



**CITY OF HUNTINGTON BEACH
PLANNING COMMISSION STUDY SESSION**

**GENERAL PLAN AMENDMENT NO. 14-002
(GENERAL PLAN UPDATE)**

June 23, 2015

SUMMARY

- **Applicant:** City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
- **City Contact:** Jennifer Villasenor, Acting Planning Manager
- **Location:** Citywide
- **Proposed Project:** The General Plan is the fundamental policy document of the City of Huntington Beach. It provides the framework for management and utilization of the City's physical, economic, and human resources. By providing a basis for rational decision-making, this document guides civic decisions regarding land use, the design and/or character of buildings and open spaces, the conservation of existing housing and the provision of new dwelling units, the provision of supporting infrastructure and public services, the protection of environmental resources, the allocation of fiscal resources, and the protection of residents from natural and human-caused hazards.

The City's current General Plan was adopted in 1996. The City is updating its General Plan to ensure that the plan remains a useful tool, keeps pace with change, and provides workable solutions to current and future issues. The General Plan Update will provide a comprehensive policy framework that accurately reflects growth, resource protection priorities, and recent state legislation, providing a blueprint for future development and resource conservation in Huntington Beach. In doing so, the General Plan will act to clarify and articulate the City's intentions with respect to the rights and expectations of the public, property owners, and prospective investors and business interests. Through the plan, the City informs these groups of the community's goals, objectives, and policies, thereby communicating the expectations and responsibilities of all sectors in fulfilling the General Plan.

- **Background:** State law requires the City to adopt a General Plan to address land use, circulation, housing, conservation, open space, noise, and safety, and a Coastal Land Use Plan addressing coastal access, recreation, resource protection, and development. A General Plan may also address and emphasize other subjects of local importance. The City's existing General Plan consists of 16 elements and, as mentioned, was last comprehensively updated in 1996. In October 2013, the City approved a contract and budget to retain PMC, Inc. to assist the City with the General Plan Update. The process is anticipated to conclude with an adopted General Plan Update in summer 2016.
- **GPAC:** The General Plan Update project utilizes a General Plan Advisory Committee (GPAC) to provide feedback on key project milestones throughout the General Plan update process. The GPAC is made up of seven members appointed by the City Council and five members representing the Planning Commission, Public Works Commission, Community Services Commission, Environmental Board and Chamber of Commerce. The GPAC has met seven times and most recently concluded

meetings on opportunity sites and key policies. Opportunity sites are sites or areas in the City that are anticipated to develop or redevelop and have been identified for possible change to another land use based on input from the Market Trends Task Force and GPAC. The key policies seek to address a number of key issues that were identified by the community, vetted and prioritized by the GPAC, and reviewed and discussed with the Planning Commission and City Council in 2014. The next step for the project team is to review the opportunity sites and key policies with the Planning Commission and City Council and gain feedback prior to preparation of the draft General Plan and Environmental Impact Report.

- **Planning Issues:** The purpose of this Planning Commission study session is to present the Planning Commission with a status update of the project and provide information for the upcoming July 6, 2015 joint City Council/Planning Commission study session.
- **Public Hearing:** City Council and Planning Commission public hearings are scheduled to occur at the end of the General Plan Update process in summer 2016.
- **Attachments:**
 1. April 1, 2015 GPAC Meeting Materials and Summary – not attached; refer to project website: <http://www.hbthenextwave.org/workshops-and-meetings/>
 2. June 3, 2015 GPAC Meeting Materials – not attached; refer to project website: <http://www.hbthenextwave.org/workshops-and-meetings/>