

# ENVIRONMENTAL ASSESSMENT COMMITTEE AGENDA

Thursday, March 2, 2017

4:00 P.M.

Third Floor Conference Room #3

**Application:** ENVIRONMENTAL ASSESSMENT NO. 16-003 ((Windward Residential Development) – continued from the February 27, 2017 EAC meeting

**Applicant:** Signal Landmark  
27271 Las Ramblas Suite 100  
Mission Viejo, CA 92691  
Contact: Ed Mountford  
Phone: (949) 351-3334

**Request:** To analyze the potential environmental impacts associated with the subdivision and construction of a 36-unit townhome development and associated improvements on an existing privately-owned 5-acre site and a 0.3-acre City-owned parcel in the coastal zone. The project includes the following entitlements and approvals:

- General Plan Amendment to amend the Land Use Designation from Open Space–Parks (OS–P) to Residential Medium Density (RM) for the western half (2.5 acres) of the 5-acre site.
- Zoning Map Amendment to amend the existing zoning designation of Residential Agriculture–Coastal Zone Overlay (RA–CZ) to Specific Plan–Coastal Zone Overlay (SP–CZ).
- Zoning Text Amendment to establish the Windward Specific Plan for the development of 5.0 acres of undeveloped land and 0.3 acre of City-owned parcel. Under the Specific Plan, the western half (2.5 acres) of the project site is designated for medium residential development while the eastern half (2.5 acres) and the City-owned parcel (0.3 acre) are designated for coastal conservation (public open space).
- Local Coastal Program Amendment to amend the certified Land Use Plan from Open Space–Park (OS–P) to Residential Medium Density (RM) for the western half (2.5 acres) of the site and to reflect the Zoning Map and Text Amendments.
- Tentative Tract Map to subdivide the approximately 5-acre lot into one numbered lot (residential development for 36 townhome units) and one lettered lot (open space area).
- Coastal Development Permit to construct a 36-unit townhome development and associated infrastructure in the coastal zone.
- Conditional Use Permit to permit construction on a site with greater than a three-foot grade differential.
- Development Agreement to ensure the open space program for the development and implement the terms of the settlement agreement.

The residential development consists of the subdivision and construction of 36 townhome units on the western portion (2.5-acres) of the project site. The residential

units are duplex townhomes with four different floor plans, featuring three bedrooms and ranging in size from 2,087 to 2,202 square feet in living space with attached two-car garages. Each unit is three stories with a roof deck at a maximum height of 34.25 feet. Private open space for each unit is provided on the first floor in either the front or rear depending on the floor plan, on a second story balcony and on the third floor roof deck. A recreation area will be constructed on the northwest corner of the residential development area that will include a swimming pool, fireplace, restroom, and seating for the use of the residents.

The Specific Plan provides a comprehensive program to direct development of the residential and passive open space areas of the project site and City-owned parcel. As a part of the residential development of the western half of the project site, the eastern half is proposed to be dedicated to a government agency or a qualified non-profit for use as a passive park although no construction or development within the open space area is proposed. In addition, the terms of the proposed development agreement would require the developer to purchase the Goodell property (undeveloped property immediately south of the project site) and dedicate the 6.2 acres to a government agency or a qualified non-profit for passive park purposes prior to beginning construction of the residential project.

The open space portion of the project site is designed with a pedestrian trail which includes interpretive signage and a scenic overlook. To facilitate public access to the property, a trail system is proposed. The plan is to initially create a trail loop that starts at the southeast corner of Bolsa Chica Street and Los Patos Avenue, extends easterly through the City-owned property, then turning southerly across the project site, and then turning westerly to intersect back at Bolsa Chica Street. The trail would feature interpretive signage that would provide users with information regarding the property's rich history. Ultimately, the trail system could be extended onto the Goodell property to create a network of trails that provide users with a variety of experiences.

**Location:** 17202 Bolsa Chica Street, Huntington Beach (east side of Bolsa Chica Street, south of Los Patos Avenue)

**City Contact:** Tess Nguyen, Associate Planner

*For information on the above items, please contact the specified City contact person in the City of Huntington Beach Department of Community Development at (714) 536-5271.*

#### **MEETING ASSISTANCE NOTICE - AMERICANS WITH DISABILITIES ACT**

In accordance with the Americans with Disabilities Act, the following services are available to members of our community who require special assistance to participate in Environmental Assessment Committee meetings. If you require special assistance, 48-hour prior notification will enable the city to make reasonable arrangements. To make arrangements for an assisted listening device (ALD) for the hearing impaired, American Sign Language interpreters, a reader during the meeting and/or large print agendas, please contact the Community Development Department at (714) 536-5271