

# **ENVIRONMENTAL ASSESSMENT COMMITTEE ACTION AGENDA**

**Wednesday, July 10, 2019**

**10:00 A.M.**

**Third Floor Conference Room #3**

**Application:**        **ENVIRONMENTAL ASSESSMENT NO. 19-004  
(Park Avenue Rezone)**

**Applicant:**        Mike Adams  
Michael C. Adams Associates  
P.O. Box 392  
Huntington Beach CA 92648  
(714) 376-3060

**Request:**        To analyze the potential environmental impacts associated with the following entitlements:

- General Plan Amendment (GPA) to change the land use designation from Open Space–Water Recreation (OS-W) to Residential Low Density (RL).
- Zoning Map Amendment (ZMA) to change the zoning designation from Open Space–Water Recreation–Coastal Zone Overlay–Floodplain Overlay (OS-WR-CZ-FP2) to Residential Low Density–Coastal Zone Overlay–Floodplain Overlay (RL-CZ-FP2).
- Local Coastal Program Amendment (LCPA) to change the City’s Local Coastal Program pursuant to the General Plan Amendment and Zoning Map Amendment.

The request would change the permitted land uses on the site from water recreation (i.e. marina) to residential. The subject site is a 6,179 square foot property located at the terminus of Park Avenue in Huntington Harbour. It is flat, wedge shaped, and has 168 feet of shoreline. The shoreline is currently unprotected except for some rubble material and the lot slopes toward the water. No development is proposed with this application. Based on the size of the subject site and the existing 10 ft. wide access way from the end of Park Avenue to the subject site, if the GPA, ZMA, and LCPA were approved the site could be developed with a single family dwelling subject to approval by the City of a Coastal Development Permit.

**Location:**        16926 Park Avenue, Huntington Beach CA 92649 (terminus of Park Avenue in Huntington Harbour)

**City Contact:** Ricky Ramos, Senior Planner

***ON A MOTION BY VILLASENOR, SECONDED BY MILANI, THE EAC APPROVED THE PROCESSING OF A MITIGATED NEGATIVE DECLARATION FOR THE PROJECT SUBJECT TO MODIFICATIONS.***

***Ayes: Milani, Villasenor***

***Noes: None***

***Absent: Field***

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Environmental Assessment Committee becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Environmental Assessment Committee's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. A \$2,983 filing fee shall also accompany the notice of appeal.