



City of Huntington Beach

File #: 20-1716

MEETING DATE: 6/23/2020

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission
FROM: Ursula Luna-Reynosa, Community Development Director
BY: Austin Chavira, Planning Aide

SUBJECT:
GENERAL PLAN CONFORMANCE NO. 20-001 (CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2020/2021)

REQUEST:
To determine if the Capital Improvement Program for Fiscal Year 2020/2021 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

STATEMENT OF ISSUE:

1. Does the proposed Capital Improvement Program for fiscal year 2020/21 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. 1711, approving General Plan Conformance No. 20-001 (Attachment

No. 1)

ALTERNATIVE ACTION(S):

A) Do not make the suggested findings which will result on a mandatory denial per Section 241.10 (c) of the Zoning Code.

B) Continue Conditional Use Permit No. 20-001 and direct staff accordingly.

PROJECT PROPOSAL:

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 2020/2021 (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 2020/21 is outlined below and is in conformance with the corresponding goals and policies of the City's General Plan:

I. FACILITY IMPROVEMENTS

A. Planned Projects:

1. Police Department South Substation Renovation

This project will upgrade and modernize the interior of the building.

2. Central Library Meeting Room Renovation

This project will replace carpet, A/V equipment and furniture.

3. City Gym and Pool Improvements

This project includes pool improvements, flooring and furniture replacement.

4. Newland House Museum Fencing

This project will replace deteriorated fencing.

5. Harbour View Clubhouse Improvements

This project includes general material replacement and addresses ADA requirements.

6. Rodgers Senior Center Redevelopment

This project seeks to convert the site into a neighborhood park.

7. Central Library Lower Level ADA Restrooms

This project makes current lower level restrooms ADA accessible.

8. Civic Center Fire Alarm Replacement

This project replaces and upgrades the existing fire alarm panel.

9. Civic Center Fire Pump Improvements

This project connects the fire pump to an emergency generator.

10. Central Library Fountain Renovation

This project rehabilitates the existing fountains in the Central Library.

B. General Plan Goals and Policies:

Goal LU-2 (B). Ensure that new and renovated structures and building architecture and site design are context-sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development and public spaces

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

PSI-2 (D). Research, procure, and use modern equipment, advanced technology, and other innovative techniques to optimize fire, marine safety, and EMS services.

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. Residential Alleys

This project rehabilitates existing alleys.

B. General Plan Policies:

Goal CIRC-1a. The circulation system supports existing, approved, and planned land uses while maintaining a desired level of service and capacity on streets and at critical intersections.

III. PARKS AND BEACH IMPROVEMENTS

A. Planned Projects:

1. Blufftop Park Improvements
This project rehabilitates and improves the Blufftop Park.
2. Central Park Group Picnic Area
This project repurposes picnic shelter area, including new playground equipment.
3. Park Improvements
Improvements include new playground equipment at Lebard and Schroeder Parks
4. Beach Showers and Water Fountain Project
Improvements include replacing existing showers and adding water drinking fountains.

B. General Plan Policies:

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

Policy ERC-3 (B). Maintain the current high level of recreational access to the coast and its recreational facilities and continue to provide resources that improve accessibility to the beach for all users.

IV. WATER IMPROVEMENTS

A. Planned Projects:

1. Water Valve Replacement
This project replaces existing water valves.

B. General Plan Policies:

PSI-6 (C) Explore additional funding sources to support necessary maintenance, expansion, and upgrades to the water and sewer systems.

Goal 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, City Gym and Pool, Central Park, Bluff Top Park, and Lebard and Schroeder Parks. The CIP also includes redevelopment of the Rodgers Senior Center site into a neighborhood park, as well as 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 CIP is a fiscal planning and budgeting activity and does not commit the City to implementing any specific project. Pursuant to CEQA Guidelines Section 15378, continued administrative, organizational and government fiscal activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment are not projects. The Planning Commission's finding that the proposed Capital Improvement Program is consistent with the General Plan is an organizational activity of the government, which involves fiscal activities but does not commit to any specific project, and as such, this item is not a CEQA project. Notwithstanding, some projects identified in the CIP may require project specific CEQA review at the time they may be proposed prior to project approval and implementation.

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. 20-001, 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):
Not Applicable.	Not Applicable.

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. 20-001 finding that the proposed CIP is in conformance with the General Plan.

ATTACHMENTS:

1. Draft Resolution No. 1711