

FEB 21 2019

Dept. of Community Development

NARRATIVE

02/15/19

PARK AVENUE

GENERAL PLAN AMENDMENT

ZONING MAP AMENDMENT

LOCAL COASTAL PROGRAM AMENDMENT

ENVIRONMENTAL ASSESSMENT

LOCATION:

16926 Park Avenue
Huntington Beach, CA 92649

REQUEST:

On September 14, 2018 the property owner of 16926 Park Avenue (HOPE HARBOR Medhat Rofael) entered a "Settlement Agreement and Release" with the City of Huntington Beach for the site. In brief the City agreed to process a General Plan Amendment, Zoning Map Amendment, Local Coastal Program Amendment and Environmental Assessment for the property at a fixed fee. The Agreement calls for the Land Use Designation on the property to be changed to Low Density Residential from Open Space-Water Recreation. In exchange the property owner agreed to withdraw the pending Application for the development of a Marina project, upon approval of the Land Use Change to Low Density Residential by the City and the California Coastal Commission.

PROJECTDESCRIPTION:

General Plan Amendment: To change the Land Use designation to Low Density Residential (RL).

Zoning Map Amendment: To change the property Zoning to Low Density Residential (RL).

Local Coastal Program Amendment: To change the property designation to Low Density Residential (RL) in the Coastal Element Land Use Plan.

Environmental Assessment: To re-draft the previous EA's (#00-07 & #13-014) approving Mitigated Negative Declarations.

ZONING AND
GENERAL PLAN:

The property is currently Zoned OS-WR (Open Space - Water Recreation Subdistrict), within the Coastal Zone Overlay Boundary and Flood Plain designation of FP2 and Flood Zone AE-8. The General Plan designation is OS-W (Open Space - Water Recreation)

SITE HISTORY:

The site is currently vacant. A Marina proposal was denied by the City Council in March 2007. Following the City's denial the following occurred:

- City agreed to meet with Coastal staff to discuss land use options including redesignation from OS-WR to Low Density Residential
- City staff met with Coastal staff in February 2009 and received direction that Coastal staff would support single family residential land use provided the project included a public space and access component
- Property owner prepared plans for a single family residential and City staff reviewed the proposal at a Development Assistance Team meeting
- Property owner met with Coastal staff in March 2011 and learned that Coastal staff would not support RL Zoning; Coastal staff would support a Marina (existing Zoning)

- Property owner decides to resubmit a downscaled version of the Marina to City, following the direction of the Coastal Commission staff.
- The project was redesigned in response to comments received from the City through the Environmental Assessment Process (7/15).
- The smaller Marina (CUP #13-022, CDP #13-014) was denied by the Planning Commission on July 25, 2017. The application is pending appeal to the City Council and will be withdrawn upon approval of this application.

SURROUNDING USES:

North - Open Space Waterway
 East - Single Family Residential
 West - Single Family Residential
 South - Single Family Residential

ENVIRONMENTAL STATUS:

The City's Environmental Assessment Committee approved the processing of a Mitigated Negative Declaration on April 12, 2017. All of the Mitigation Measures identified addressed construction activity. This application proposes no construction. The same actions were taken on April 17, 2002 (Environmental Assessment No. 00-07) and on May 27, 2015 (Environmental Assessment No. 13-008); both projects proposed larger Marina projects. An updated Biological Assessment was prepared for the site on 12/2/2016. The project site is not within any known hazardous waste and substance site.

LAND USE COMPATIBILITY:

The proposed project is compatible with existing businesses and residents in the surrounding area. The proposed activity will not generate any significant noise or traffic.

COASTAL ZONE OVERLAY DISTRICT:

The goal is to propose a land use (low density residential) which is comparable to the surrounding residential uses in both intensity and scale. A land use that protects and enhances coastal resources, promotes public access and balances development with facility needs.