1008.96 feet from the northwesterly terminus of that certain course shown as having a bearing and distance of "North 42°45'00" West, 2727.12 feet"; thence along said City Boundary Line,

Course 31: South 42°28'34" East a distance of 980.00 feet to the most northerly corner in the boundary line of the City of Huntington Beach as established by City Annexation in Ordinance No. 1089 of said city; thence along said City Boundary Line,

Course 32: South 46°45' 11" West a distance of 55.00 feet,

Course 33: South 43°14'49" East a distance of 375.00 feet,

Course 34: North 46°45'11" East a distance of 15.00 feet,

Course 35: South 43°14'49" East a distance of 111.77 feet,

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Course 36: North 75°46'26" East a distance of 33.80 feet along said City Boundary Line to an intersection with that certain course in the southwesterly boundary line of the City of Huntington Beach as established by City Annexation in Ordinance No. 800 of said city, said intersection also being northwesterly along said southwesterly boundary 261.60 feet from the southeasterly terminus of that certain course shown as having a bearing and distance of "North 42°45'00" West and a length of 2727.12 feet"; thence along said City Boundary Line,

Course 37: South 42°28'34" East a distance of 261.60 feet,

Course 38: South 47°13'34" East a distance of 35.00 feet to the Point of Beginning.

Containing an area of 133.88 acres, more or less.

Attached hereto and made a part hereof is a map designated as *EXHIBIT B*.

**SURVEYOR'S CERTIFICATE**

This proposal was prepared by me or under my supervision.

Jeremy L. Evans  
Jeremy L. Evans, PLS 5282  
Expires: December 31, 2011

9-8-2010  
Date:



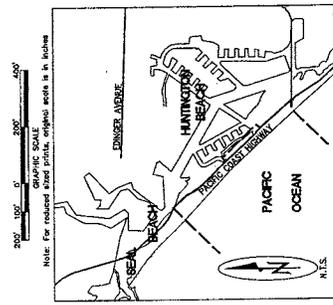
This proposal does meet the approval of the Orange County Surveyor's Office.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 201\_\_.

By: \_\_\_\_\_  
Raymond L. Mathe, County Surveyor  
PLS 6185, Expiration Date: March 31, 2012

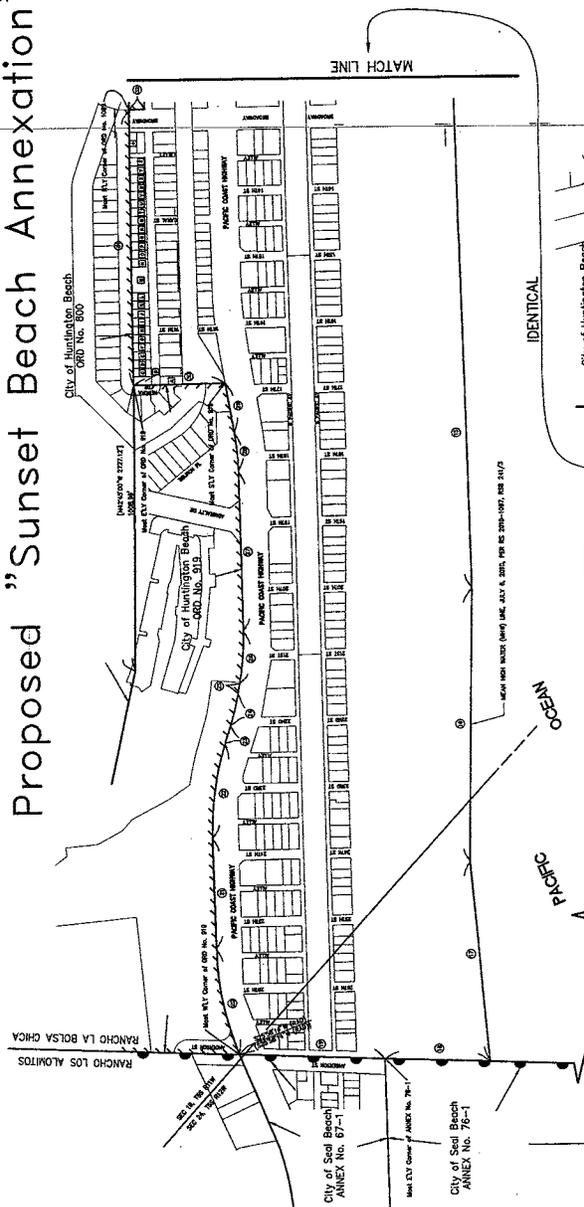
# EXHIBIT B

## Proposed "Sunset Beach Annexation" (AN 10-\_\_\_)



ASSESSOR'S PARCEL NUMBERS	
A	178-501-01
B	178-501-02
C	178-501-03
D	178-501-04
E	178-501-05
F	178-501-06
G	178-501-07
H	178-501-08
I	178-501-09
J	178-501-10
K	178-501-11
L	178-501-12
M	178-501-13
N	178-501-14
O	178-501-15
P	178-501-16
Q	178-501-17
R	178-501-18
S	178-501-19
T	178-501-20
U	178-501-21
V	178-501-22
W	178-501-23
X	178-501-24
Y	178-501-25
Z	178-501-26
AA	178-501-27
AB	178-501-28
AC	178-501-29
AD	178-501-30
AE	178-501-31
AF	178-501-32
AG	178-501-33
AH	178-501-34
AI	178-501-35
AJ	178-501-36
AK	178-501-37
AL	178-501-38
AM	178-501-39

**LEGEND**  
 --- EXISTING CITY OF HUNTINGTON BEACH BOUNDARY  
 --- EXISTING CITY OF SEAL BEACH BOUNDARY



NO.	BEARING/Delta	RADIUS	LENGTH	BEARING/Delta	RADIUS	LENGTH
1	S 29°15'12" W	240.38'	20	S 83°35'30" E	1060'	360.17'
2	S 07°36'07" W	53.74'	21	S 43°28'24" E	306.02'	306.02'
3	S 07°14'30" W	284.07'	22	S 18°27'12" E	1060'	341.40'
4	S 47°01'54" E	278.28'	23	S 25°01'35" E	618.4'	177.88'
5	S 02°39'20" W	306.07'	24	S 07°49'23" E	840'	32.23'
6	S 43°22'34" E	1589.82'	25	S 55°52'24" E	840'	188.20'
7	S 02°38'55" W	183.58'	26	S 11°29'58" E	840'	563.44'
8	N 89°12'28" W	377.41'	27	S 43°23'20" E	840'	138.83'
9	N 42°28'53" W	46.81'	28	S 08°29'06" E	840'	178.28'
10	N 89°12'28" W	291.59'	29	S 51°35'27" E	178.28'	324.53'
11	S 89°12'28" W	344.58'	30	N 46°28'00" E	324.53'	980.00'
12	S 89°12'28" W	308.89'	31	S 42°46'50" E	980.00'	58.00'
13	N 42°28'53" W	1088.50'	32	S 46°55'11" W	58.00'	376.00'
14	N 42°28'53" W	1283.71'	33	S 43°01'05" E	376.00'	16.00'
15	N 42°28'53" W	1709.89'	34	N 46°19'11" E	16.00'	33.89'
16	N 02°21'12" W	968.82'	35	S 42°31'05" E	33.89'	201.69'
17	N 42°28'53" W	703.76'	36	N 75°46'28" E	201.69'	38.00'
18	N 42°28'53" W	368.70'	37	S 42°46'50" E	38.00'	38.00'
19	N 42°28'53" W	511.00'	38	S 47°20'00" E	38.00'	38.00'

**REFERENCE**  
 ( ) RECORD PER ORD. NO. 108 TO CITY OF HUNTINGTON BEACH  
 ( ) RECORD PER ORD. NO. 800 TO CITY OF HUNTINGTON BEACH  
 ( ) RECORD PER ORD. NO. 910 TO CITY OF HUNTINGTON BEACH  
 ( ) RECORD PER RS 2010-097, RSR 241/2

**COMMENTS:**  
 This proposed plan meets the requirements of the Orange County Surveyor's Office.  
 PREPARED BY: J. L. WINS  
 CHECKED BY: L. S. 5922  
 DATE: DECEMBER 31, 2011



**DATE:** 06/09/2010  
**SCALE:** 1"=200'  
**CHECKED:** P.J.F.  
**PREPARED:** A.G.S.  
**CITY OF HUNTINGTON BEACH / RIGHT OF WAY ENGINEERING**  
**Proposed "Sunset Beach Annexation" (AN 10-\_\_\_)**

THIS PARCEL CONTAINS A LAND AREA OF 133.88 ACRES +/-

# EXHIBIT B



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH, ADOPTING LOCAL COASTAL PROGRAM AMENDMENT NO. 10-001 TO AMEND THE LOCAL COASTAL PROGRAM LAND USE PLAN AND IMPLEMENTING ORDINANCES FOR THE REAL PROPERTY GENERALLY LOCATED BETWEEN WARNER AVENUE AND ANDERSON STREET ON EITHER SIDE OF PACIFIC COAST HIGHWAY AND TO REFLECT ZONING TEXT AMENDMENT NO. 10-002 AND ZONING MAP AMENDMENT NO. 10-001 AND REQUESTING CERTIFICATION BY THE CALIFORNIA COASTAL COMMISSION

WHEREAS, after giving notice as prescribed by law, the Planning Commission of the City of Huntington Beach held a public hearing to consider the adoption of the Huntington Beach Local Coastal Program Amendment No. 10-001; and

After considering evidence presented at said hearing, the Planning Commission recommended the amendment to the City Council for adoption; and

The City Council, after giving notice as prescribed by law, held at least one public hearing on the proposed Huntington Beach Local Coastal Program Amendment No. 10-001, and after considering evidence presented at said hearing, the City Council finds that the proposed amendment is consistent with the Huntington Beach General Plan, the Certified Huntington Beach Local Coastal Program (including the Land Use Plan), and Chapter 6 of the California Coastal Act; and

The City Council of the City of Huntington Beach will implement the Local Coastal Program in a manner fully consistent with the California Coastal Act.

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

1. That the real property that is the subject of this Resolution is generally located between Warner Avenue and Anderson Street on either side of Pacific Coast Highway and consists of approximately 134 acres within unincorporated Orange County ("Subject Property") (Exhibit "A").
2. That the Local Coastal Program (Coastal Element) is hereby amended to include the Subject Property and establish land use designations for the Subject Property of Residential High Density-greater than 30 units per acre, Visitor Serving Commercial-mixed use overlay, Public, Open Space-Water Recreation and Open Space-Shoreline, along with a specific plan overlay for the entire area (Exhibit "B"); and to reflect text and figure amendments reflective of the additional area in the City, including designating the area as Sub-Area 4L (Exhibit "C").
3. That the Huntington Beach Local Coastal Program Amendment No. 10-001 include Zoning Text Amendment No. 10-002 and Zoning Map Amendment No. 10-001, a

3. That the Huntington Beach Local Coastal Program Amendment No. 10-001 include Zoning Text Amendment No. 10-002 and Zoning Map Amendment No. 10-001, a copy of which is attached hereto as Exhibits "D" & "E", and incorporated by this reference as though fully set forth herein.
4. That the California Coastal Commission is requested to consider, approve and certify Huntington Beach Local Coastal Program Amendment No. 10-001.
5. That the Coastal Commission Regulations, Huntington Beach Local Coastal Program Amendment No. 10-001 will take effect automatically upon Coastal Commission approval, as required by State law.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_.

\_\_\_\_\_  
Mayor

REVIEWED AND APPROVED:

\_\_\_\_\_  
City Administrator

INITIATED AND APPROVED:

\_\_\_\_\_  
Director of Planning and Building

APPROVED AS TO FORM:

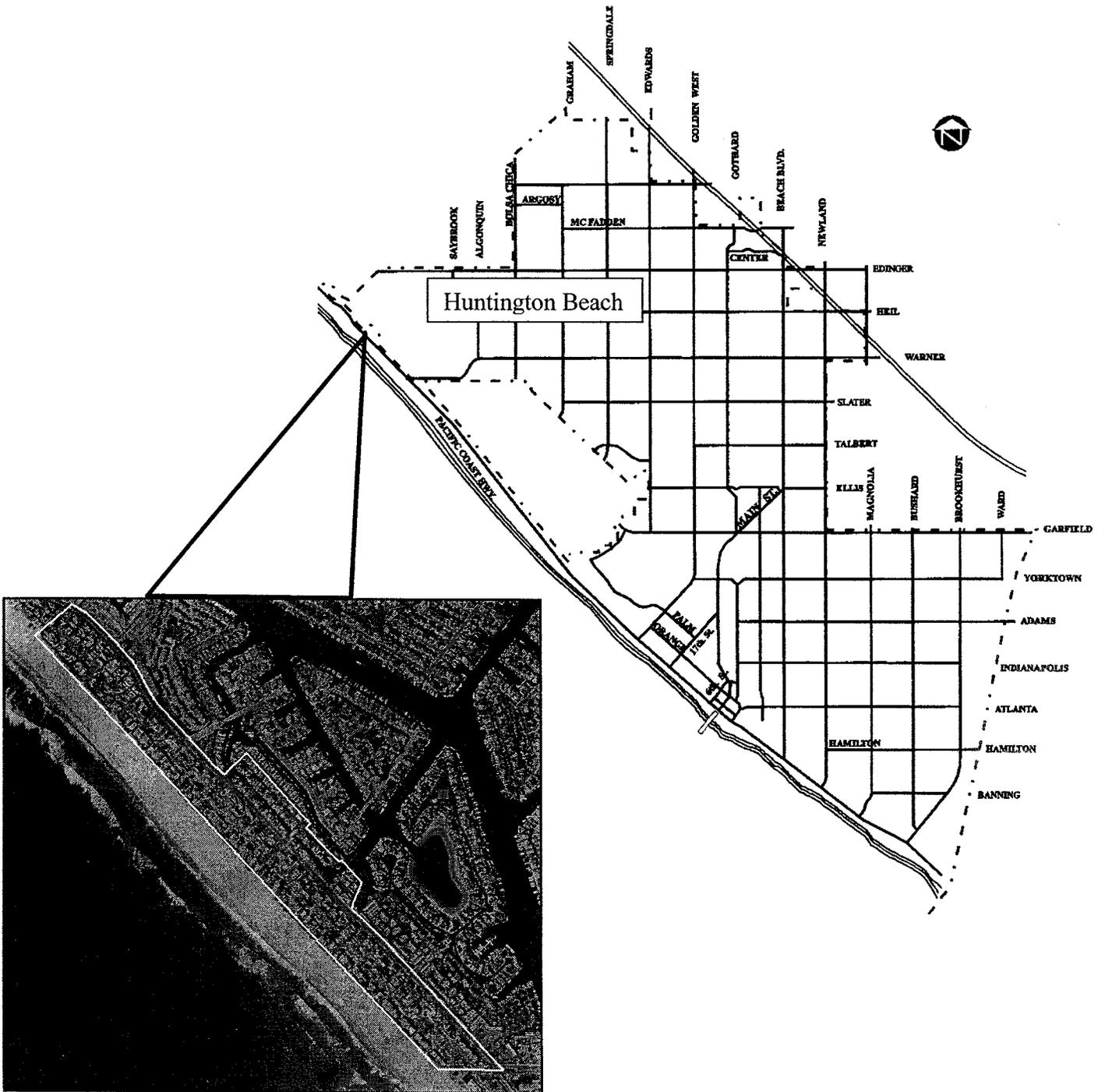
\_\_\_\_\_  
City Attorney      MV 9-20-10

Exhibits:

- A. Location Map
- B. Amended Land Use Plan (Extract of Figure C-5 of the Coastal Element)
- C. Amended Local Coastal Program text and figures (in addition to Exhibit "B")
- D. Zoning Text Amendment No. 10-002
- E. Zoning Map Amendment No. 10-001

# EXHIBIT A

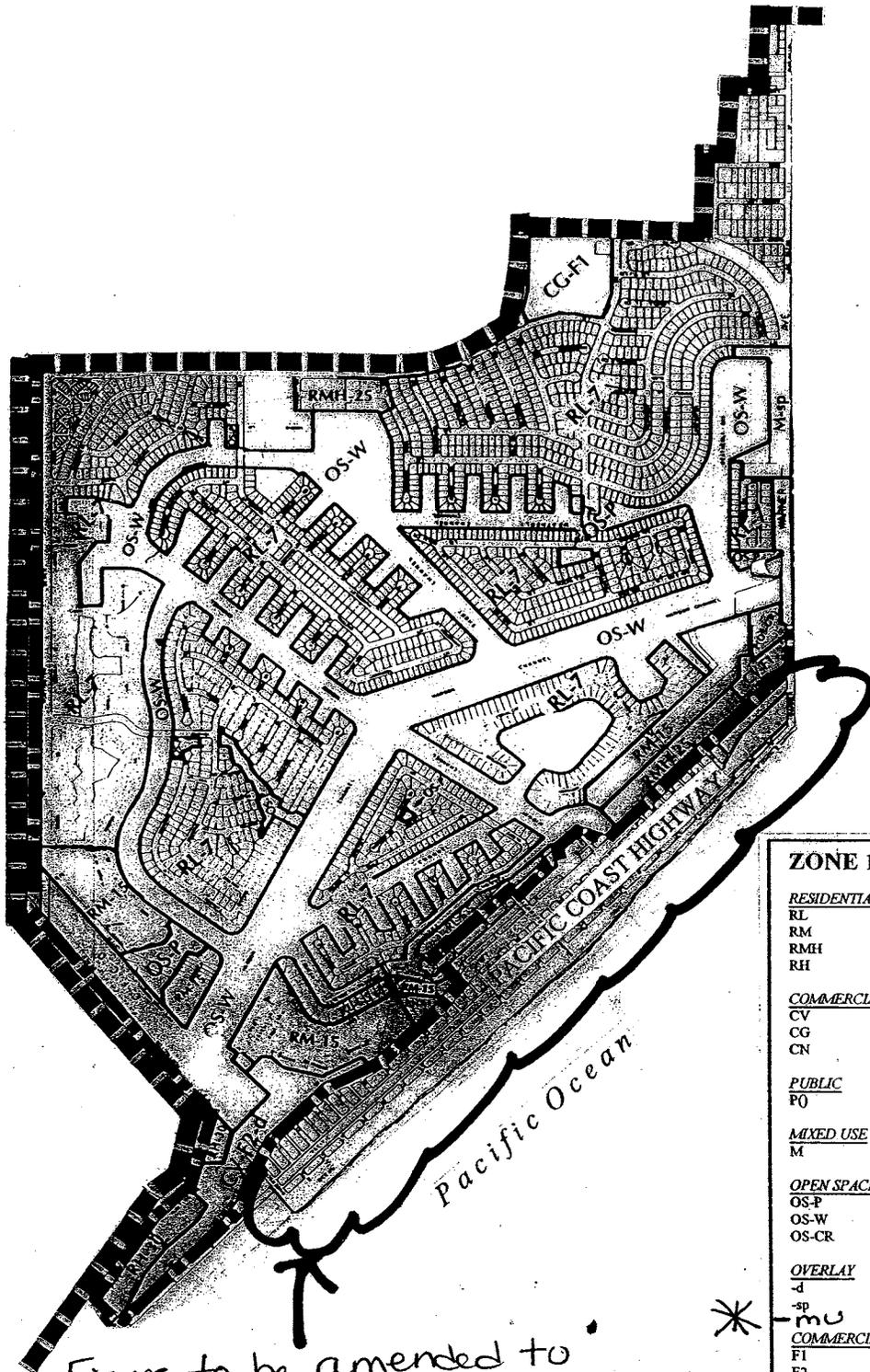
ATTACHMENT NO. 5.3



**LOCATION MAP**  
**LOCAL COASTAL PROGRAM AMENDMENT NO. 10-001**  
**(SUNSET BEACH SPECIFIC PLAN AND ANNEXATION)**

ATTACHMENT NO 5.4

# EXHIBIT B



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

- FO 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

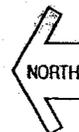
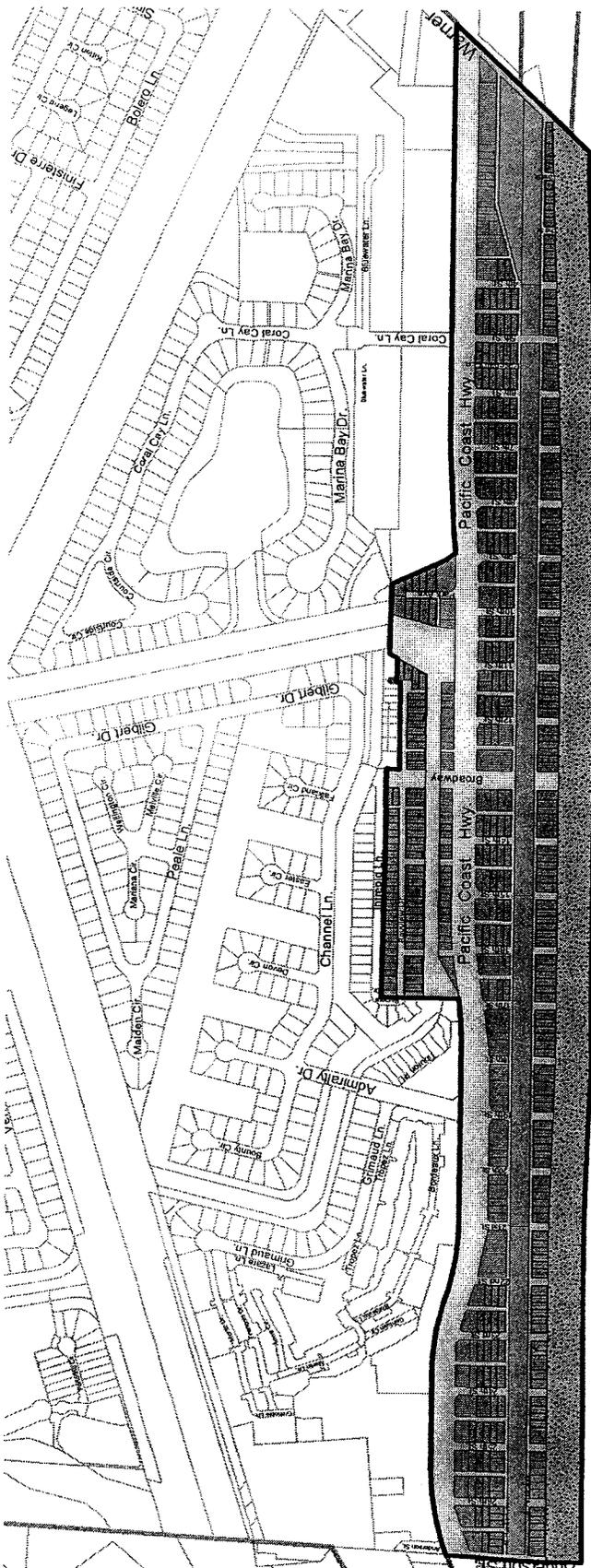


FIGURE C-5



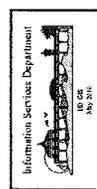
**LEGEND**

-  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.

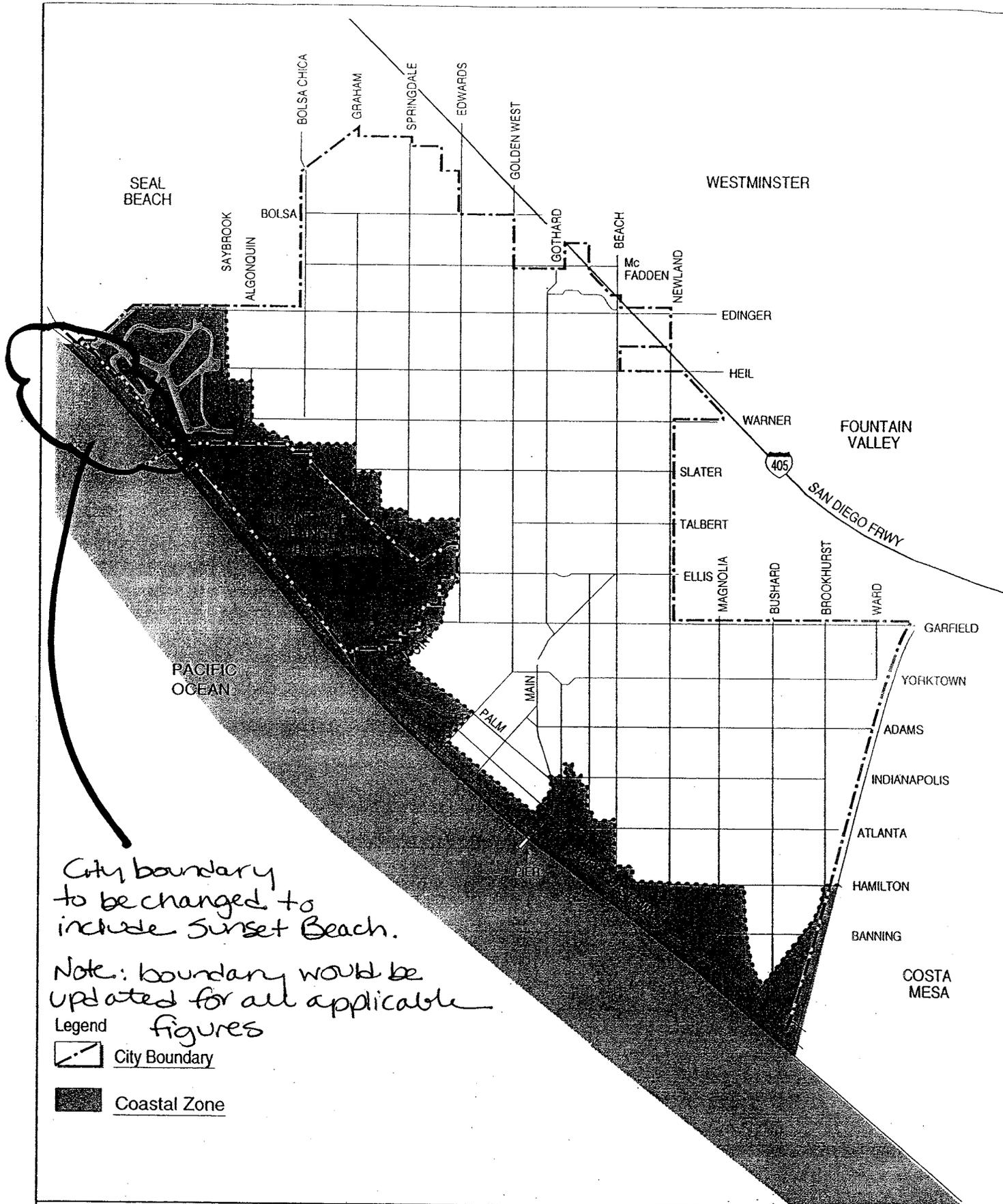
THIS IS A PRELIMINARY MAP.  
 It is not intended to be used as a legal document.  
 It is subject to change without notice.  
 It is not intended to be used as a legal document.  
 It is subject to change without notice.



Excerpt from  
 Draft Sunset Beach Specific Plan  
 dated August 2010

Exhibit 2.1 Land Use Plan

# EXHIBIT C



City boundary to be changed to include Sunset Beach.

Note: boundary would be updated for all applicable figures

- Legend
-  City Boundary
  -  Coastal Zone

**COASTAL ZONE BOUNDARIES**  
 CITY OF HUNTINGTON BEACH COASTAL ELEMENT

MILES 0 0.5 1.0  NORTH

FIGURE C-2

## 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 and 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 an approximately 134 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 58 acre public beach and a 13 acre greenbelt (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	

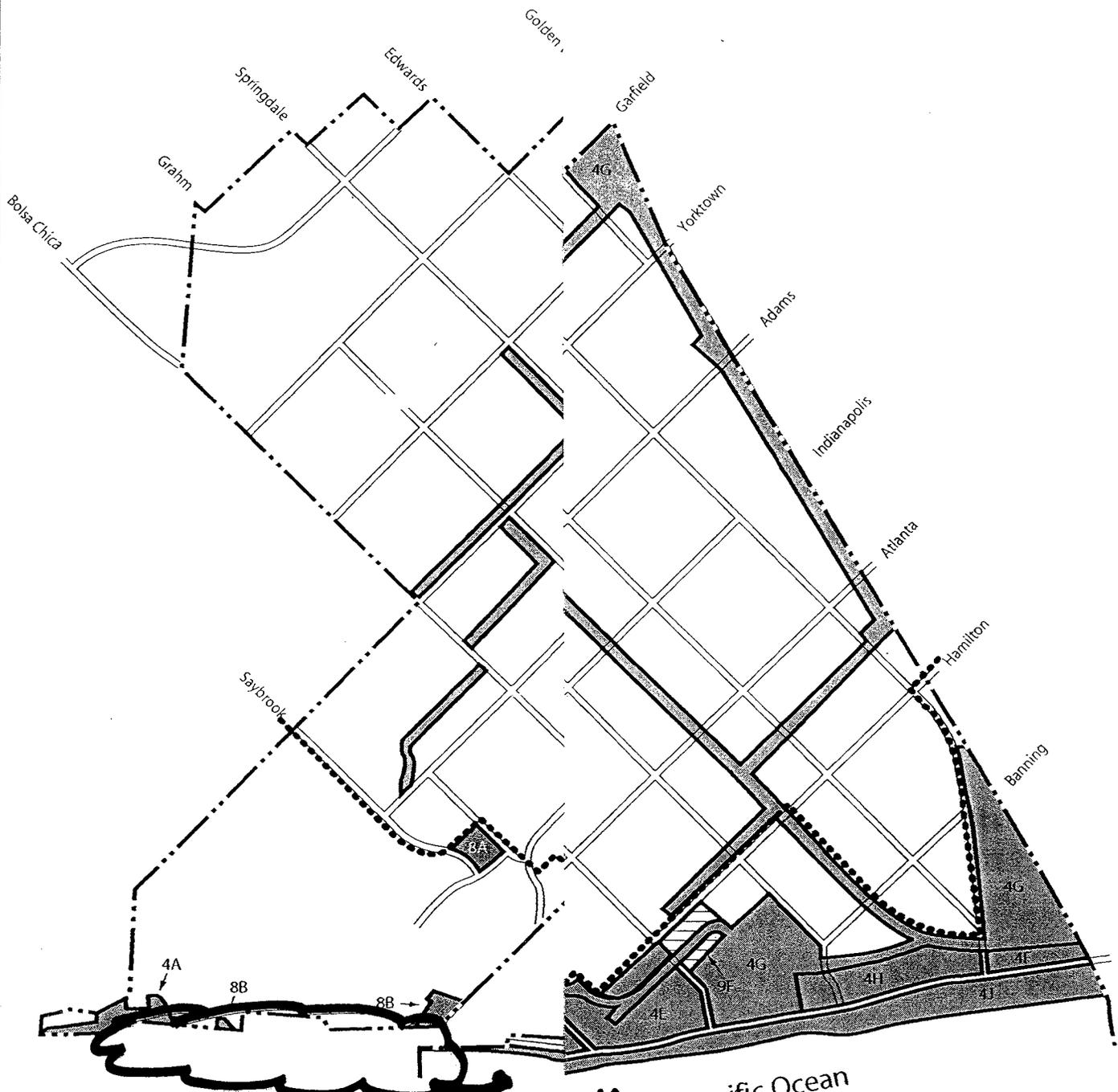
See Table C-1 for land use category definitions.

**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	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 provided that the re-use is consistent with the standards and policies of this LCP.
Residential Mobile Home Park –rmp	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.
<b><u>Mixed Use -mu</u></b>	<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>
Special Design Standards –d	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.

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            |  | Beach Boulevard      |
|  | Coastal Zone Boundary    |  | PCH Coastal Corridor |
|  | Regional Commercial Core |  |                      |

**Add 4L** Pacific Ocean

HUNTINGTON BEACH  
SUB-AREA MAP

CITY OF HUNTINGTON BEACH COASTAL ELEMENT



FIGURE C-10

IVC 46

ATTACHMENT NO. 5.15

**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*	<del>672</del> <b>624</b>		<del>672</del> <b>624</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>		<del>1,965</del> <b>1,917</b>	8,481	<del>10,446</del> <b>398</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~~ **433** 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.**

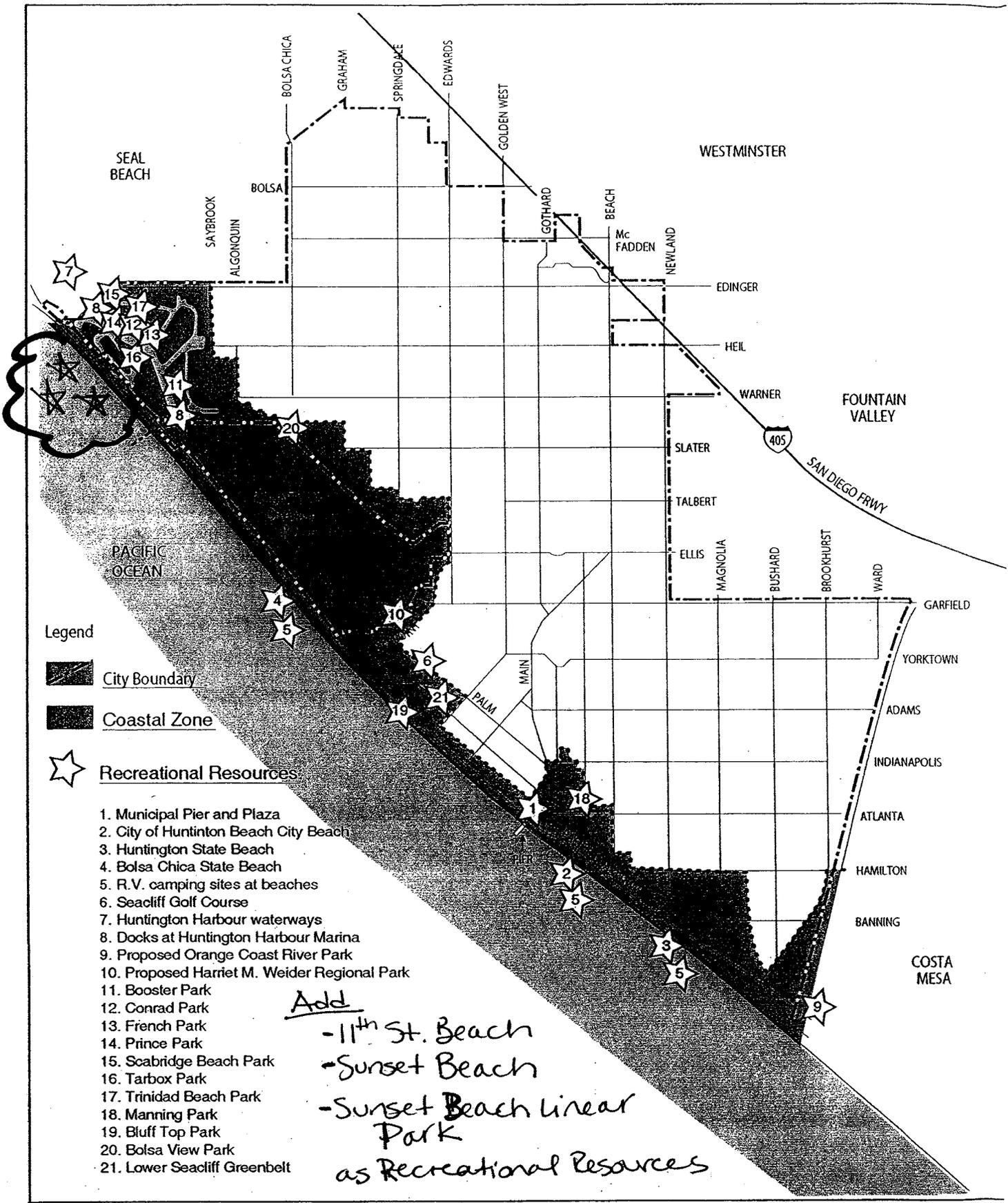
***Municipal Pier and Plaza***

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

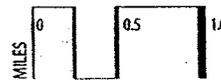


FIGURE C-16

**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 Greenbelt – 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>147.71</b> <del>156.65</del>

\*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 ~~4.1~~ **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 an approximately 134 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 (greenbelt) and public parking facility. This facility contains a tot lot, walking path, five public restroom buildings and 624 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 and 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.

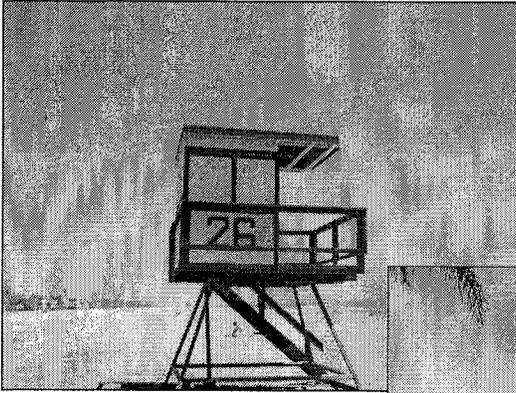
#### *Sanitation Treatment and Sewerage*

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. **The Sunset Beach Sanitary District has fully lined its main sewer trunk line and has no deferred items.** 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.

See Attachment No. 7 to this Staff Report for a copy of  
the Specific Plan

# EXHIBIT D



**Draft**

# Sunset Beach Specific Plan

City of Huntington Beach  
Planning and Building Department  
2000 Main Street  
Huntington Beach, California

August September 2010

ATTACHMENT NO. 5.27

# EXHIBIT E

