

AGENDA HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JUNE 13, 2006
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *Burnett, Livengood, Scandura, Dingwall, Ray, Horgan, Dwyer*

AGENDA APPROVAL

A. PROJECT REVIEW (FUTURE AGENDA ITEMS):

- A-1. **CONDITIONAL USE PERMIT NO. 04-56/MITIGATED NEGATIVE DECLARATION NO. 04-10 (HOME DEPOT -19101 Magnolia St.) - Ron Santos**
- A-2. **ZONING MAP AMENDMENT NO. 06-02/ZONING TEXT AMENDMENT NO. 06-04 (MAIN/CREST NEIGHBORHOOD CONSERVATION DISTRICT) - Paul Da Veiga**
- A-3. **GENERAL PLAN CONFORMANCE NO. 06-01 (STREET VACATIONS - ELLIS/GOLDENWEST QUARTERSECTION: SADDLEBACK AND QUARTERHORSE LANES) – Rami Talleh**

B. STUDY SESSION ITEMS:

- B-1. **PLANNING COMMISSION WORKSHOP AGENDA – Commissioner Horgan**

C. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) - NONE

D. PLANNING COMMISSION COMMITTEE REPORTS

E. PUBLIC COMMENTS – Regarding Study Session portion of Meeting

Anyone wishing to speak on Project Review or Study Session items during PUBLIC COMMENTS may do so by filling out a Request To Speak form and giving it to the Secretary. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

F. PLANNING COMMISSION COMMENTS

ADJOURNMENT:

Adjourn to the next regularly scheduled meeting of June 27, 2006.

7:00 P.M. – COUNCIL CHAMBERS

CANCELLED: NO PUBLIC HEARINGS

HUNTINGTON BEACH PLANNING COMMISSION

Public Hearing Procedures

This statement has been prepared to provide a better understanding of the procedures for public hearings before the Planning Commission.

Regular meetings of the Planning Commission are held on the second and fourth Tuesdays of each month beginning at 5:15 p.m. in Room B-8 for a study session and then at 7:00 PM in the Council Chambers. Adjourned meetings, special meetings, and Study Sessions may be scheduled at other times.

Planning Commission proceedings are governed by the Planning Commission By-Laws, Robert's Rules of Order and the Brown Act. The following is the typical sequence of events on public hearing items:

- A. The Chairperson shall announce the item and if the public hearing is open or closed.
- B. The Planning Commission shall disclose any discussions, conversations, etc., with applicants, applicant's representatives or property owners.
- C. The staff report is presented.
- D. Questions by the Planning Commission concerning the staff report may be answered at this time.
- E. The public hearing is opened by the Chairperson.
- F. The applicant or appellant is given an opportunity to address the Commission. Time is not limited but left to the Chairperson's discretion.
- G. Public Comments: Staff will call all speakers by name. Please proceed to the podium. Individuals favoring and opposing the proposal are given an opportunity to address the Commission (up to four (4) minutes), or may choose to donate their time to another speaker if the "Request to Speak" form is filled out and given to the Secretary.* A speaker who addresses the Commission on behalf of individuals who donate time are allowed a maximum of 12 minutes. Individuals who donate time must be present when the item is being discussed. Please state your name before addressing the Commission.
- H. The Commission may ask questions of speakers addressing the Commission.
- I. The public hearing is closed.
- J. The Commission may discuss the matter at this time.
- K. The Commission then acts on the matter by continuing, approving, conditionally approving, or denying the petition.

The Planning Commission receives a staff report packet on the Tuesday preceding the meeting, allowing time to review each case and make further investigations in the field prior to the scheduled meeting.

Staff reports are available in the Planning Department, the Central Library and on the City's website (www.surfcity-hb.org) anytime on Wednesday preceding the Tuesday Planning Commission meeting.



City of Huntington Beach Planning Department
STUDY SESSION REPORT

TO: Planning Commission
FROM: Howard Zelefsky, Director of Planning
BY: Ron Santos, Associate Planner *RS*
DATE: June 13, 2006
SUBJECT: **CONDITIONAL USE PERMIT NO. 04-56/ MITIGATED NEGATIVE
 DECLARATION NO. 04-10 (HOME DEPOT – 19101 MAGNOLIA STREET)**

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

Conditional Use Permit No. 04-56 represents a request for the following:

To construct a 130,536 sq. ft. commercial building (Home Depot), including an attached 25,000 sq. ft. garden center, 585 parking stalls, paving, landscaping and other associated site improvements. The approximate maximum height of the proposed building is 44 feet, 6-inches. The proposal includes an enclosed loading dock and a customer pick-up canopy. Access to the site is proposed via three driveways along Magnolia Street and two driveways along Garfield Avenue, at locations generally consistent with the location of existing driveways.

CURRENT LAND USE, HISTORY OF SITE, GENERAL PLAN DESIGNATION

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	CG-F1 (Commercial General – 0.35 FAR)	CG (Commercial General)	vacant retail bldg (former K-Mart), fast-food restaurant; vacant future bank and coffee shop (separate parcel on corner).
North of Subject Property (across Garfield Ave., City of Fountain Valley):	commercial, residential	commercial, residential	commercial, single-family residential
East of Subject Property: (across Magnolia St.)	CG-F1 (Commercial General – 0.35 FAR); RMH-25 (Residential Medium High Density – 25 units/acre max.); RL-7 (Residential Low Density)	CG (Commercial General); RMH (Residential Medium High Density); RL (Residential Low Density)	commercial center, multi-family residential, single-family residential.
South of Subject Property:	CG-F1 (Commercial General – 0.35 FAR); P (Public)	CG (Commercial General); RL (Residential Low Density)	commercial center
West of Subject Property:	RL-7 (Residential Low Density)	RL (Residential Low-Density)	single-family residential

The site is currently developed with a 125,487 sq. ft. (including an attached 8,500 s.f. garden center) retail building constructed in 1970, formerly occupied by K-Mart/Savers. The K-Mart/Savers building has been vacant since October 2004 and is proposed to be demolished. In addition, a 2,994 sq. ft. fast-food restaurant (Taco Bell) constructed in 2000 will remain on the site.

APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION:

MANDATORY PROCESSING DATE(S):

Negative Declaration: March 2, 2006

August 24, 2006 (180 days)

Conditional Use Permit: March 2, 2006

Within 60 days from Negative Declaration Approval

Conditional Use Permit No. 04-56 was filed on October 7, 2004 and deemed complete March 2, 2006. Pursuant to the California Environmental Quality Act, the lead agency must adopt the project Negative Declaration within 180 days of accepting the application as complete (i.e., by August 24, 2006). A second Planning Commission study session is scheduled for June 27, 2006 and a formal hearing is tentatively scheduled for July 11, 2006. The next regularly scheduled meeting of the Planning Commission is July 25, 2006. A decision on the project must be rendered within 60 days of adoption of the Negative Declaration.

CEQA ANALYSIS/REVIEW

Mitigated Negative Declaration No 04-10 analyzes the potential environmental impacts associated with implementation of the proposed project and the appropriate mitigation measures. MND No. 04-10 identifies potentially significant impacts related to Geology/Soils, Transportation/Traffic and Noise, and ten suggested mitigation measures which render those impacts less than significant. The Planning Department advertised draft MND No. 04-10 for thirty days commencing on April 27, 2006 and ending on May 1, 2006. Thirty-six comments letters were received.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

Comments from other City Departments have been transmitted to the applicant separately, and in addition, have been compiled into a draft code requirements letter (dated January 30, 2006) also transmitted to the applicant. The analysis and conclusions included in Draft Mitigated Negative Declaration No. 04-10 reflect and are based in part on consultation with the Departments of Building and Safety, Community Services, Fire, Police and Public Works. There are no other responsible public agencies. In addition, staff has transmitted application filing status letters dated November 2, 2004, February 17, 2005, May 27, 2005, and October 27, 2005 which identified applicable code requirements and staff recommendations. The final list of recommended conditions of approval is currently being compiled.

PUBLIC MEETINGS, COMMENTS AND CONCERNS

The applicant held a community meeting on February 23, 2005 at the Civic Center, which was attended by approximately 65 people, most of which expressed opposition to the project and concerns regarding the project's potential to impact the surrounding neighborhood. The Design Review Board (DRB) reviewed the project at an advertised meeting on November 21, 2005, and recommended conditions of approval. The EAC held three public meetings at which D-MND No. 04-10 was considered: December 1, 2005, December 19, 2005 and February 2, 2006. A Planning Commission study session on the appeal of the Envi-

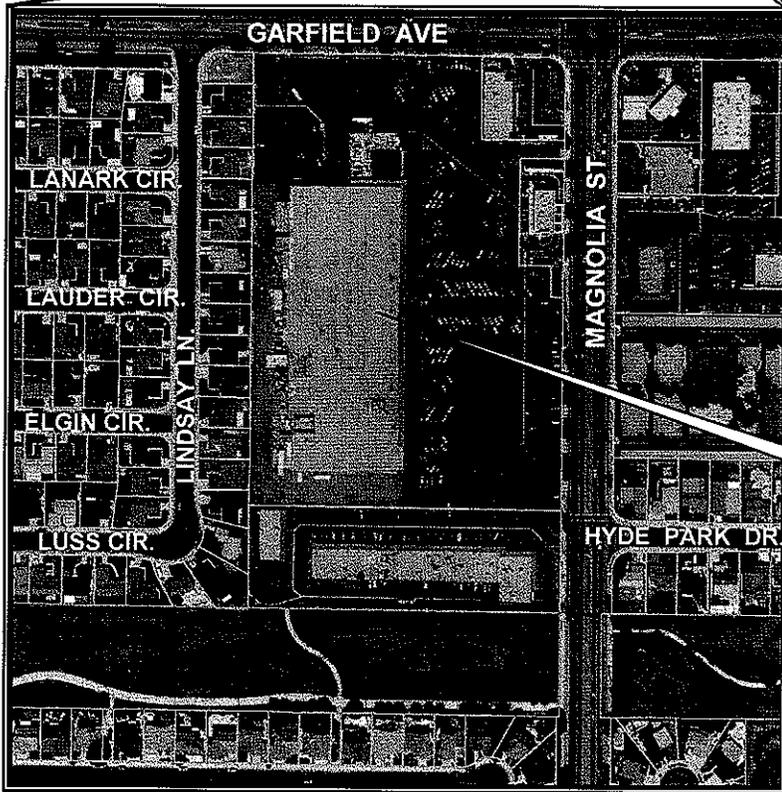
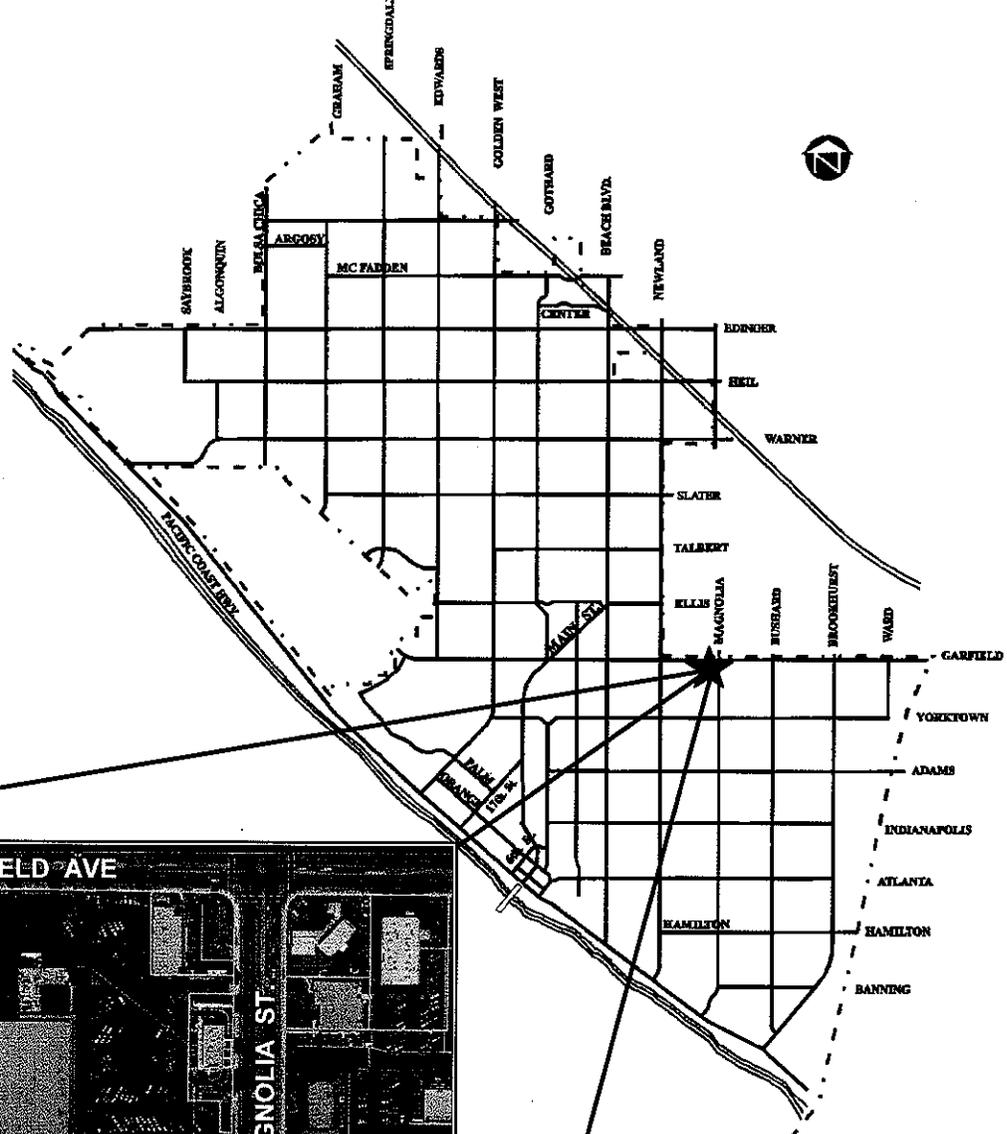
ronmental Assessment Committee's (EAC) determination to process Draft Mitigated Negative Declaration D-MND No. 04-10 was held February 28, 2006. A noticed public hearing to consider the appeal of the Environmental Assessment Committee's (EAC) determination to process Draft Mitigated Negative Declaration, filed by Planning Commissioner Steve Ray, was held on March 14, 2006 by the Planning Commission. The Planning Commission voted to continue processing D-MND No. 04-10. The Environmental Board reviewed D-MND No. 04-10 at their April 6, 2006 meeting and subsequently submitted a comment letter.

PLANNING ISSUES

Staff will be recommending conditions of approval to mitigate potential impacts to the adjacent residential neighborhood that would require the project be redesigned. The suggested conditions of approval would eliminate non-emergency truck/ vehicle traffic and parking behind the building; and increase the distance between the loading dock, outdoor will call, and building material storage areas to the westerly residential properties.

ATTACHMENTS:

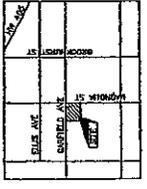
1. Vicinity Map
2. Project Plans -- Received and Dated September 9, 2005.



SUBJECT SITE

VICINITY MAP
PROPOSED HOME DEPOT
19101 Magnolia Avenue
THE CITY OF HUNTINGTON BEACH

SCOTT A. MOHAMMER CONSULTING
LAND DEVELOPMENT SERVICES
11111 UNIVERSITY AVENUE, SUITE 100
SAN DIEGO, CALIFORNIA 92121
TEL: 619-591-1111 FAX: 619-591-1112
WWW.SAMCONSULTING.COM



PROJECT INFORMATION

SECTION: 1000
DATE: 07/2008

BUILDING AREA

TOTAL BUILDING AREA: 100,000 SQ FT
TOTAL GARAGE AREA: 100,000 SQ FT
TOTAL AREA: 200,000 SQ FT

LANDSCAPE

LANDSCAPE AREA: 100,000 SQ FT
TOTAL PLANTING: 100,000 SQ FT
TOTAL TREES: 100,000 SQ FT
TOTAL SHRUBS: 100,000 SQ FT
TOTAL GRASS: 100,000 SQ FT

PLANTING

PLANTING SPECIES: 100,000 SQ FT
PLANTING QUANTITY: 100,000 SQ FT
PLANTING COST: 100,000 SQ FT

PLANTING SCHEDULE

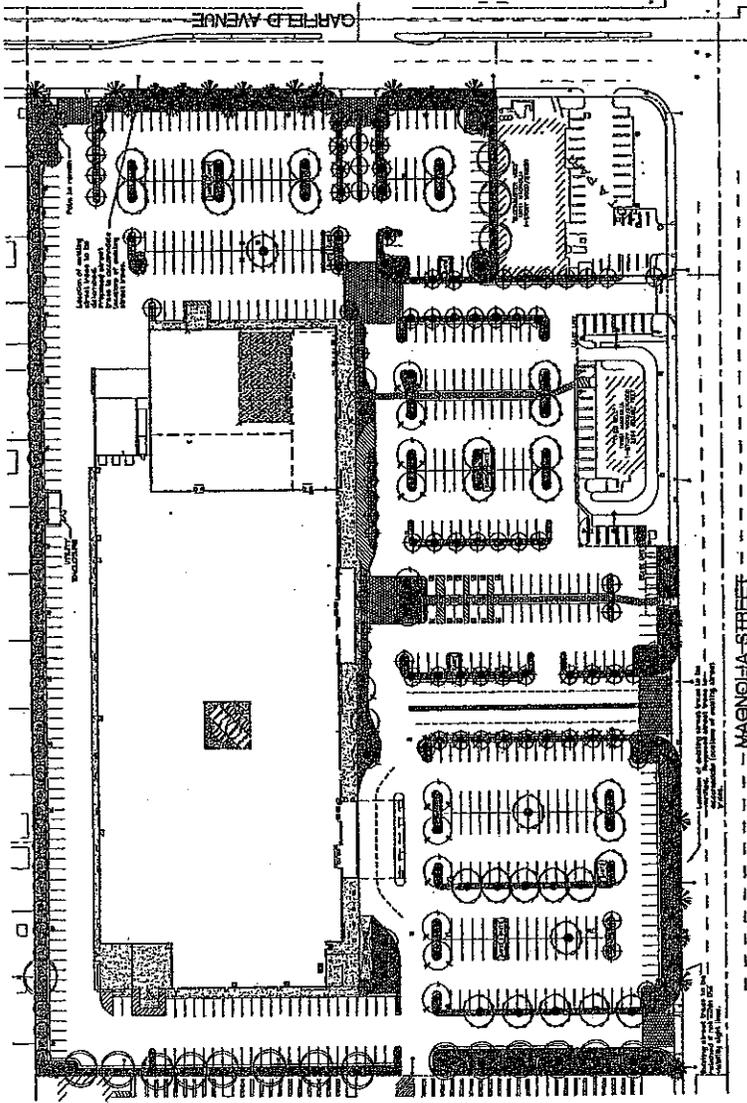
PLANTING SCHEDULE: 100,000 SQ FT
PLANTING SCHEDULE: 100,000 SQ FT
PLANTING SCHEDULE: 100,000 SQ FT

PROJECT NOTES

1. LOCATION OF PLANTING: 100,000 SQ FT
2. PLANTING SPECIES: 100,000 SQ FT
3. PLANTING QUANTITY: 100,000 SQ FT
4. PLANTING COST: 100,000 SQ FT

THE HOME DEPOT
HUNTINGTON BEACH, CA
1000 MAGNOLIA STREET

DATE: 07/2008
SCALE: 1" = 100'



PLANT LIST

PLANT SYMBOL	PLANT NAME	PLANT QUANTITY	PLANT COST
○	PLANT SPECIES	100,000	100,000
○	PLANT SPECIES	100,000	100,000
○	PLANT SPECIES	100,000	100,000
○	PLANT SPECIES	100,000	100,000

PLANTING NOTES

1. PLANTING SPECIES: 100,000 SQ FT
2. PLANTING QUANTITY: 100,000 SQ FT
3. PLANTING COST: 100,000 SQ FT



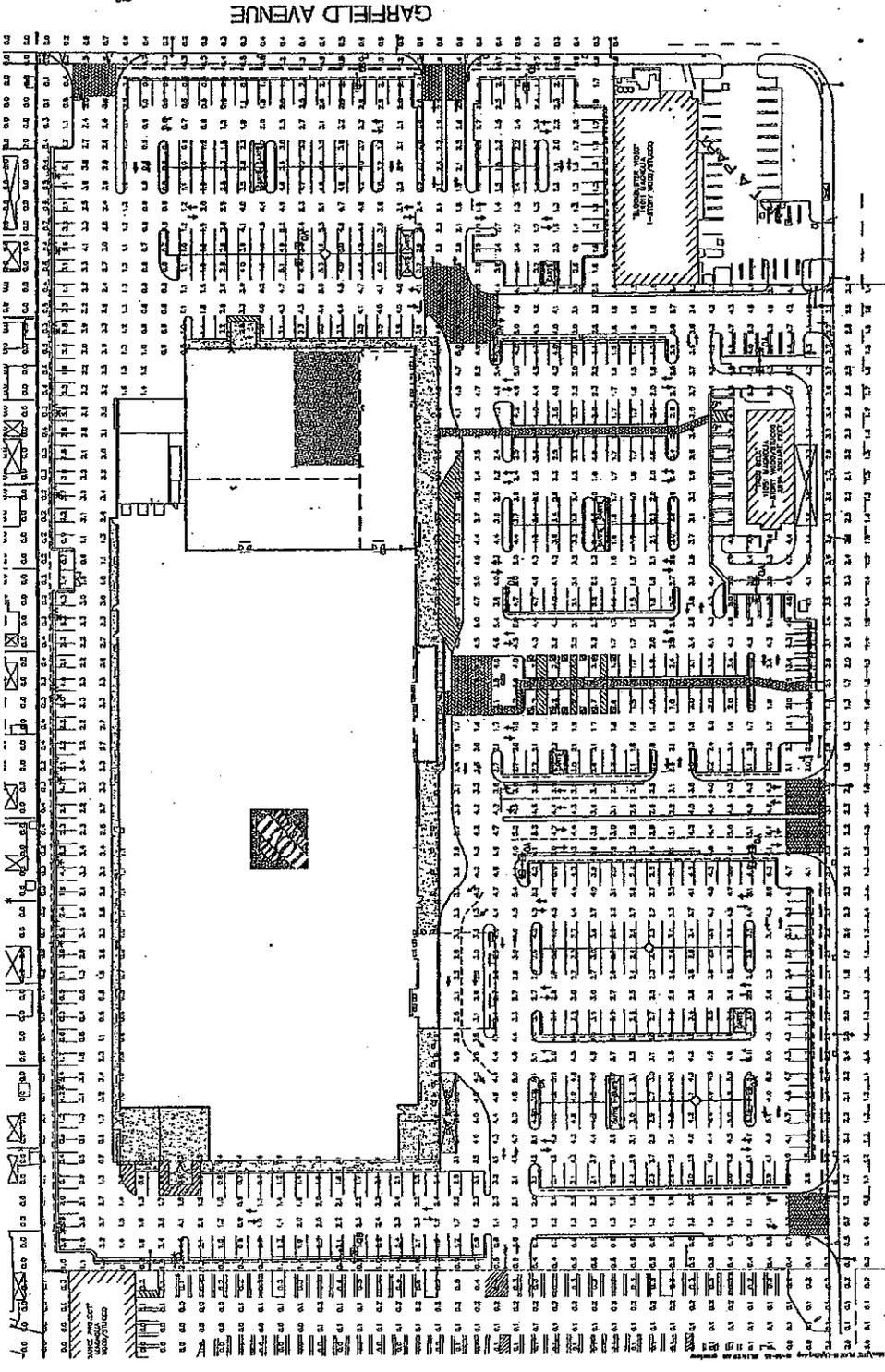
Conceptual Landscape Plan

SAM-N 3 OF 16

SCOTT A. MOMMER CONSULTING
 LAND DEVELOPMENT SERVICES
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WWW: WWW.SAMONNERS.COM



SCALE: 1" = 20'



MAGNOLIA STREET

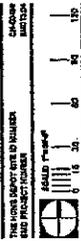
GARFIELD AVENUE

ZONING CLASSIFICATION: CC (COMMERCIAL CENTER)
 DISTRICT: CC-1

PROJECT NOTES

DATE: 08/15/2011
 DRAWN BY: J. HARRIS
 CHECKED BY: S. HARRIS
 PROJECT NO.: 11-0001

THE HOME DEPOT
 HUNTINGTON BEACH, CA
 5011 HUNTINGTON STREET



SAM-N 6 OF 16

LUMINAIRE SCHEDULE	
Item	Description
1	4' x 4' LED
2	4' x 8' LED
3	8' x 4' LED
4	8' x 8' LED
5	12' x 12' LED
6	12' x 18' LED
7	18' x 12' LED
8	18' x 18' LED
9	24' x 24' LED
10	24' x 36' LED
11	36' x 24' LED
12	36' x 36' LED
13	48' x 48' LED
14	48' x 72' LED
15	72' x 48' LED
16	72' x 72' LED
17	96' x 96' LED
18	96' x 144' LED
19	144' x 96' LED
20	144' x 144' LED

STATISTICS	
Area	1,234,567 sq. ft.
Perimeter	1,234,567 ft.
Volume	1,234,567 cu. ft.
Weight	1,234,567 lbs.
Cost	1,234,567,890
Profit	1,234,567,890
Net Income	1,234,567,890

NOTES:
 1. All dimensions are in feet unless otherwise noted.
 2. All areas are to be finished unless otherwise noted.
 3. All elevations are to finished ground unless otherwise noted.
 4. All materials are to be as specified in the schedule.

Conceptual Site Lighting Plan

SCOTT A. MCMILLER CONSULTING
LAND DEVELOPMENT SERVICES

10000 WILSON AVENUE SUITE 100
DUBLIN, CALIFORNIA 94568
TEL: 925-885-1100 FAX: 925-885-1101
WWW.SAMCMILLER.COM

LOCATION MAP PHOTO SEAR



REVISIONS OF ASSOCIATION
DRAWING NO. 03 GENERAL COMMERCIAL

PROJECT NOTES

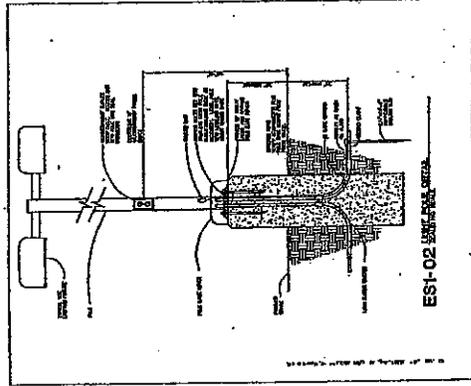
DATE: 08/11/16
DRAWN BY: MCMILLER CONSULTING
CHECKED BY: MCMILLER CONSULTING
SCALE: 1/8" = 1'-0"

THE HOME DEPOT
HUNTINGTON BEACH, CA
19191 MAGNOLIA STREET

SCALE: 1/8" = 1'-0"
DATE: 08/11/16



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LITHONIA LIGHTING
REVISIONS & DIMENSIONS

RTS
REVISIONS

NO.	DATE	DESCRIPTION
1	08/11/16	ISSUE FOR PERMIT

REVISIONS

REVISIONS

REVISIONS

LITHONIA LIGHTING
REVISIONS & DIMENSIONS

ESI-02
REVISIONS

NO.	DATE	DESCRIPTION
1	08/11/16	ISSUE FOR PERMIT

REVISIONS

REVISIONS

REVISIONS

LITHONIA LIGHTING
REVISIONS & DIMENSIONS

KVF
REVISIONS

NO.	DATE	DESCRIPTION
1	08/11/16	ISSUE FOR PERMIT

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REVISIONS

LITHONIA LIGHTING
REVISIONS & DIMENSIONS

ESI-02
REVISIONS

NO.	DATE	DESCRIPTION
1	08/11/16	ISSUE FOR PERMIT

REVISIONS

REVISIONS

REVISIONS

LITHONIA LIGHTING
REVISIONS & DIMENSIONS

KSF2
REVISIONS

NO.	DATE	DESCRIPTION
1	08/11/16	ISSUE FOR PERMIT

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REVISIONS

REVISIONS

LITHONIA LIGHTING
REVISIONS & DIMENSIONS

ESI-02
REVISIONS

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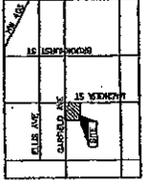
REVISIONS

REVISIONS

REVISIONS

Conceptual Site Lighting Details

SCOTT A. MOMMER CONSULTING
 LAND DEVELOPMENT SERVICES
 10000 WILSON AVENUE, SUITE 100
 HUNTINGTON BEACH, CALIFORNIA 92646
 PHONE: (714) 363-1111 FAX: (714) 363-1112
 WWW: WWW.SAMONMOMMER.COM

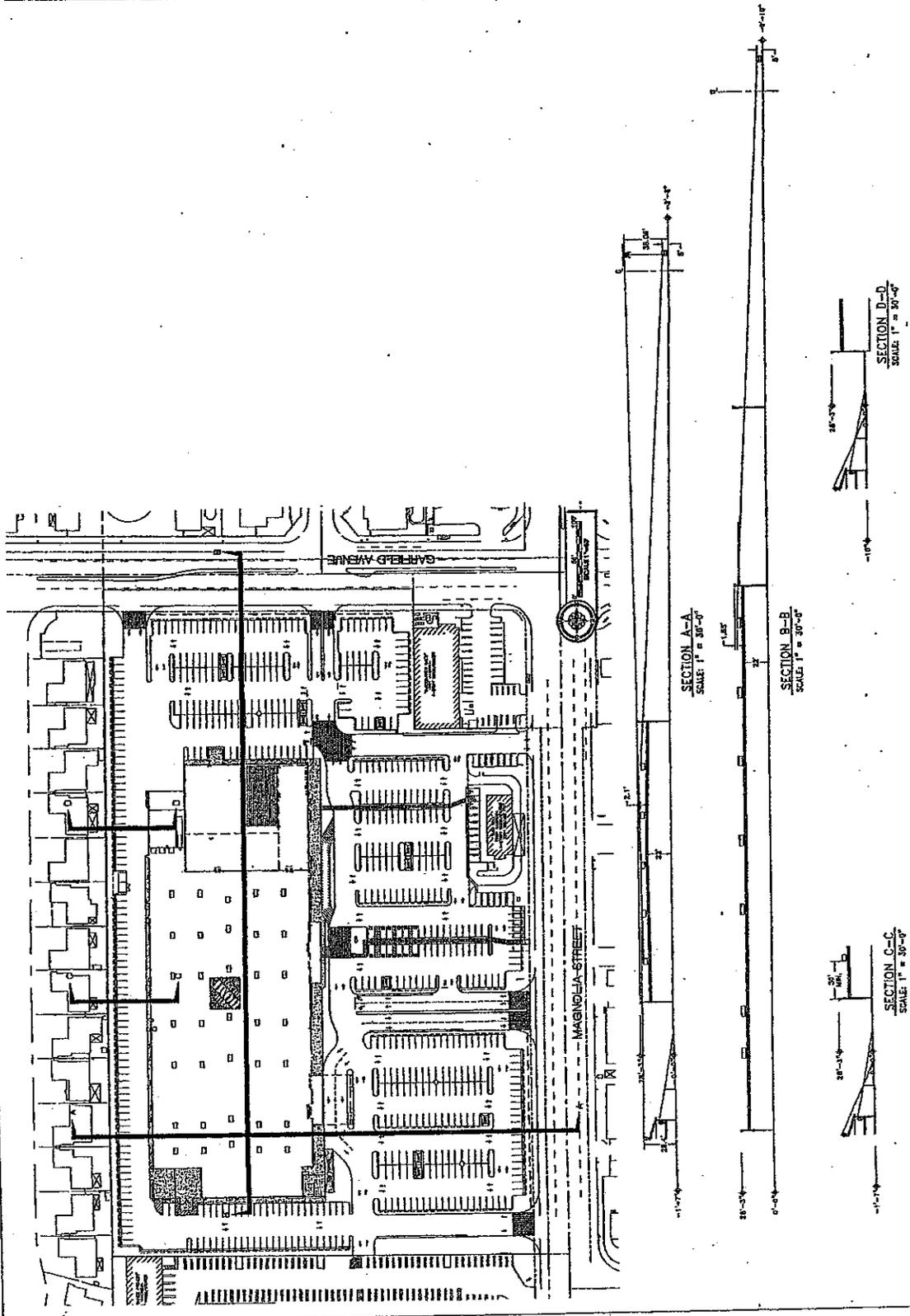


STATUS CLASSIFICATION OF GENERAL COMMERCIAL
 TYPE OF CONSTRUCTION TYPE A (OFF-PARKING)
 SITE REFERENCE BOUNDARY

PROJECT NOTES

DATE: 02/20/2018
 DRAWING REVISION/REVISION RECORD
 DATE: 02/20/2018
 USER: SCOTT MOMMER
 DESCRIPTION: PRELIMINARY CONCEPTUAL ROOF AND SECTION PLAN
 SHEET NUMBER: 8 OF 16
 PROJECT NUMBER: 1801 MAGNOLIA STREET
 PROJECT NAME: THE HOME DEPOT HUNTINGTON BEACH, CA

SAM-N 8 OF 16



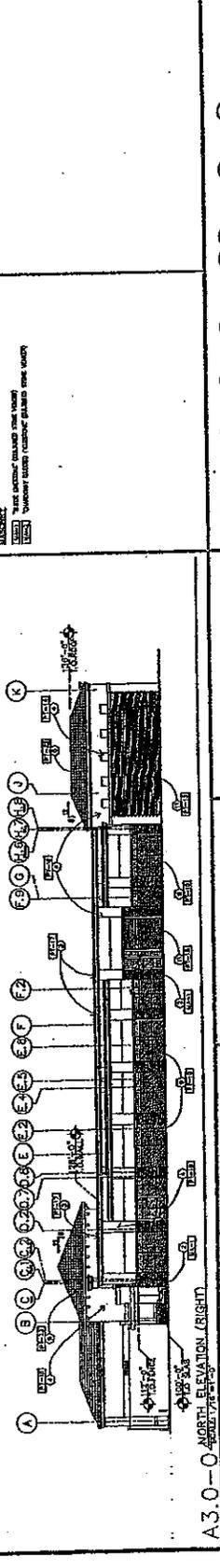
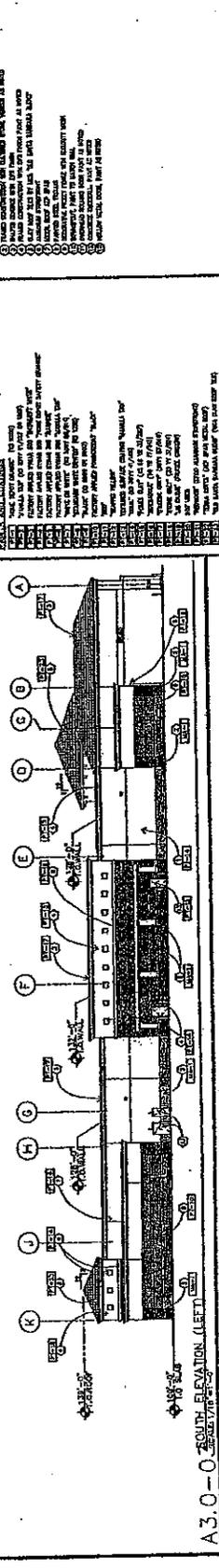
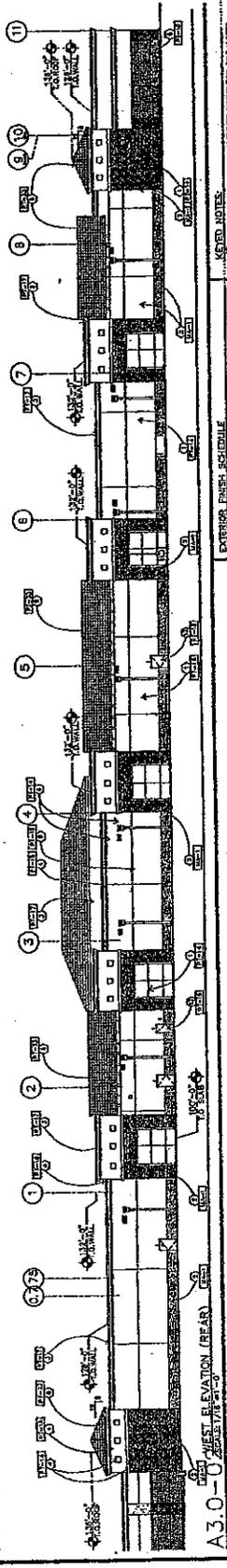
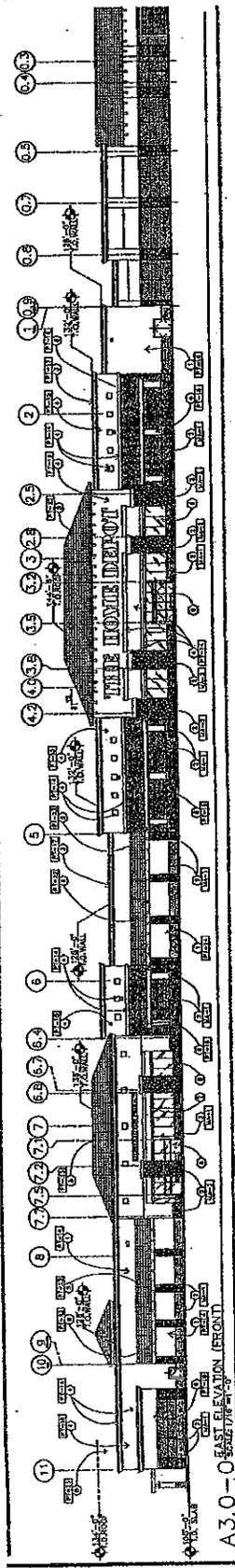
Conceptual Line of Sight / Roof & Section Plan

THE HOME DEPOT

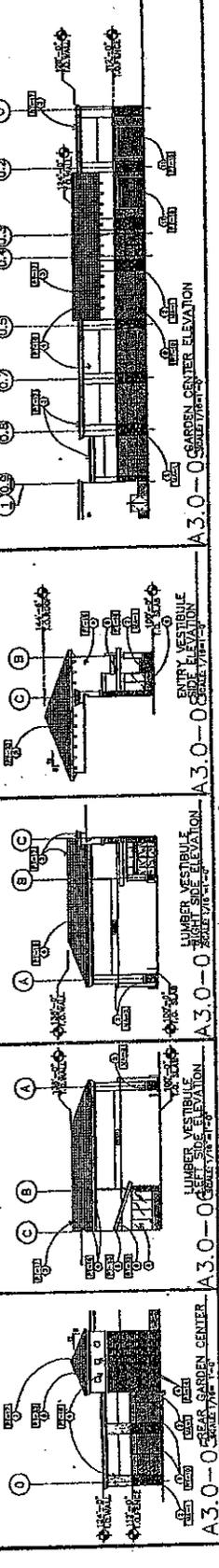


STORE NUMBER:
 HARTFORD BEACH, GA

EXTERIOR ELEVATIONS
 A3.0
 (THIS SHEET IS PART OF A SET OF DRAWINGS FOR THE EXTERIOR ELEVATIONS OF THE STORE. SEE SHEET A3.1 FOR THE INTERIOR ELEVATIONS.)

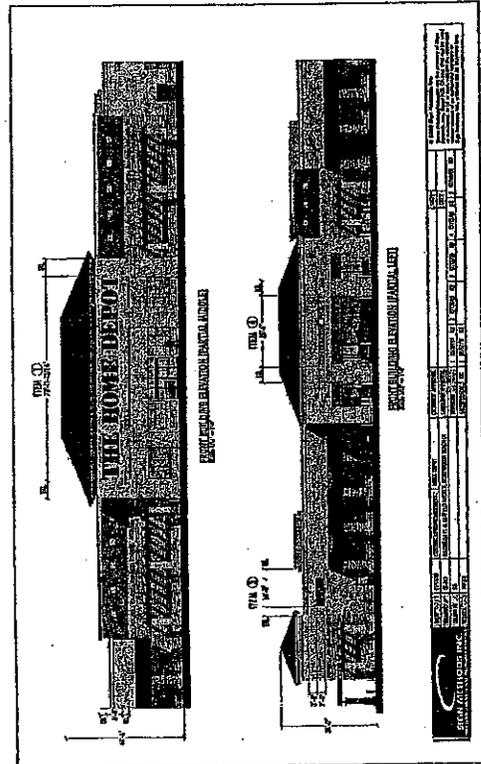
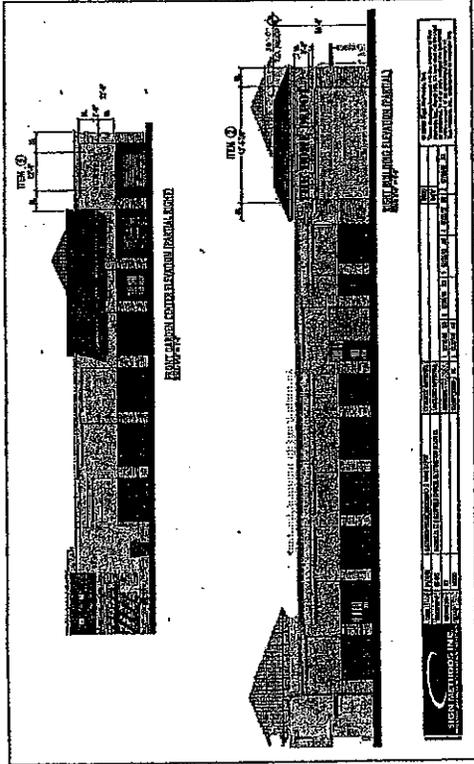


GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 2. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE CONTRACT DOCUMENTS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
 6. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT AND ALL APPLICABLE REGULATIONS.
 8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.
 10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 11. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
 12. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT AND ALL APPLICABLE REGULATIONS.
 14. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.
 16. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 17. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
 18. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ENVIRONMENT AND ALL APPLICABLE REGULATIONS.
 20. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.



SCOTT A. MOMMER CONSULTING
 LAND DEVELOPMENT SERVICES
 10000 S. HAYWARD AVENUE, SUITE 100
 HAYWARD, CALIFORNIA 94542
 TEL: 925-782-7575 FAX: 925-782-7576 WWW: WWW.SAMON.COM

LOCATION MAP (NOT TO SCALE)



ZONING CLASSIFICATION: SPECIAL COMMERCIAL
TYPE OF DEVELOPMENT: RETAIL
TYPE OF PROJECT: NEW CONSTRUCTION
SITE SPECIFIC COMMENTS:

PROJECT NOTES:

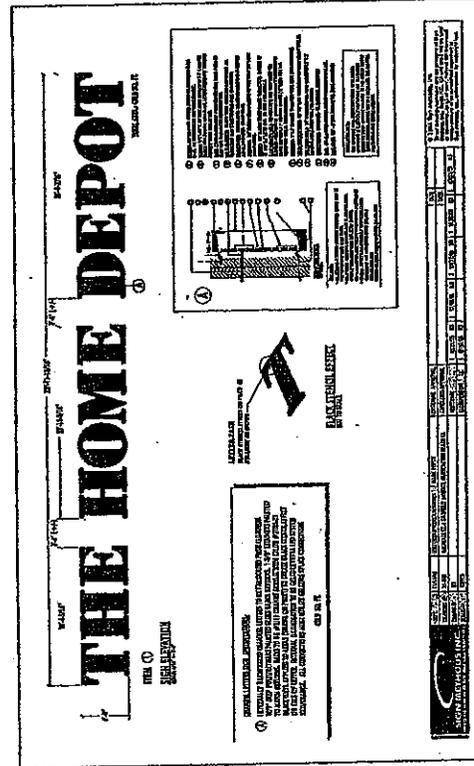
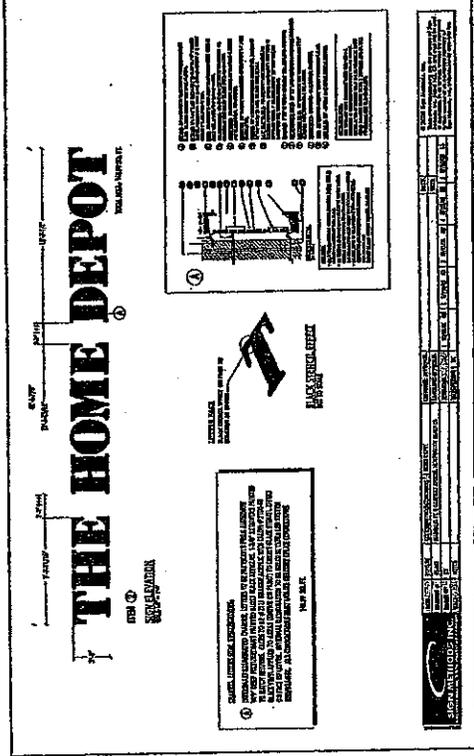
CHANGES TO PREVIOUS RECORDS:

DATE: 08/11/16
BY: SCOTT MOMMER
FOR: THE HOME DEPOT
PROJECT NUMBER: 16101 MAGNOLIA STREET
CHANGING ARCHITECT:

THE HOME DEPOT
 HUNTINGTON BEACH, CA
 19101 MAGNOLIA STREET

SCALE: 1" = 10'-0"

SAM-N
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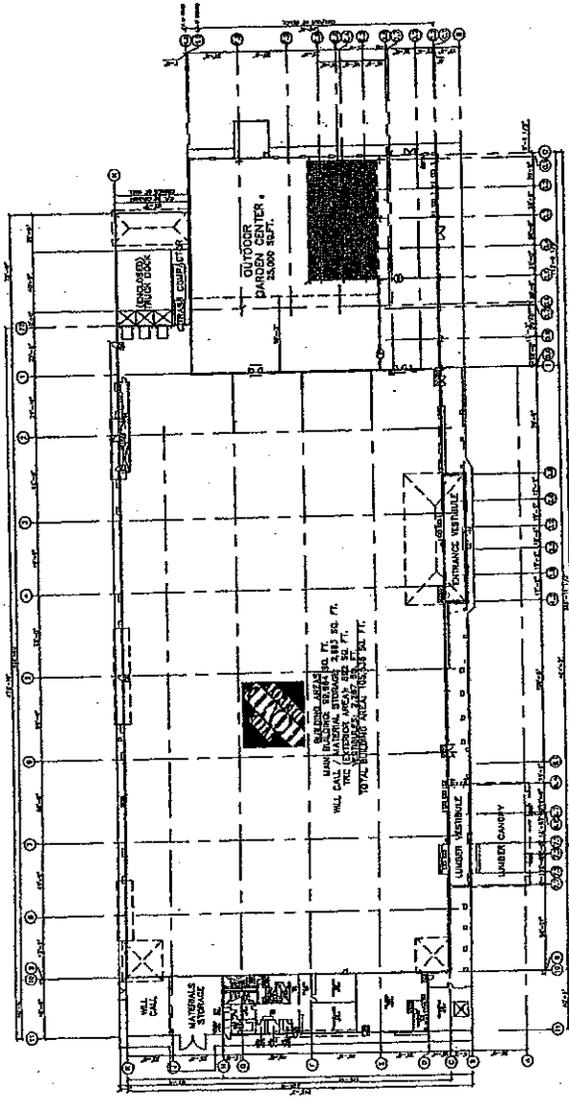


SCOTT A. MOMMER CONSULTING
 LAND DEVELOPMENT SERVICES
 10000 WILSON AVENUE, SUITE 110
 HUNTINGTON BEACH, CALIFORNIA 92646
 TEL: 714/363-7777 FAX: 714/363-7778
 WWW.SAMONMOMMER.COM



PROJECT INFORMATION
 ZONING: G-AMINER-2.5
 TYPE OF CONSTRUCTION: GENERAL COMMERCIAL
 TYPE OF APPROVAL: PERMITS

DATE: 08/11/2011
 DRAWING NUMBER: 15 OF 16
 PROJECT NAME: THE HOME DEPOT
 HUNTINGTON BEACH, CA
 8101 MERCED STREET
 CHECKED BY: [Signature]
 DESIGNED BY: [Signature]



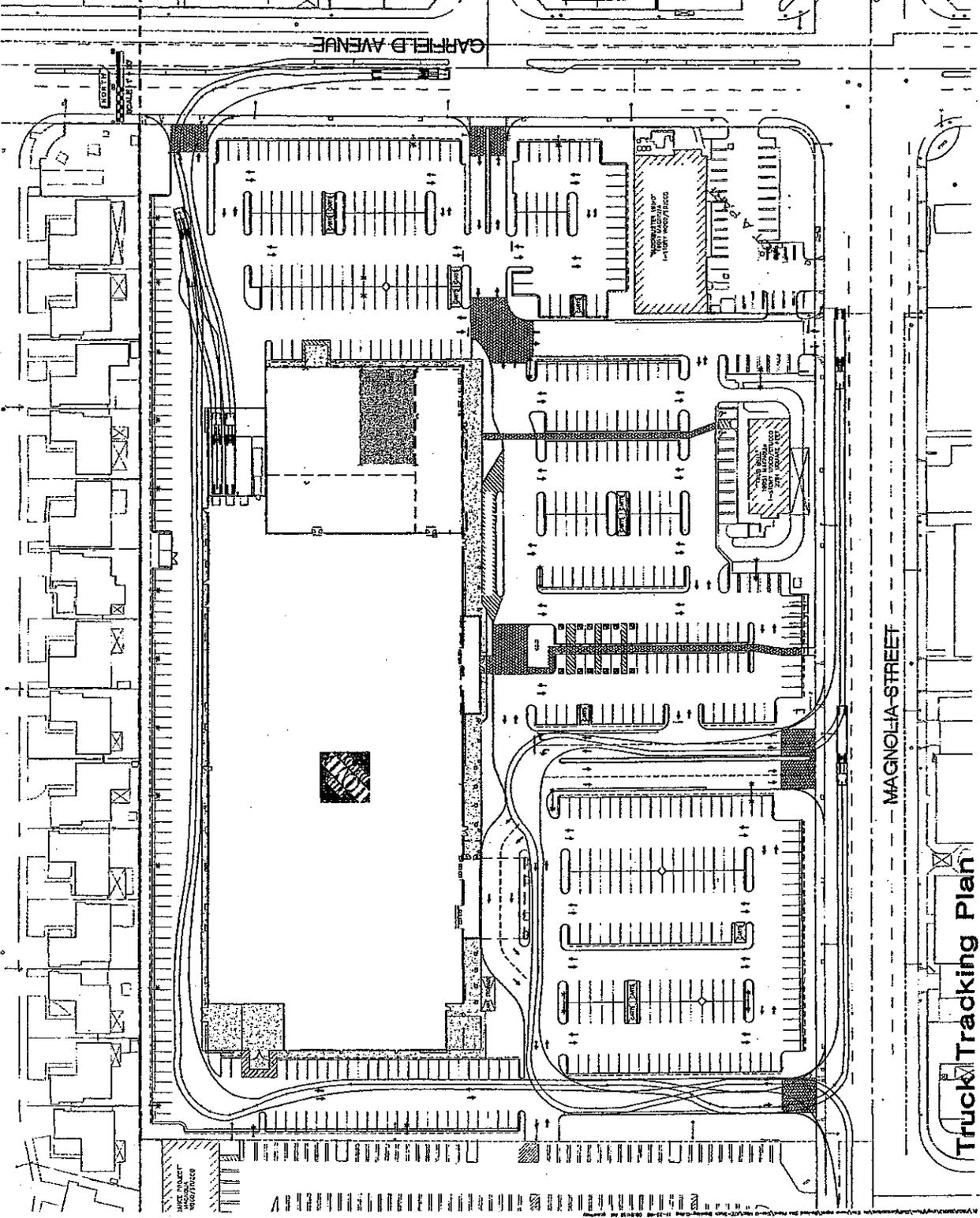
Conceptual Floor Plan

SCOTT A. MOMMER CONSULTING
 LAND DEVELOPMENT SERVICES
 10000 WILSON AVENUE, SUITE 100
 THE WILSON PARKWAY, FIVE FIVE FIVE
 HUNTINGTON BEACH, CALIFORNIA 92646
 TEL: 714 961-5555 FAX: 714 961-5555
 WWW.SAMOMMER.COM



PROJECT INFORMATION

DRAWING SUBMITTAL RECORD
 DATE: 11/08/08
 DATE PLANNED: 11/08/08
 DATE PREPARED: 11/08/08
 DATE REVIEWED: 11/08/08
 DATE APPROVED: 11/08/08
 PROJECT NUMBER: 08-001
 PROJECT NAME: THE HOME DEPOT
 HUNTINGTON BEACH, CA
 1801 MAGNOLIA STREET
 SHEET NUMBER: 16 OF 16
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 11/08/08



Truck Tracking Plan

SAM-O

16 OF 16



City of Huntington Beach Planning Department
STUDY SESSION

TO: Planning Commission
FROM: Howard Zelefsky, Planning Director
BY: Paul Da Veiga, Associate Planner
DATE: June 13, 2006
SUBJECT: ZONING MAP AMENDMENT NO. 06-02/ZONING TEXT AMENDMENT NO. 06-04 (MAIN/CREST NEIGHBORHOOD CONSERVATION DISTRICT)

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

Zoning Map Amendment No. 06-02 represents a request for the following:

To amend the Zoning Map by establishing a Neighborhood Conservation Overlay District for properties located within a portion of the Wesley Park Tract

Zoning Text Amendment No. 06-04 represents a request for the following:

To establish a Neighborhood Conservation Plan which identifies additional development standards to be applied in addition to underlying zoning requirements

At the December 19, 2005 City Council meeting, Council Member Green submitted an H-Item to the City Council recommending the establishment of a Neighborhood Conservation Overlay District for properties located within a portion of the Wesley Park Tract (Attachment No. 1). The City Council directed staff to prepare a Neighborhood Conservation Overlay District for this area after conducting neighborhood meetings with the property owners. There were three meetings held with property owners in the subject area. Approximately 83 properties are located within the district boundaries, established by the neighbors in support of the overlay district.

The neighborhood conservation overlay district will not modify underlying zoning and General Plan designations on the properties. The conservation plan (Attachment No. 2) is a separate zoning document that contains additional development standards applicable to residential development within the proposed district.

CURRENT LAND USE, HISTORY OF SITE, GENERAL PLAN DESIGNATION

The proposed district contains approximately 83 residential properties. This area includes many of the City's early homes, which were moved to the area after the 1926 town lot oil boom. The majority of these properties are developed as 50-foot wide lots but were originally subdivided into 25-foot wide lots. The following General Plan and zoning designations are located within the proposed district (See Attachment No. 3).

General Plan Land Use Designations:

- RL – 7 – Residential Low Density – Max. 7 units per acre
- RM – 15 – Residential Medium Density – Max. 15 units per acre
- RMH – 25 – Residential Medium/High Density – Max. 25 units per acre

Zoning Designations

- RL – Residential Low Density
- RM – Residential Medium Density
- RMH – Residential Medium/High Density

APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION: MANDATORY PROCESSING DATE(S):
May 30, 2006 Legislative - Not Applicable

The zoning map amendment and zoning text amendment are tentatively scheduled for a public hearing before the Planning Commission on July 25, 2006. Upon a recommended action by the Planning Commission, the item will be forwarded to the City Council for final action. The City Council hearing is tentatively scheduled for August 21, 2006.

CEQA ANALYSIS/REVIEW

The proposed project is categorically exempt pursuant to Class V: Alterations in Land Use Limitations which exempts minor changes in land use limitations that do not result in changes in land use or density. This resolution consists of the City's implementing procedures for the California Environmental Quality Act (CEQA) and establishes additional categorical exemptions, pursuant to 150619(c) of the Guidelines for Implementation of the California Environmental Quality Act.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

The proposal to establish a neighborhood conservation overlay district does not require review by other departments or public agencies.

PUBLIC MEETINGS, COMMENTS AND CONCERNS

There were three meetings held with property owners and other interested parties. Invitations to attend the three neighborhood meetings were provided to the City Council, Planning Commission, Historic Resources Board, Design Review Board and those owners within and beyond the proposed district boundaries.

The first neighborhood meeting was held on February 7, 2006 with approximately 60 people in attendance. Since this was the first of a series of meetings, staff provided noticing beyond the proposed district boundaries in order to determine if the boundaries should be expanded. The topic of discussion was the development of potential design standards aimed at preserving the character and traditional development pattern of a portion of the Wesley Park neighborhood. The City's Planning staff provided examples of development standards aimed at reducing the mass and bulk of residential construction. Several residents expressed concern regarding applying further regulation on development and added that the current development standards were adequate. Those in support of the proposal expressed the need to maintain the appearance and scale of homes within the area.

The second neighborhood meeting was held on March 14, 2006 and approximately 30 people attended. One of the property owners who initiated the proposal provided a PowerPoint presentation on the proposed development standards. Following the presentation was a discussion with residents and staff regarding the proposed neighborhood conservation district. A group of property owners on the east side of Main Street, within the 900 block, submitted a petition requesting to be removed from the neighborhood conservation district.

The third meeting was held on April 20, 2006 and approximately 20 people attended. Planning staff distributed a draft of the Main/Crest Neighborhood Conservation Plan (Attachment No. 1) to all attendees. The document reflects development standards proposed by the neighborhood group who initiated the request. Once again, there were property right concerns expressed by some of the speakers and several others indicated their support of the proposal. A group of property owners within the 200 block of Crest St. submitted a petition requesting to be removed from the neighborhood conservation district.

PLANNING ISSUES

Staff has reviewed the proposed development standards and has identified potential impacts that may occur with the implementation of the Draft Neighborhood Conservation Plan. The following is a list of the proposed changes, followed by the purpose as stated by the residents and an analysis of the potential impacts to future development:

1) Maximum 28-foot height limit (in lieu of 30 ft.)/ Three story homes prohibited

Purpose: A reduction in the height will reduce overall massing and limit the ability of homeowners illegally convert attic space to third story habitable area.

Potential Impacts:

- Staff does not believe the two-foot reduction in the height limit is necessary given the two-story limitation proposed.
- The two-story limitation will eliminate the ability for property owners to request a conditional use permit for development of a third story.

2) 40% maximum lot coverage (in lieu of 50%)

Purpose: The limit on lot coverage will preserve the open space character of the area and promote increased buffers between residences.

Potential Impacts:

- Reducing the lot coverage to 40 percent may promote two story homes in an attempt to maximize development of the lots.
- The proliferation of two-story homes may result in changing the traditional development pattern and character of the surrounding area which contains predominately one story residences.

3) .60 floor area ratio limitation (No current FAR limitation)

Purpose: The floor area ratio limitation proposes to limit the bulk and size of new construction thereby promoting compatibility between new homes and existing development.

Potential Impacts:

- The standard size residential lot in the subject area is approximately 7,500 square feet. Currently, if a property owner wants to maximize development, the lot allows for a home that is approximately 7,100 square feet in size. The application of a maximum floor area ratio of .60 in conjunction with a maximum lot coverage of 40 percent would result in a home that is approximately 4,500 square feet in size.

4) Minimum lot frontage of 50 feet

Purpose: The majority of properties in the area are developed on 50-foot wide lots. The purpose in this restriction is to prohibit subdivision resulting in less than 50-foot frontages.

Potential Impacts:

- The HBZSO already regulates the minimum frontage for lots within this district; therefore, it is unnecessary to include this requirement as a development standard in the neighborhood conservation plan.

5) Design Review required for new construction

Purpose: All new construction and additions in excess of 10 percent of habitable floor area shall be subject to review by the Design Review Board in order to ensure architectural compatibility with other homes in the neighborhood.

Potential Impacts:

- The Design Review process will add an additional 30 to 60 days of processing time in addition to the plan check. This will result in delays for homeowners in obtaining permits for new construction.

ATTACHMENTS:

1. City Council H-Item Action Agenda – December 19, 2005
2. Draft Main/Crest Neighborhood Conservation Plan
3. General Plan/Zoning Map

HZ:SH:HF:pd

E-13. (City Council) Approve the Maddy Act Local Appointments List (Terms on City Boards, Committees, and Commissions Which Expire in 2006) Informing the Public of Openings and Vacancies Based on Expirations of Current Members' Terms (110.50) - Approve the Maddy Act Local Appointments List showing term vacancies, which will occur on City Boards and Commissions in the year 2006 and direct the City Clerk to post the list at the official posting locations (Civic Center, Huntington Central Library, Main Street Library). Copies of the Maddy Act will also be posted at all branch Libraries. Submitted by the City Clerk. Funding Source: Not applicable.

Approved 7-0

E-14. (City Council) Advanced Release of Conditional Use Permit No. 02-04 / Coastal Development Permit No. 02-05 – Poseidon Seawater Desalination Project and the Associated Owner Participation Agreement (420.40) – Release the Poseidon Owner Participation Agreement ("OPA") and associated documents as they become available. Submitted by the City Attorney. Funding Source: Not applicable.

CM Green pulled

Approved 7-0

F. Administrative Items

F-1. (City Council) Approve a City Council Position on Legislation Pending Before the Federal, State, or Regional Governments as Recommended by the City Council Intergovernmental Relations Committee (IRC) (640.90) – Communication from Councilmember Hardy on behalf of Intergovernmental Relations Committee Members Councilmembers Coerper and Bonn transmitting the following: **Statement of Issue:** Approve a City Council position as recommended by the City Council Intergovernmental Relations Committee on legislation pending before a federal, state, or regional government, and authorize the Mayor to communicate the city's position to the elected members of that federal or state legislature, or regional body.

Recommended Action: Motion to: **SUPPORT SB 300 (Kuehl) Family and Medical Leave as amended on 07/07/05.**

Approved as amended to WATCH SB 300 (Kuehl) 7-0

G. Ordinances

G-1. Ordinance for Adoption – None.

G-2. Ordinance for Introduction - None

H. City Council/Redevelopment Agency Items

H-1a. Submitted By Councilmember Green

(City Council) Direct Staff to Prepare a Neighborhood Conservation Overlay for the Wesley Park Tract After Conducting a Neighborhood Meeting With Property Owners (120.90)

Communication from Councilmember Green transmitting the following **Statement of Issue:** There are several neighborhoods throughout the City that deserve our attention with respect to how residential properties recycle. Some of these older intact neighborhoods are unique in character and should have special rules for development that can preserve their character.

The City's Zoning and Subdivision Ordinance currently contains provisions that permit the City to adopt a Neighborhood Conservation Overlay. This is a public hearing process that is the same as all other legislative acts. A Neighborhood Conservation Overlay would allow for a new set of rules that would only be applicable to a specific area.

Many of the property owners in the Wesley Park area of downtown have come forward with an interest in having their neighborhood considered for this overlay designation. The Wesley Park tract, as described in the City's General Plan, is in the area "primarily on the 200 block of Main Street and the 200 & 300 blocks of Crest Avenue and the areas adjacent such as the 600 & 700 blocks of 7th and 8th Streets, areas on 11th Street across from Farquhar Park, and the east side of Main Street up to Tenth Avenue."

Motion: Direct staff to prepare a Neighborhood Conservation Overlay for the Wesley Park Tract after conducting a neighborhood meeting with property owners.

Approved as amended to include the words "and surrounding area" after the word "Tract" 7-0

Council Comments - (Not Agendized)

At this time Councilmembers may report on items not specifically described on the agenda which are of interest to the community. No action or discussion may be taken except to provide staff direction to report back or to place the item on a future agenda.

Council/Agency Adjournment at 8:27 p.m. to Tuesday, January 3, 2006, 2005, at 4:00 p.m., in Room B-8, Civic Center, 2000 Main Street, Huntington Beach, California.

Council/Agency Agendas and Minutes are Available at No Charge to the Public at the City Clerk's Office, on the City's Website, Via Email, and Through Paid Subscription. Complete Agenda Packets are Available at the Central Library and Library Branches on Friday Prior to Meetings. Videotapes of Council Meetings are Available for Checkout at the Central Library at No Charge.

JOAN L. FLYNN, CITY CLERK
City of Huntington Beach
2000 Main Street - Second Floor
Huntington Beach, California 92648

**COMPUTER INTERNET ACCESS TO CITY COUNCIL REDEVELOPMENT AGENCY
 AGENDA WITH STAFF REPORTS IS AVAILABLE PRIOR TO CITY COUNCIL
 MEETINGS**

<http://www.surfcity-hb.org>

PURPOSE

Chapter 224 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) establishes a process whereby property owners within an established district may initiate and implement programs for the revitalization or conservation of older areas or districts possessing distinctive features, identity, or character worthy of retention and enhancement. This process is initiated through the establishment of a Neighborhood Conservation Overlay District in concert with a Neighborhood Preservation Plan, which identifies development and design standards aimed at preserving the character of the neighborhood.

The Main/Crest Neighborhood Conservation Plan is proposed in order to establish additional development standards that will preserve the traditional development pattern and architectural quality of homes within the neighborhood. The development standards will regulate height, massing and overall size of structures and will allow for increased buffers between properties for new residential construction.

ADOPTION PROCEDURES

The overlay district can be initiated either by City Council direction or by a majority of 51 percent of property owners within the district boundaries. The Planning Commission will hold a public hearing to permit establishment of Main/Crest Neighborhood Conservation District and Conservation Plan in accord with provisions of Chapter 247. Following the Planning Commission hearing, the Commission may recommend approval or conditional approval to the City Council if the request is consistent with the General Plan and the district contains one or more of the following criteria:

- 1) Distinctive building features, such as period of construction, style, size, scale, rhythm, mass, color and material;
- 2) Distinctive features or articles associated with the streetscape, such as light fixtures and devices, signs benches, curb markers, kiosks, and bollards;
- 3) Distinctive site planning and natural features, such as lot platting, street layout, setbacks, alleyways, sidewalks, creekbeds, parks, and gardens;
- 4) Distinctive land uses or land-use patterns, such as mixed-use, or unique uses or activities, not permitted by the base district without modification.

The City Council shall adopt the Neighborhood Conservation Overlay District by ordinance pursuant to Chapter 224. The adopting ordinance shall include a reference to the approved Neighborhood Conservation Plan for the district, a statement of purpose, and a list of modifications to the base district standards.

PROPOSED DEVELOPMENT STANDARDS

Development within the Main/Crest Neighborhood Conservation District shall be in accordance with all standards identified for the underlying zoning districts, including the following:

Building Height

- The overall height (measured to the peak of the highest roof element) shall not exceed 28 feet.
- Third story development is prohibited

Lot Coverage

- The maximum portion of the lot that may be covered with a structure (excluding eave overhangs of 30 inches or less) shall be 40 percent.

Floor Area Ratio

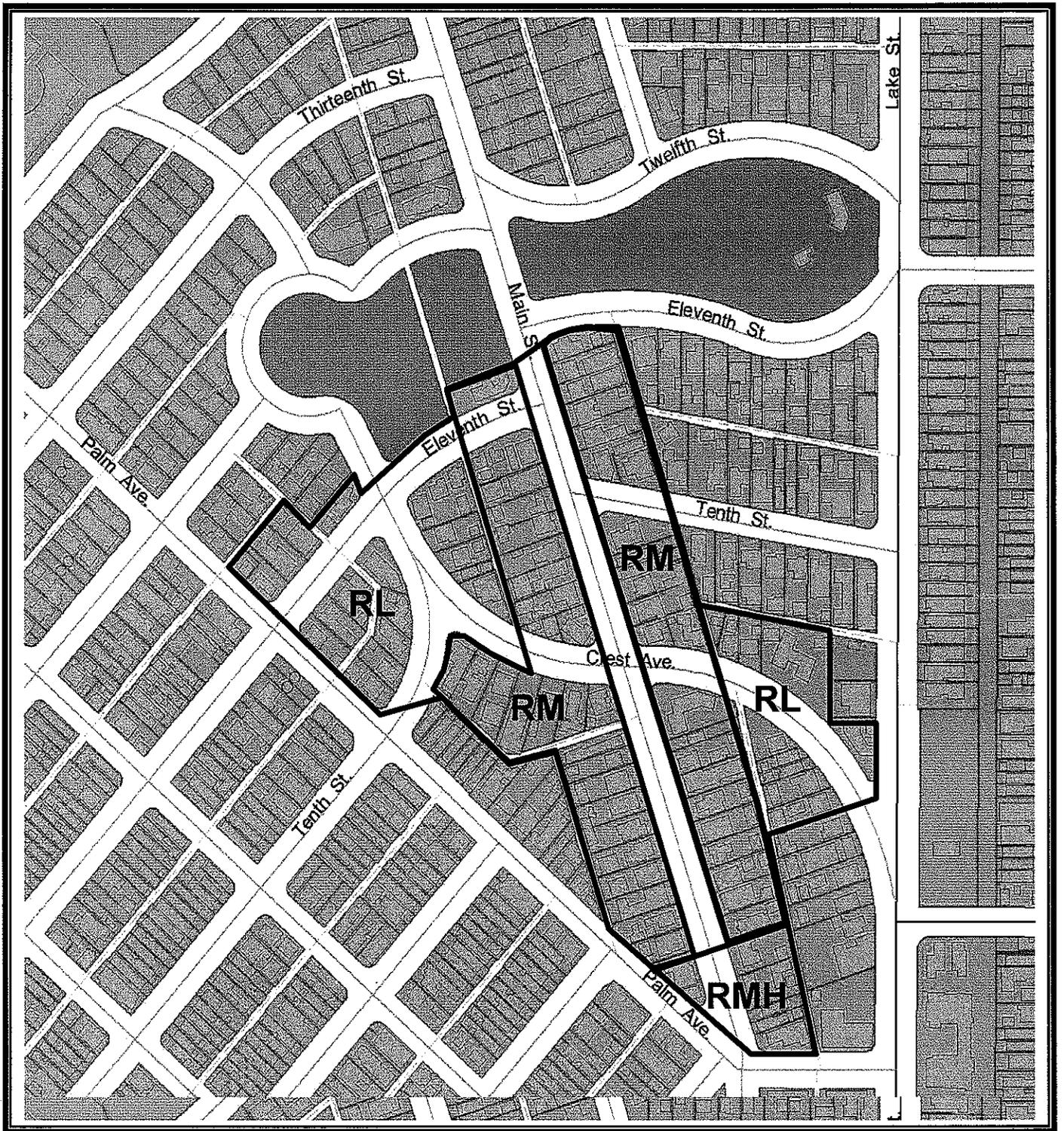
- The ratio between habitable floor area and lot size shall be a maximum of 60 percent.

Minimum Lot Frontage

- Existing 50-foot wide lots shall not be subdivided.

Design Review

- New homes and additions exceeding 10 percent of the existing habitable floor area shall require review and approval by the Design Review Board. The Design Review Board shall provide recommendations to the Planning Director based on overall compliance with Chapter 2 – Single-Family Residential and Chapter 11 – District Specific Guidelines – Old Town of the Urban Design Guidelines.



General Plan/Zoning Designations
Proposed Main/Crest Neighborhood Conservation District
THE CITY OF HUNTINGTON BEACH



City of Huntington Beach Planning Department
STUDY SESSION REPORT

TO: Planning Commission
FROM: Howard Zelefsky, Director of Planning
BY: Rami Talleh, Associate Planner 
DATE: June 13, 2006

SUBJECT: GENERAL PLAN CONFORMANCE NO. 06-01 (PUBLIC STREET VACATIONS - ELLIS/GOLDENWEST QUARTERSECTION: SADDLEBACK AND QUARTERHORSE LANES)

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

General Plan Conformance No. 06-01 represents a request for the following:

To determine whether the proposed vacations of Saddleback Lane, Quarterhorse Lane, Faircrest Drive, and portions of Rockinghorse Lane and Churchill Drive conform to the goals and policies of the General Plan. The streets are located within the Ellis/Goldenwest quartersection, a residential neighborhood bounded by Ellis Avenue, Goldenwest Street, Garfield Avenue, and Edwards Street. The area consists of mostly private streets except for the aforementioned public streets. Saddleback Lane and Quarterhorse Lane are designated as collector streets, which provide access to private residential streets serving individual residential tracts. Saddleback Lane also provides access to the Huntington Seacliff Elementary School bus drop off area. Faircrest Drive, Rockinghorse Lane, and Churchill Drive are designated as residential streets providing access to their respective residential tracks and collectively serve as a minor entrance into the quartersection. This application was initiated by Homeowner's Associations in the Ellis-Goldenwest Specific Plan to create a private street system yet maintain public access to existing multi-use (pedestrian and horse) trails.

CURRENT LAND USE, HISTORY OF SITE, GENERAL PLAN DESIGNATION

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property (Public Streets):	Right of Ways	SP7 (Ellis/Goldenwest Specific Plan – Estate Residential)	Public streets
North of Subject Property:	OS-P (Open Space – Park)	OS-PR (Open Space – Parks and Recreation Subdistrict)	Parkland
South of Subject Property:	RL-5-sp (Residential Low – 5 Units Per Acre – Specific Plan) and CN-F1 (Neighborhood Commercial – 0.35 maximum Floor Area Ratio)	SP9 (Holly-Seacliff Specific Plan)	Single-family residential and Neighborhood shopping center
West of Subject Property:	RL-4 (Residential Low – 4 Units Per Acre – Specific Plan)	SP9 (Holly-Seacliff Specific Plan)	Single-family residential
East of Subject Property:	RL-7 (Residential Low – 5 Units Per Acre – Specific Plan) and I (Industrial)	SP9 (Holly-Seacliff Specific Plan)	Single-family residential and Oil operations

CE Goal 1

“Provide a circulation system which supports existing, approved, and planned land uses throughout the City while maintaining a desired level of service on all streets and at all intersections.”

CE Policy 6.1.6

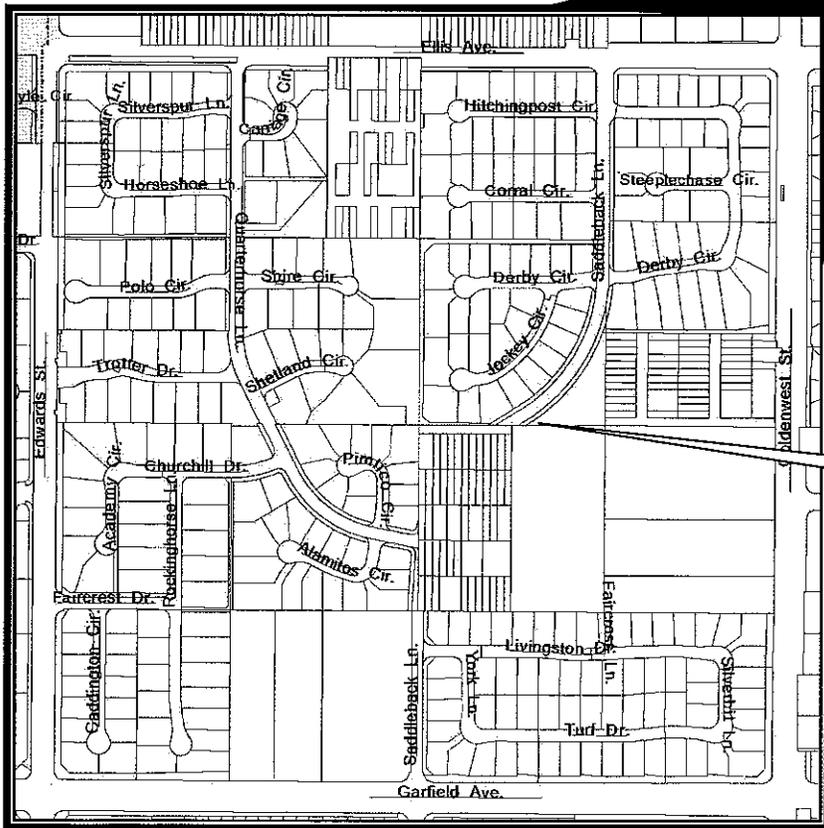
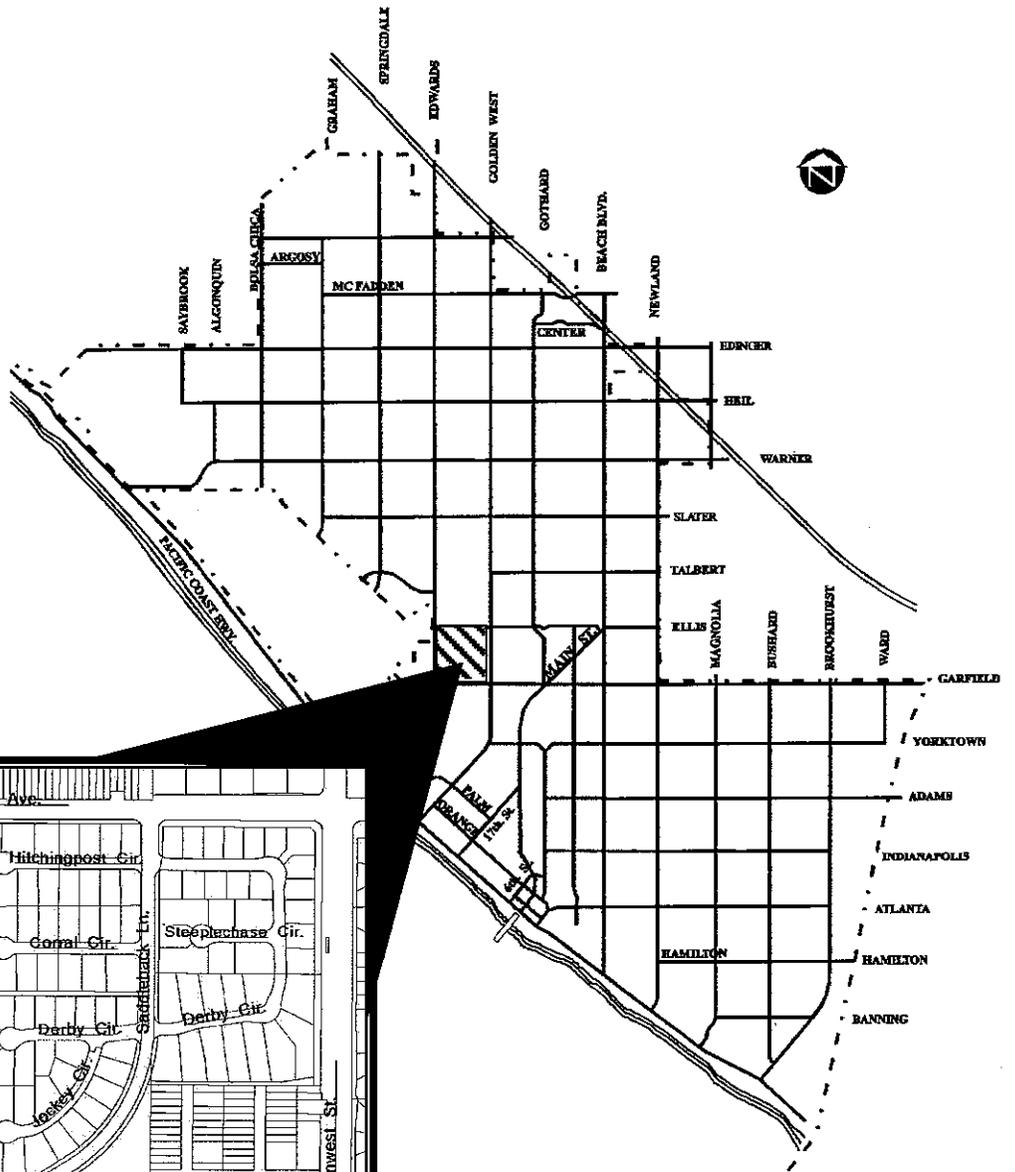
“Maintain existing pedestrian facilities and require new development to provide pedestrian walkways and bicycle routes between developments, schools, and public facilities.”

CE Policy 6.1.9

“Develop an equestrian trail network and support facilities that provide a linkage with regional facilities and can be combined with hiking trails.”

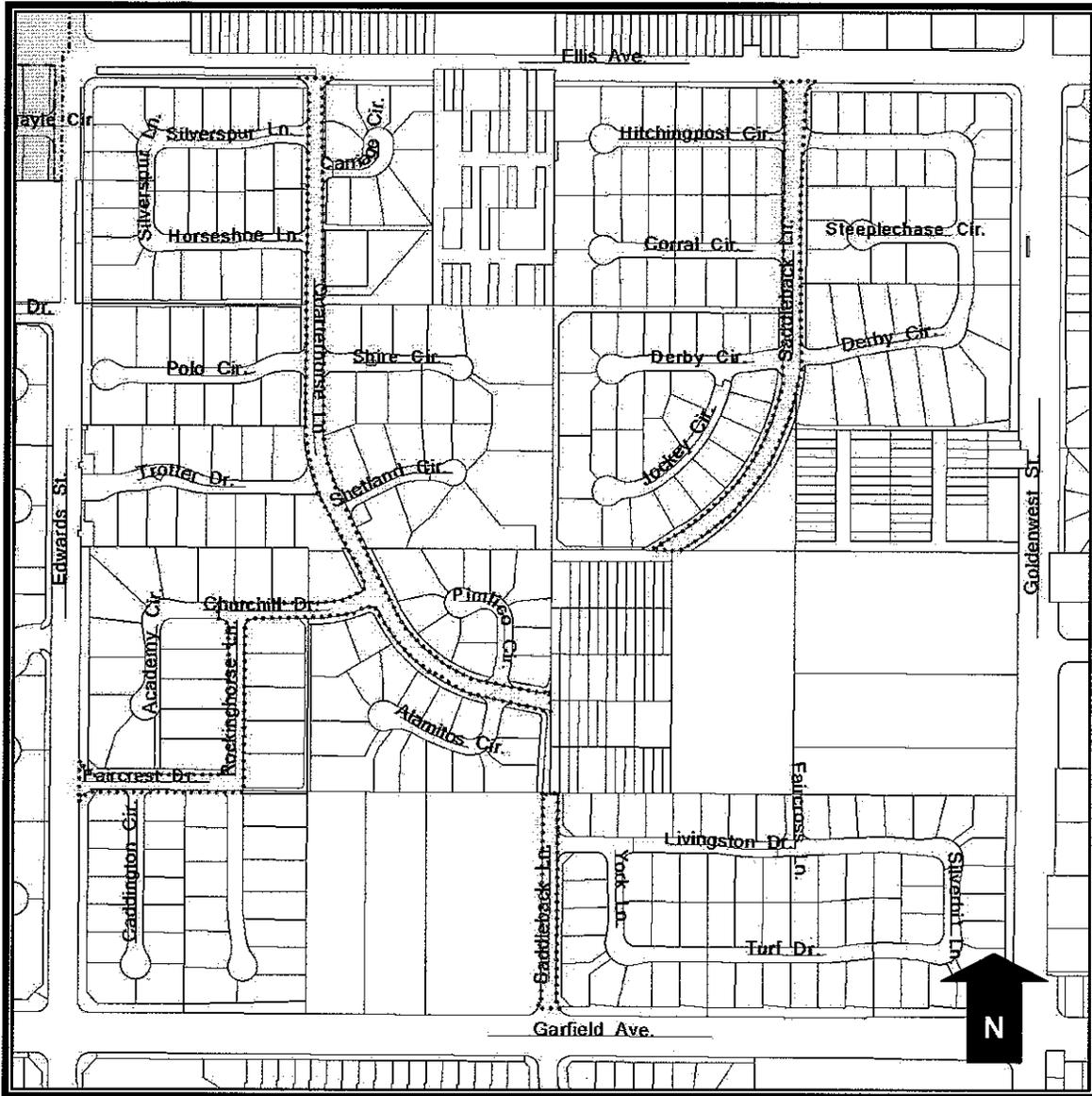
ATTACHMENTS:

1. Vicinity map
2. Site Plan



SUBJECT AREA

VICINITY MAP
GENERAL PLAN CONFORMANCE NO. 06-01 (STREET VACATIONS - ELLIS/GOLDENWEST QUARTERSECTION: SADDLEBACK LANE, QUARTERHORSE LANE, FAIRCREST DRIVE, AND PORTIONS OF ROCKINGHORSE LANE AND CHURCHILL DRIVE)



Proposed street vacation

SITE PLAN
GENERAL PLAN CONFORMANCE NO. 06-01 (STREET VACATIONS - ELLIS/GOLDENWEST QUARTERSECTION: SADDLEBACK LANE, QUARTERHORSE LANE, FAIRCREST DRIVE, AND PORTIONS OF ROCKINGHORSE LANE AND CHURCHILL DRIVE)

June 1, 2006

To: Planning Commission
From: Workshop Committee Chair Flossie Horgan

1 of 2 pages

The following are all **recommendations only** for the Commission to finalize at the Study Session on the 13th of June.

PLANNING TOPICS

Traffic Discussion (synchronization, level of services)—Scandura
General Plan Elements (Element last up date, next up date)---Scandura
Major and minor development—determination ZA or PC---Scandura
Parking in lieu fees-----Burnett/Horgan
Water conservation----Burnett
Project Processing—what requires a study session
Tax payers—burden of conditions of approval—do all staff need to attend---Dwyer

Green Building Initiatives - Burnett, Livengood and Horgan 1 hour guest speaker

PLANNING COMMISSION TOPICS

Technical questions of staff (contact staff prior to meeting) -----Dwyer
Commissioners Speaking time ----Burnett/City Council
Costa Mesa Planning Commission – Burnett and Livengood
Commission Goals 2006-----Livengood

DATES NOT AVAILABLE (as of June 1, 2006)

Livengood: July 19-28 and prefer not July 12, 13, 14
Horgan: June 20-30
Burnett: June
Dwyer: June 18-20, 22, 23-25, July 28-30, August 16-20, Sept 7-10
Scandura: August 7-18
Dingwall:
Ray:

Recommendation- Workshop be at least 5 hours including guest speaker for one hour

ATTACHMENT RE: GREEN BUILDING INITIATIVES 1 hour

California encourages energy policies that promote energy efficiency standards for residential and non residential buildings. Over 50 cities in the State have adopted green building strategies. Here in Orange County the cities of Irvine, Mission Viejo and Aliso Viejo have all adopted such strategies.

The green building perspective can be incorporated in **General Plan** language, **Ordinances**, **Resolutions** that encourage energy conservation, promote sustainable building practices, improve energy efficiency in new home and commercial sector with incentives for both residential and commercial projects in the form of expedited permits, fee discounts, business tax credits, density bonus, reduced parking requirements.

Commissioners Burnett and Horgan met with Monica Gilchrist when the City Council held a meeting Santa Monica last month.

Monica Gilchrist works with Global Green based in Santa Monica. She has worked with Irvine and other cities in LA County. She has offered to speak for free to us and answer any questions that the Commissioners might have regarding green building practices. She would speak for 30-45 minutes and then have a Q and A from Commissioners.