

## ENVIRONMENTAL ASSESSMENT COMMITTEE AGENDA

Monday, April 30, 2012

1:00 P.M.

3<sup>rd</sup> Floor Conference Room #1

**Application:** ENVIRONMENTAL ASSESSMENT NO. 12-004 (Harmony Cove Marina Development)

**Applicant:** John Trommald  
Bayview HB, LLC  
13912 Seal Beach Boulevard  
Seal Beach, CA 90740  
Contact: John Trommald  
Phone: (562) 430-3275

**Request:** To review the potential environmental impacts associated with a request to allow the development of a 23-boat slip marina, an eating and drinking establishment with outdoor dining area and alcoholic beverage sales, and ancillary uses to the marina (a marina office and retail/rental of water-related recreational equipment).

The project site is 2.28 acres, 0.97 acre of which is terra firma and 1.31 acres which is submerged. The majority of the project site (1.91-acres) is owned by the property owner, Bayview HB LLC, and the remainder (0.37-acre) is owned by the California State Lands Commission. The marina consists of 22 boat slips (35-65 ft. in length) for lease to the public on a monthly or long-term basis; 14 boat slips are within the water portion of the property owned by the property owner and 8 boat slips are within the California State Lands Commission jurisdiction. One transient side-tie slip (100 ft.) is proposed to be available for first-come, first-serve basis for temporary mooring and located within the City and State channel area. A 50 ft. long and 8 ft. wide public dock is proposed to provide public access to the waterways. The land portion of the project proposes two buildings and 44 metered parking spaces with access via a two-way driveway on Warner Avenue. Building 1 (1,200 sq. ft.) consists of an eating and drinking establishment (880 sq. ft.), a marina office (170 sq. ft.), restrooms (150 sq. ft.), and an screened and covered outdoor dining area (800 sq. ft.). Building 2 (600 sq. ft.) consists of storage, rental and sales areas for kayaks, paddleboards and other water-related recreational equipment. The proposed buildings are approximately 18 ft. in height.

The project requires the following entitlements:

- Zoning Map Amendment—To amend the zoning designation of the land portion of the site from RL-CZ-FP2 (Residential Low Density—Coastal Zone—Flood Plain 2) to OS-PR-CZ-FP2 (Open Space—Parks and Recreation—Coastal Zone—Flood Plain 2). The site has a land use designation of OS-P (Open Space-Park) on the Certified Local Coastal Program Land Use Map. The request to amend the zoning designation on the City's Zoning Map to OS-PR (Open Space-Parks and Recreation)

would be consistent with the land use designation of the City’s Certified Local Coastal Program Land Use Plan.

- Conditional Use Permit—To permit the development of a 23-boat slip marina, an eating and drinking establishment with alcoholic beverage sales, ancillary uses to the marina (marina office, retail/rental uses), metered parking, and outdoor display of sale and rental equipment.
- Coastal Development Permit—To permit new development and associated infrastructure in the coastal zone, to review and “approve in concept” the boat slips/marina, and to allow metered parking.
- Variance—To permit a reduction in required setbacks, rooftop equipment location, backflow prevention device location, trash enclosure location, and landscaping.
  - setbacks: 10 ft. interior side setback in lieu of 25 ft., 8 ft. water side setback in lieu of 25 ft.
  - rooftop equipment: 3 ft. roof equipment setback in lieu of 15 ft. from the edge of building
  - backflow prevention device: locate in the front yard setback in lieu of 25 ft. setback
  - trash enclosure: locate in the side yard setback in lieu of outside the required setback
  - landscaping: 10 ft. landscape setback along street in lieu of 25 ft., no landscaping in lieu of 750 sq. ft. of perimeter landscaping for off-street parking facilities, no trees in lieu of 9 trees per 90 sq. ft. of perimeter landscaping, 48 sq. ft. of interior landscaping in lieu of 397 sq. ft. of interior landscaping for off-street parking facilities
- Tentative Parcel Map—To subdivide the existing privately-owned portion of the site (1.91 acre parcel) into two parcels (0.94 acre parcel for the marina portion of the site and 0.97 acre for the land portion of the site).

**Location:** 3901 Warner Avenue (north side of Warner Avenue, west of Weatherly Lane) – formerly Percy Dock

**Project Planner:** Tess Nguyen, Associate Planner

*For information on the above items, please contact the specified project planner in the City of Huntington Beach Dept. of Planning and Building at (714) 536-5271.*