



City of Huntington Beach

File #: 19-770

MEETING DATE: 7/10/2019

ENVIRONMENTAL ASSESSMENT COMMITTEE STAFF REPORT

TO: Environmental Assessment Committee
FROM: Ricky Ramos, Senior Planner

SUBJECT:
ENVIRONMENTAL ASSESSMENT NO. 19-004 (PARK AVENUE REZONE)

REQUEST:

To analyze the potential environmental impacts associated with the following entitlements:

- General Plan Amendment (GPA) to change the land use designation from Open Space-Water Recreation (OS-W) to Residential Low Density (RL).
- Zoning Map Amendment (ZMA) to change 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).
- Local Coastal Program Amendment (LCPA) to change the City's Local Coastal Program pursuant to the General Plan Amendment and Zoning Map Amendment.

The request would change the permitted land uses on the site from water recreation (i.e. marina) to residential. The subject site is a 6,179 square foot property located at the terminus of Park Avenue in Huntington Harbour. It is flat, wedge shaped, and has 168 feet of shoreline. The shoreline is currently unprotected except for some rubble material and the lot slopes toward the water. 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 be developed with a single family dwelling subject to approval by the City of a Coastal Development Permit.

LOCATION:

16926 Park Avenue, Huntington Beach CA 92649 (terminus of Park Avenue in Huntington Harbour)

APPLICANT:

Mike Adams, Michael C. Adams Associates, P.O. Box 392 Huntington Beach CA 92648

PROPERTY

OWNER:

Medhat Rofael, 3922 Sirius Drive, Huntington Beach, CA 92649

BUSINESS

OWNER:

Not Applicable

STAFF RECOMMENDATION:

That the Environmental Assessment Committee take the following actions:

- A) Recommend processing of a Mitigated Negative Declaration to the Planning Commission.

General Plan:

Open Space-Water Recreation

Zone:

Open Space-Water Recreation-Coastal Zone Overlay-Floodplain Overlay

Environmental Status:

Not Applicable

Coastal Status:

The project will require approval of a Local Coastal Program Amendment by the California Coastal Commission.

Existing Use:

Vacant

ATTACHMENTS:

1. Environmental Assessment No. 19-004