



City of Huntington Beach

File #: 18-182

MEETING DATE: 7/16/2018

REQUEST FOR CITY COUNCIL ACTION

SUBMITTED TO: Honorable Mayor and City Council Members

SUBMITTED BY: Fred A. Wilson, City Manager

PREPARED BY: Jane James, Interim Director of Community Development

Subject:

Accept corrections to the Windward Specific Plan by Re-adopting Resolution No. 2017-18 with amended Exhibit D, and Resolution No. 2017-19 with amended Exhibit B

Statement of Issue:

On May 21, 2018, the City Council held a public hearing and approved the Windward Residential and Open Space project by adopting various resolutions and ordinances for General Plan Amendment No. 16-002, Zoning Map Amendment No. 16-003, Zoning Text Amendment No. 16-004, Local Coastal Program Amendment No. 16-002 and Development Agreement No. 16-001. Subsequent to City Council's approval, staff realized that Exhibits B and D to the Zoning Text Amendment and Local Coastal Program Amendment resolutions, was the incorrect version of the document and did not include revisions made by the Coastal Commission staff. Therefore, staff is requesting that the City Council re-adopt the Zoning Text Amendment and Local Coastal Program Amendment resolutions with the correct exhibits attached. The correct exhibits contain the Coastal Commission revisions that were inadvertently omitted.

Financial Impact:

Not Applicable.

Recommended Action:

Re-adopt Resolution Nos. 2017-18 (Local Coastal Program Amendment No. 16-002) and 2017-19 (Zoning Text Amendment No. 16-004) with amended Exhibits D and B, respectively.

Alternative Action(s):

Do not re-adopt Resolution Nos. 2017-18 and 2017-19 and direct staff accordingly.

Analysis:

A. PROJECT PROPOSAL:

Applicant/ Property Owner: Ed Mountford, Signal Landmark, 27271 Las Ramblas, Suite 100, Mission Viejo, CA 92691

Location: 17202 Bolsa Chica Street, 92649 (SEC of Bolsa Chica Street and Los Patos Avenue)

On May 21, 2018, the City Council held a public hearing and approved the Windward Residential and Open Space project, which included approval of Mitigated Negative Declaration No. 16-003, General Plan Amendment No. 16-002, Zoning Map Amendment No. 16-003, Zoning Text Amendment No. 16-004, Local Coastal Program Amendment No. 16-002 and Development Agreement No. 16-001. Zoning Text Amendment No. 16-004 and Local Coastal Program Amendment No. 16-002 included the Windward Specific Plan, which was attached as an exhibit to the City Council Resolutions approving the amendments. These entitlements, along with a Tentative Tract Map and Conditional Use Permit approved by the Planning Commission in June 2017, would allow for the re-designation of the 5-acre Windward property for development of 36 for-sale townhomes on 2.5 acres and require the preservation of the remaining 2.5 acres on the Windward property, along with the 6.2-acre Goodell property (immediately south of the Windward property), for open space and resource conservation purposes.

Because the City Council approved a Local Coastal Program Amendment (LCPA) for the project, the City is required to submit the LCPA to the Coastal Commission and obtain certification of the LCPA in order for the project entitlements to become effective. Prior to the May 21, 2018 City Council public hearing on the project, staff and the applicant submitted the draft Land Use Plan/Coastal Element amendment, the Windward Specific Plan, and the Development Agreement to Coastal Commission staff for review, and incorporated their comments into the documents that were considered by the City Council. Upon submittal of the LCPA application to the Coastal Commission, staff realized that several sections in Chapters one through four of the Windward Specific Plan were the wrong version. The attached ZTA and LCPA resolutions contain the correct version of the Windward Specific Plan reflecting the Coastal Commission's edits.

B. STAFF ANALYSIS AND RECOMMENDATION

Staff is recommending that the City Council re-adopt the ZTA and LCPA with the resolution exhibits that were inadvertently omitted by the City Council action at the May 21, 2018 City Council meeting. As discussed in the May 21, 2018 City Council RCA, the Windward Specific Plan intended to incorporate Coastal Commission staff's comments.

Environmental Status:

On May 21, 2018 the City Council adopted Mitigated Negative Declaration No. 16-003, which analyzed the potential environmental effects of the project, including the Windward Specific Plan, legislative amendments, the development agreement and project construction. Re-adoption of the resolutions for Zoning Text Amendment No. 16-004 and Local Coastal Program Amendment No. 16-002 in order to incorporate comments from the Coastal Commission staff that were inadvertently omitted from the initially adopted resolution exhibits (i.e. - the Windward Specific Plan) are covered by Mitigated Negative Declaration No. 16-003. None of the revisions would change the approved project or result in substantive changes to the adopted development standards or terms of the development agreement such that new or different environmental effects would occur. Therefore, pursuant to Section 15162 of the CEQA Guidelines, no further environmental documentation is required.

Strategic Plan Goal:

Improve quality of life

Attachment(s):

1. Resolution No. 2017-18 for Local Coastal Program Amendment No. 16-002 with amended Exhibit D.
2. Resolution No. 2017-19 for Zoning Text Amendment No. 16-004 with amended Exhibit B.