



City of Huntington Beach

File #: 19-504

MEETING DATE: 5/28/2019

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission
FROM: Ursula Luna-Reynosa, Community Development Director
BY: Nicolle Aube, AICP, Associate Planner

SUBJECT:
GENERAL PLAN CONFORMANCE NO. 19-002 (CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2019/20)

REQUEST:
To determine if the Capital Improvement Program for Fiscal Year 2019/20 is in compliance with the goals and policies of the General Plan.

LOCATION:
Citywide

APPLICANT:
Public Works Department, City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

PROPERTY OWNER:
City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

BUSINESS OWNER:
N/A

STATEMENT OF ISSUE:

1. Does the proposed Capital Improvement Program for fiscal year 2019/20 conform to the goals and policies of the General Plan?
2. Has the appropriate level of environmental analysis been determined?

RECOMMENDATION:

That the Planning Commission take the following actions:

- A) Find the proposed project categorically exempt from the California Environmental Quality Act

(CEQA) pursuant to Section 15306.

B) Adopt Resolution No. 1709 approving General Plan Conformance No. 19-002 (Attachment No. 1).

ALTERNATIVE ACTION(S):

A) Continue General Plan Conformance No. 19-002 and direct staff to return with findings for denial.

B) Continue General Plan Conformance No. 19-002 and direct staff accordingly.

PROJECT PROPOSAL:

General Plan Conformance No. 19-002 represents a request submitted by the Public Works Department, to determine if the 2019/20 Capital Improvement Program (CIP) is in conformance with the goals and policies of the General Plan.

The Government Code of the State of California, Section 65401, requires that a local planning agency review a list of proposed projects recommended for planning, initiation, or construction during the ensuing fiscal year for conformance with the local General Plan. This list of proposed projects is contained in the Capital Improvement Program (CIP), submitted by the Public Works Department for fiscal year 2019/20 (Attachment No. 1, Exhibit A). The role of the Planning Commission in reviewing a CIP is to ensure the conformity of each project with the goals and policies of the General Plan. The benefits and funding source for individual projects listed in the CIP will then be reviewed and acted upon by the City Council.

ISSUES AND ANALYSIS:

General Plan Conformance:

The proposed CIP for fiscal year 2019/20 is conformance with the following goals and policies of the City's General Plan:

I. FACILITY IMPROVEMENTS

A. Planned Projects:

1. City Hall Carpet Replacement
This project will replace the carpet on the 5th floor in the Community Services Department.
2. City Hall Fire Alarm Replacement
This project will replace the City Hall fire alarm panel.
3. PTL Yard Asbestos Abatement
This project will remove asbestos and restore the ceiling.
4. Central Library Tabby Theater Renovation
This project will refurbish the theater, including flooring, seating, lighting, and sound.
5. Police Department Building Renovation
This project will modernize the building to address plumbing/electrical/HVAC and restroom deficiencies. Interior improvements will be made to accommodate 21st Century Policing.
6. Fiber Expansion Project
This project will expand the City's fiber footprint to extend to City facilities in the downtown area,

Joint Powers facility and the Utility Yard.

B. Public Services and Infrastructure Element Policies:

PSI-1 (I) Research, procure, and use innovative technologies to optimize police services and reduce crime.

PSI-3 (D) Support technology and facility upgrade efforts in libraries to ensure community members have access to state-of-the-art amenities.

PSI- 10 (C) Support the use of new and emerging communication technologies.

II. NEIGHBORHOOD IMPROVEMENTS

A. Planned Projects

1. Glen Mar Frontage Landscape Rehabilitation
This project will rehabilitate the landscape and appearance of the frontage median located along Bushard Street and Adams Avenue.
2. Huntington Beach Trash Removal Project
This project will install an underground trash screening system to remove trash from the storm drain running along Delaware Street near McCallen Park.

B. Public Services and Infrastructure Element Policies:

PSI- 7 (A) Ensure that adequate storm drain and flood control facilities are provided and properly maintained.

III. PARKS AND BEACH IMPROVEMENTS

A. Planned Projects

1. Lake Park Improvements
This project will rehabilitate the clubhouse restrooms and picnic area at Lake Park.
2. Bluff Top Railing Replacement
This project will replace portions of the deteriorated railing along the Bluff Top Park.
3. City Boat Dock Rehabilitation
This project will refurbish the decking, support structure, and floats at the French Dock in Huntington Harbour.

B. Environmental Resources and Conservation Element and Coastal Element Goals and Policies:

ERC-1 Adequately sized and located parks meet the changing recreational and leisure needs of existing and future residents.

ERC-2 Diverse recreational and sports facilities provide active and educational opportunities that meet the changing needs of residents and visitors of all ages.

C 2.5 Maintain and enhance, where feasible, existing shoreline and coastal resource access sites.

C 2.5.1 Require that existing public access to the shoreline and Huntington Harbour waterways be maintained and enhanced, where necessary and feasible, notwithstanding overriding safety, environmental or privacy issues.

IV. STREETS AND TRANSPORTATION IMPROVEMENTS

A. Planned Projects

1. Bridge Rehabilitation Program
This program will rehabilitate or replace existing bridges that while still structurally sound, are showing signs of age and deterioration due to the marine environment.

B. Natural and Environmental Hazards Element Goals and Policies:

HAZ-1 Structures are designed and retrofitted to be more resilient to earthquakes and other geologic and seismic hazards, protecting against injury while also preserving the structural integrity of the structure.

HAZ-1 (B) Support retrofits to existing structures to improve resiliency to geologic and seismic hazards.

V. WATER IMPROVEMENTS

A. Planned Projects

1. Well 6 Color and Odor Treatment
While the water is not currently unsafe to drink, this project will remove color and odors from the well water.
2. OC44 Slip Line Project
This project will repair an existing segment of the 42-inch pipeline.
3. Reservoir Rehabilitation Program
This program will rehabilitate various aspects of the City's water reservoirs, including roof, seismic and security features.

B. Public Services and Infrastructure Element Goals and Policies:

PSI- 6 (A) Provide and maintain wastewater collection facilities which adequately convey wastewater generated by existing land uses and future projects while maximizing cost efficiency.

PSI- 8 Coordinated infrastructure improvements are identified and funded.

The Capital Improvement Program (CIP) ensures that City facilities continue to be adequately accessible and maintained in order to provide services to residents and visitors. Additionally, the CIP Program is identified as an Implementation Program of the General Plan as a way to prioritize, fund, and build required infrastructure and public facility improvements. CIP projects will provide improvements to frequently visited facilities such as the Central Library Theater, Lake Park, and Bluff Top Park. The CIP also includes improvements to necessary facilities such as storm drains and bridges. Further, the CIP ensures that an adequate amount of new circulation and access improvements are developed and maintained to support existing and future development. Capital improvements maintain an integral circulation infrastructure allowing the movement of people and

goods throughout the City. The CIP program provides and maintains an adequate citywide maintenance standard to ensure the preservation and functionality of City facilities.

Zoning Compliance:

Not Applicable.

Urban Design Guidelines Conformance:

Not Applicable.

Environmental Status:

The General Plan Conformance review is categorically exempt pursuant to Section 15306, Class 6, of the California Environmental Quality Act, which states that information collection that does not result in major disturbance to an environmental resource is exempt from any environmental review.

Coastal Status:

Not Applicable.

Design Review Board:

Not Applicable.

Subdivision Committee:

Not Applicable.

Other Departments Concerns and Requirements:

The Public Works Department, acting as applicant for General Plan Conformance No. 19-002, has reviewed and is processing the Capital Improvement Program request through the City Council.

Public Notification:

General Plan Conformances are non-public hearing items and do not require legal notification.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:	MANDATORY PROCESSING DATE(S):
April 16, 2019	June 16, 2019

SUMMARY:

Staff has identified goals and policies that are applicable to the CIP in the General Plan Conformance section of this staff report. Because the proposed projects further the goals and policies of the General Plan, staff recommends the Planning Commission approve General Plan Conformance No. 19-002 finding that the proposed CIP is in conformance with the General Plan.

ATTACHMENTS:

1. Draft Resolution No. 1709