

# WINDWARD RESIDENTIAL

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GPA No. 16-002  
ZMA No. 16-003  
ZTA No. 16-004  
LCPA No. 16-002  
DA No. 16-001  
MND No. 16-003

17202 Bolsa Chica Street

May 21, 2018

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# PROJECT LOCATION





# BACKGROUND

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- In 2008—Signal Landmark proposed “The Ridge”
- subdivision and development of a 22-unit single-family planned unit development on the 5-acre parcel
  - GPA: land use from OS-P to RL – 7 units/acre
  - ZMA: zoning from RA – CZ to RL – CZ
  - ZTA: amend PUD supplemental standards and provisions regarding public benefits and parking
  - LCPA: reflect the zoning map, zoning text, land use amendments
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# BACKGROUND

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- In 2010—City approval of “The Ridge” project
- approved all proposed land use and zoning amendments
  - adopted a Mitigated Negative Declaration
  - submitted the LCPA to the CCC
  - August 2010: Bolsa Chica Land Trust filed litigation challenging City’s approval of MND
  - litigation stayed pending CCC decision
  - June 2014: City and Signal Landmark withdrew LCPA from consideration by the CCC
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# BACKGROUND

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## In 2016—Settlement Agreement

- Acquisition Alternative: preserve both Windward and Goodell properties with option agreement with Trust for Public Land to purchase both properties w/in 18-month period
  - Development Alternative: allow Signal to pursue entitlements for residential development on western 2.5 acres, preserve eastern 2.5 acres for open space, and acquire 6.2-acre Goodell property for open space
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# PROJECT OVERVIEW

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- General Plan Amendment: to amend the Land Use Designation from Open Space-Park to Residential Medium Density for western half (2.5 acres) of the site
  - Zoning Map Amendment: to amend the zoning designation from Residential Agriculture-Coastal Zone Overlay to Specific Plan-Coastal Zone Overlay for entire 5.3-acre site
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# PROJECT OVERVIEW

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- Zoning Text Amendment: to establish the Windward Specific Plan for the development of the residential project and dedication of open space
  - Local Coastal Program Amendment: to amend the certified Land Use Plan from Open Space-Park to Residential Medium Density for the western half of the site and to reflect the Zoning Map and Zoning Text Amendments
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# PROJECT OVERVIEW

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- Development Agreement: to vest the proposed land use designations and standards for the development of 36 residential units for a 10-year term; to ensure the dedication of 8.7 acres of land for passive public open space to a governmental agency or a qualified non-profit organization
  - Mitigated Negative Declaration: to analyze the potential impacts associated with the project and legislative amendments
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# COMMISSION ACTION

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June 27, 2017 Public Hearing

- PC recommended approval of the MND, GPA, ZMA, ZTA, LCPA, and DA to the City Council
- PC approved the Tentative Tract Map and Conditional Use Permit to permit 36 townhomes on the western 2.5 acres of the Windward site
- PC continued the Coastal Development Permit to a date uncertain

No appeal was filed on the project entitlements

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# COORDINATION WITH CCC

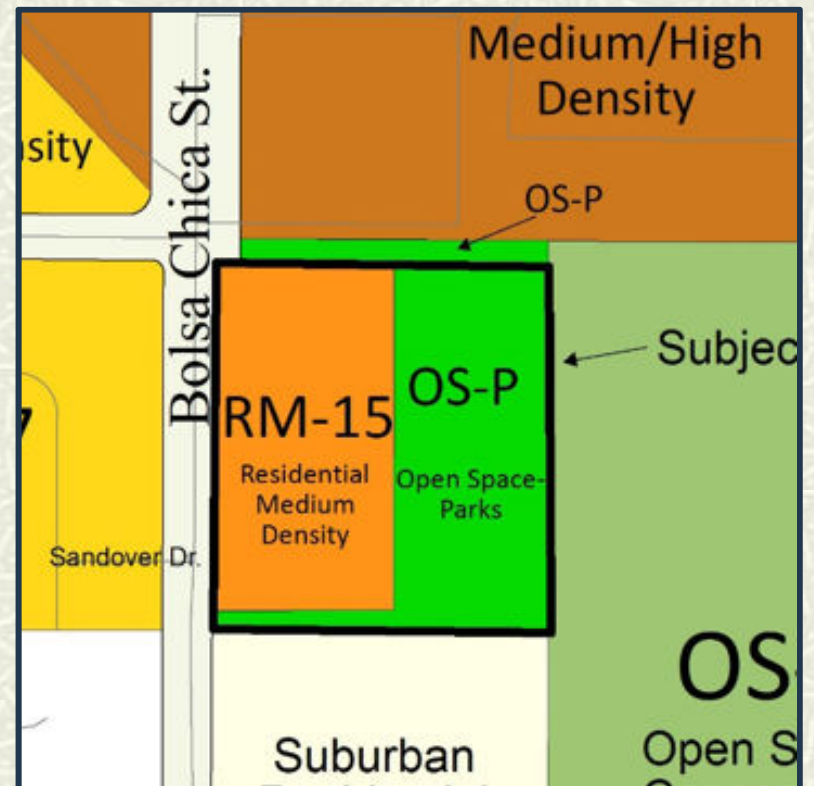
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- Legislative amendments normally forwarded to City Council for review after PC action
  - Legislative amendments that need Coastal Commission review would be forwarded for review
  - City had an opportunity to work with Coastal Commission to address concerns prior to City Council action to facilitate faster processing
  - Draft Windward Specific Plan and Development Agreement revised and reformatted to include changes requested by Coastal Commission
  - Modifications do not change the project approved by Planning Commission
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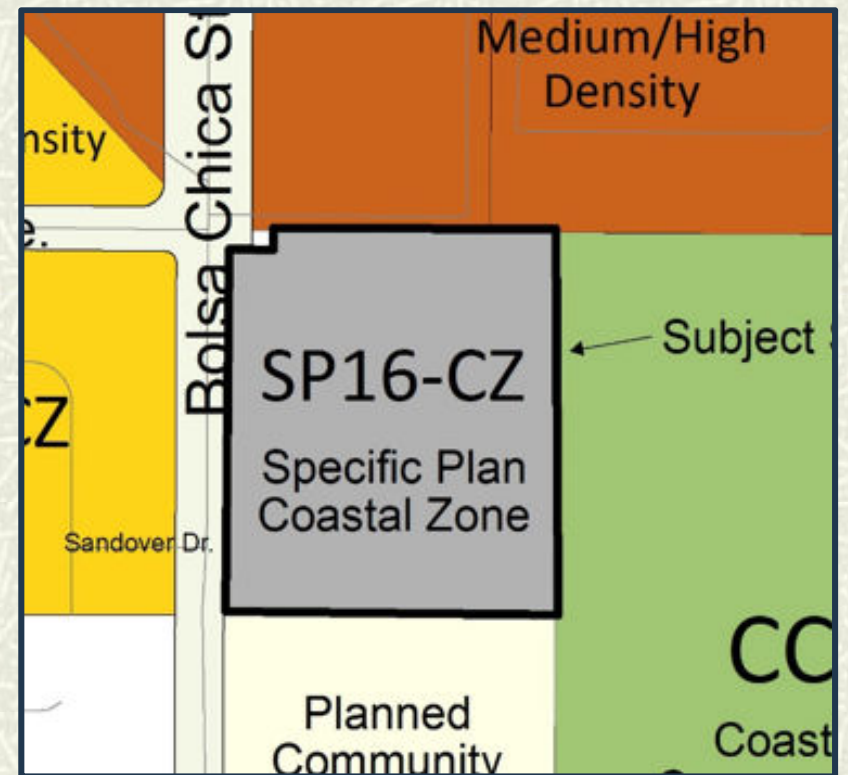
# ANALYSIS: GPA

- Change from Open Space-Park to Residential Medium Density is consistent with surrounding designations
- Change will not result in the loss of existing park space, passive public open space or planned future park and recreational opportunities



# ANALYSIS: ZMA

- RA zoning designation no longer the appropriate zoning designation since no agricultural uses in over 11 years
- RM zoning compatible with existing zoning designations surrounding the project site as well as the proposed General Plan land use designation





# ANALYSIS: ZTA

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- Establish Windward Specific Plan for development of residential project and dedication of open space
  - Specific Plan determines land use, zoning, development standards, and infrastructure for the site
  - Medium density residential development for western half
  - Passive open space for eastern half to be dedicated to a governmental agency or a qualified non-profit organization
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# ANALYSIS: LCPA

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- Site is not a park or recreational resource and not planned for future recreational use
  - Proposed amendment to the LUP will not result in the loss of a coastal recreational resource
  - Existing recreational and open space opportunities are available in the vicinity that would serve the project's residents
  - Project would contribute to the enhancement of coastal recreational resources through the preservation of 8.7 acres as open space area
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# DEVELOPMENT AGREEMENT

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- The Agreement is consistent with the proposed Windward Specific Plan, General Plan, and Local Coastal Program land use designation for the site
  - Benefits:
    - Developer—certainty in land use, density, and intensity of the Windward development
    - City—dedication of 8.7 acres of land for passive public open space, improvements of the City-owned parcel and the Windward open space parcel with trails and landscaping, maintenance by the Windward Homeowners Association
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# ENVIRONMENTAL REVIEW

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- MND No. 16-003 concludes less than significant impacts with mitigation measures proposed for Biological and Cultural Resources
  - Biological Resources: surveys to determine if two special status species on project site prior to construction and follow established protocols if found
  - Cultural Resources: archaeological and Native American monitoring during site grading and construction to ensure proper treatment of any resources discovered onsite
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# SUMMARY

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- Will not result in significant adverse impacts to the environment
  - Proposed land use and zoning designations: consistent surrounding land use and zoning designations
  - LCPA: consistent with the Coastal Act and provides for preservation and enhancement of existing coastal recreational resources and coastal access
  - SP: designed to address the comprehensive and unique development of the residential and open space areas of the project site
  - DA: consistent with SP, GP, and LCPA land use designation
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# RECOMMENDATION

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- Approve environmental document and legislative amendments with suggested findings of approval and adopt corresponding ordinances and resolutions
    - Mitigated Negative Declaration
    - General Plan Amendment
    - Zoning Map Amendment
    - Zoning Text Amendment
    - Local Coastal Program Amendment
    - Development Agreement
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