

NOTICE OF PUBLIC HEARING  
BEFORE THE CITY COUNCIL OF THE  
CITY OF HUNTINGTON BEACH

NOTICE IS HEREBY GIVEN that on Monday, September 18, 2017, at 6:00 p.m. in the City Council Chambers, 2000 Main Street, Huntington Beach, the City Council will hold a public hearing on the following planning and zoning items:

**GENERAL PLAN AMENDMENT (GPA) NO. 14-002/ PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR) NO. 14-001 (CITY OF HUNTINGTON BEACH COMPREHENSIVE GENERAL PLAN UPDATE)** **Applicant:** City of Huntington Beach

**Request: General Plan Amendment No. 14-002:** The General Plan Update is the fundamental policy document of the City of Huntington Beach and each city and county in California is required to adopt a general plan and update the plan at regular intervals. Sections 65300–65404 and 65590–65590.1 of the California Government Code establish the requirements for the minimum contents of the general plan and rules for adoption and subsequent amendments. The Huntington Beach General Plan was last comprehensively updated in 1996. The General Plan Update proposes to establish an overall development capacity for the City and serve as a policy guide for determining the appropriate physical development and character of Huntington Beach over an approximate 25-year planning horizon (to 2040). The General Plan Update provides a comprehensive policy framework that reflects growth, resource protection priorities, and recent state legislation through proposed goals, policies and implementation programs for the management and utilization of the City's physical and economic resources. The draft General Plan Update will guide 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 draft General Plan Update incorporates components of the 1996 General Plan that are still applicable today, while reducing the number of optional elements and proposing a streamlined approach to the goals and policies.

**Research and Technology Land Use Designation**

The General Plan Update proposes to establish a new Research and Technology (RT) land use designation within existing Industrially designated areas along the Gothard Street corridor and within the northwest industrial area south of the Boeing campus bounded by Bolsa Avenue to the north, Bolsa Chica Street to the west, Springdale Street to the east, and Edinger Avenue to the south. The proposed policies associated with the RT designation highlight and prioritize the City's commitment to job growth and sustained economic growth and vitality.

**Development Capacity**

The Land Use Element of the General Plan Update establishes a development capacity and land use map for the City over a 25-year period (to 2040). The General Plan Update accommodates an additional 7,228 dwelling units and 5,384,920 square feet of non-residential uses over 2014 conditions.

While the General Plan Update does not change any of the City's existing residential designations or convert existing single-family residential designated areas to another land use, it allows for continued residential growth within the city's current residentially developed areas and established densities of those areas. The General Plan Update does

not propose additional Specific Plans or changes to the maximum permitted density and intensity established by each adopted Specific Plan within the City. Non-residential growth is targeted in the proposed Research and Technology areas while anticipating that there will be continued development in non-residential areas for commercial, public, school and other non-residential uses.

General Plan Elements

The General Plan Update is comprised of the following six elements:

- Land Use Element
- Circulation Element
- Environmental Resources and Conservation
- Natural and Environmental Hazards
- Noise
- Infrastructure and Public Services

The Historic and Cultural Resources, Housing, and Coastal Elements are not a part of this General Plan Update.

**Program Environmental Impact Report (EIR) No. 14-001** analyzes the environmental impacts associated with the General Plan Update. The draft Final EIR was made available on the City's website on Friday, August 4, 2017.

On August 15, 2017 the Planning Commission held a public hearing and recommended approval of the General Plan Update (GPA No. 14-002) and the Program EIR (EIR No. 14-001) to the City Council.

**Location:** Citywide

**City Contact:** Jennifer Villasenor, Planning Manager

**ON FILE:** A copy of the proposed request is on file in the Community Development Department, 2000 Main Street, Huntington Beach, California 92648, for inspection by the public. A copy of the staff report will be available to interested parties at the City Clerk's Office or on line at <http://www.huntingtonbeachca.gov> on Thursday, September 14, 2017.

**ALL INTERESTED PERSONS** are invited to attend said hearing and express opinions or submit evidence for or against the application as outlined above. If you challenge the City Council's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. If there are any further questions please call the Community Development Department at (714) 536-5271 and refer to the above items. Direct your written communications to the City Clerk

Robin Estanislau, City Clerk  
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Huntington Beach, California 92648  
714-536-5227

<http://huntingtonbeachca.gov/HBPublicComments/>