



City of Huntington Beach

File #: 19-1055

MEETING DATE: 11/12/2019

PLANNING COMMISSION STUDY SESSION

TO: Planning Commission
FROM: Ursula Luna-Reynosa, Community Development Director
BY: Ricky Ramos, Senior Planner

SUBJECT:
GENERAL PLAN AMENDMENT NO. 19-002, ZONING MAP AMENDMENT NO. 19-002, LOCAL COASTAL PROGRAM AMENDMENT NO. 19-001, AND MITIGATED NEGATIVE DECLARATION NO. 19-004 (PARK AVENUE REZONE)

REQUEST: To introduce the proposed general plan, zoning map, and local coastal program amendments and environmental analysis for the proposed change in land use designations from Open-Space Water Recreation to Low Density Residential.

LOCATION: 16926 Park Ave., 92649 (terminus of Park Ave. in Huntington Harbour)

APPLICANT: Mike Adams, P.O. Box 392, Huntington Beach, CA 92648

PROPERTY

OWNER: Medhat Rofael, 3922 Sirius Dr., Huntington Beach, CA 92649

STATEMENT OF ISSUE:

To introduce the proposed general plan, zoning map, and local coastal program amendments and associated environmental analysis for the request.

PROJECT PROPOSAL:

The proposed project (Attachment No. 2) includes the following requests:

General Plan Amendment (GPA) No. 19-002 - To amend the General Plan land use designation from Open Space-Water Recreation (OS-W) to Residential Low Density (RL) (Attachment No. 3);

Zoning Map Amendment (ZMA) No. 19-002 - To amend 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) (Attachment No. 4);

Local Coastal Program Amendment (LCPA) No. 19-001 - To amend the City's Local Coastal Program pursuant to the GPA and ZMA. The LCPA requires approval from the California Coast Commission; and

Mitigated Negative Declaration (MND) No. 19-004 - To analyze the potential environmental impacts associated with the proposed project.

The subject site is a vacant 6,179 square foot property located at the terminus of Park Avenue in Huntington Harbour. In July 2017, the Planning Commission denied a request from the property owner to construct a boat marina with a community dock, a two-story building with a 508 sq. ft. marina office and public restroom on the first floor, a one-bedroom 565 sq. ft. caretaker's unit on the second floor, and a detached 441 sq. ft. two-car garage on the subject site. The applicant appealed the Planning Commission's action but subsequently requested multiple continuances of the City Council public hearing. The 2017 appeal is still pending before the City Council. It should be noted that a previous project, including a marina and a much larger caretaker's unit, was also denied by the City Council many years ago.

In 2018 the property owner and the City entered into a Settlement Agreement whereby the City agreed to process the proposed requests for a rezone identified above at a reduced fee. In exchange, the property owner agreed to withdraw the marina project that is on appeal to the City Council upon final approval of the proposed rezone.

The request would change the permitted land uses on the site from water recreation (i.e. marina) to residential. 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 potentially be developed with a single family dwelling subject to approval by the City of a Coastal Development Permit.

CEQA:

On July 10, 2019 the Environmental Assessment Committee approved the processing of a MND for the project. The draft MND concluded that no significant impacts are anticipated with implementation of mitigation measures in the area of biological resources. Draft MND No. 19-004 has been made available for a 30-day public review period from July 18 to August 16, 2019 (available at <https://huntingtonbeachca.gov/government/departments/planning/environmental-reports/environmental-report-view.cfm?ID=55>). A response to comments received will be prepared and forwarded to the Planning Commission prior to action on the project.

PLANNING ISSUES:

- Land use compatibility of the proposed GPA and ZMA with the surrounding area;
- Community need demonstrated for the GPA and ZMA;
- ZMA conformance with public convenience, general welfare, and good zoning practice; and
- Environmental impacts and mitigation measures associated with the proposed project.

PUBLIC HEARING DATE:

The tentative Planning Commission public hearing for the proposed project is December 10, 2019.

ATTACHMENTS:

1. Vicinity Map
2. Project Narrative received and dated Feb. 21, 2019
3. Existing and Proposed General Plan Land Use Designation Maps
4. Existing and Proposed Zoning Maps
5. Draft MND No. 19-004 (not attached but available at

<https://huntingtonbeachca.gov/government/departments/planning/environmental->