

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

**CONDITIONAL USE PERMIT NO. 09-019
COASTAL DEVELOPMENT PERMIT NO. 09-001
(ATLANTA AVENUE WIDENING)**

April 9, 2013

SUMMARY

- **Location:** Atlanta Avenue Right-of-Way (between Huntington Street and Delaware Street); 80 Huntington Street, 92648 (south side of Atlanta Avenue between Huntington Street and Delaware Street – Pacific Mobile Home Park)
- **Proposed Project:** The City proposes to widen the south side of Atlanta Avenue, between Huntington Street and Delaware Street, to comply with the primary arterial street classification in the General Plan Circulation Element. The General Plan Circulation Element designates Atlanta Avenue as a primary arterial street, both in the City's Arterial Highways Plan and County Master Plan of Arterial Streets and Highways (MPAH). As defined in the General Plan, the primary arterial street classification provides sidewalk, curb, gutter, a bike lane, and two through lanes in each direction of travel, separated by a striped median. Currently, the subject segment of Atlanta Avenue provides one lane in each direction, a striped median, and on-street parking along a portion of the north side of the street. The subject segment of Atlanta Avenue is the only portion of Atlanta Avenue from First Street to Beach Boulevard that has not been widened to its ultimate configuration.

Coastal Development Permit (CDP) No. 09-001 is required to allow construction of the project and associated improvements within the non-appealable area of the coastal zone. Conditional Use Permit (CUP) No. 09-019 is required to allow an eight-foot tall block wall atop a variable height (zero to seven feet) retaining wall in lieu of the maximum 42-inch allowable height within the 10-foot front yard setback.

Acquisition of Right-of-Way

The existing public street right-of-way along the subject segment of Atlanta Avenue varies from 60 feet wide at Huntington Street to 85 feet wide at Delaware Street. Consequently, construction of the proposed street improvements will require the acquisition of an additional 25 feet of public street right-of-way south of the centerline of Atlanta Avenue. The additional 25 feet of right-of-way would come from an approximately 25 feet wide by 630 feet long strip of land from the Pacific Mobile Home Park located immediately south of Atlanta Avenue. The acquisition of the 25 feet would require the removal of eight dwelling units (Unit Nos. 101, 102, 201, 301, 302, 401, 501, and 502) within the park. The impacted residents would need to be relocated by the City pursuant to the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended ("The Uniform Act"). It should be noted that the City Council adopted a Relocation Plan for the impacted residents in 2011. An updated Relocation Plan will be forwarded to the City Council for approval later this year.

Proposed Street Improvements

The proposed street improvements will provide an additional through lane and bike lane in each direction of travel. In addition, the project's scope of work includes clearing and grubbing, the

construction of asphalt concrete roadway, striping, curb, gutter, sidewalk, an eight-foot tall concrete block wall atop a variable height (seven feet max.) retaining wall, landscaping (including the removal or relocation of 25 trees within the existing mobile home park), reconstruction of a 24-foot wide drive aisle (circulation road) and two emergency access gates within the mobile home park, and utility and fire hydrant adjustment and relocation.

□ **Background:**

Atlanta Avenue has been classified as a primary arterial in the General Plan Circulation Element since 1978. The widening project was authorized by the Federal Highway Administration (FHWA) to receive funding through the Orange County Transportation Authority (OCTA).

In 2010, the City processed Mitigated Negative Declaration (MND) No. 09-001 in order to maintain project funding and begin the right-of-way phase. MND No. 09-001 was approved by the City Council in January 2011 after an appeal of the Planning Commission's 2010 approval. A Planning Commission public hearing was scheduled for the project entitlements on August 23, 2011. Subsequent to the 2011 City Council approval, the Pacific Mobile Home Park owner sued the City regarding the MND. Consequently, the 2011 Planning Commission public hearing for the subject entitlements was continued to a date uncertain.

As a result of the CEQA lawsuit, the court ordered the City to vacate the original MND, halt further work on the project and conduct additional environmental analysis. In 2012, the City retained LSA, an environmental consultant, to prepare additional environmental analysis in accordance with the court order. LSA's effort involved the preparation of a Recirculated MND, which was approved by the City Council in February of this year. The City Attorney's office has indicated that the Recirculated MND satisfied the court order and the lawsuit has since been resolved.

□ **CEQA Analysis/Review:**

The project is covered by Recirculated MND No. 09-001, which was approved by the City Council on February 19, 2013. Recirculated MND No. 09-001 concludes that the project, as proposed, would not result in significant adverse environmental impacts with the incorporation of mitigation measures to reduce impacts in the areas of biological resources, cultural resources, noise and population and housing.

□ **Planning Issues:**

The primary issues for the Planning Commission to consider are:

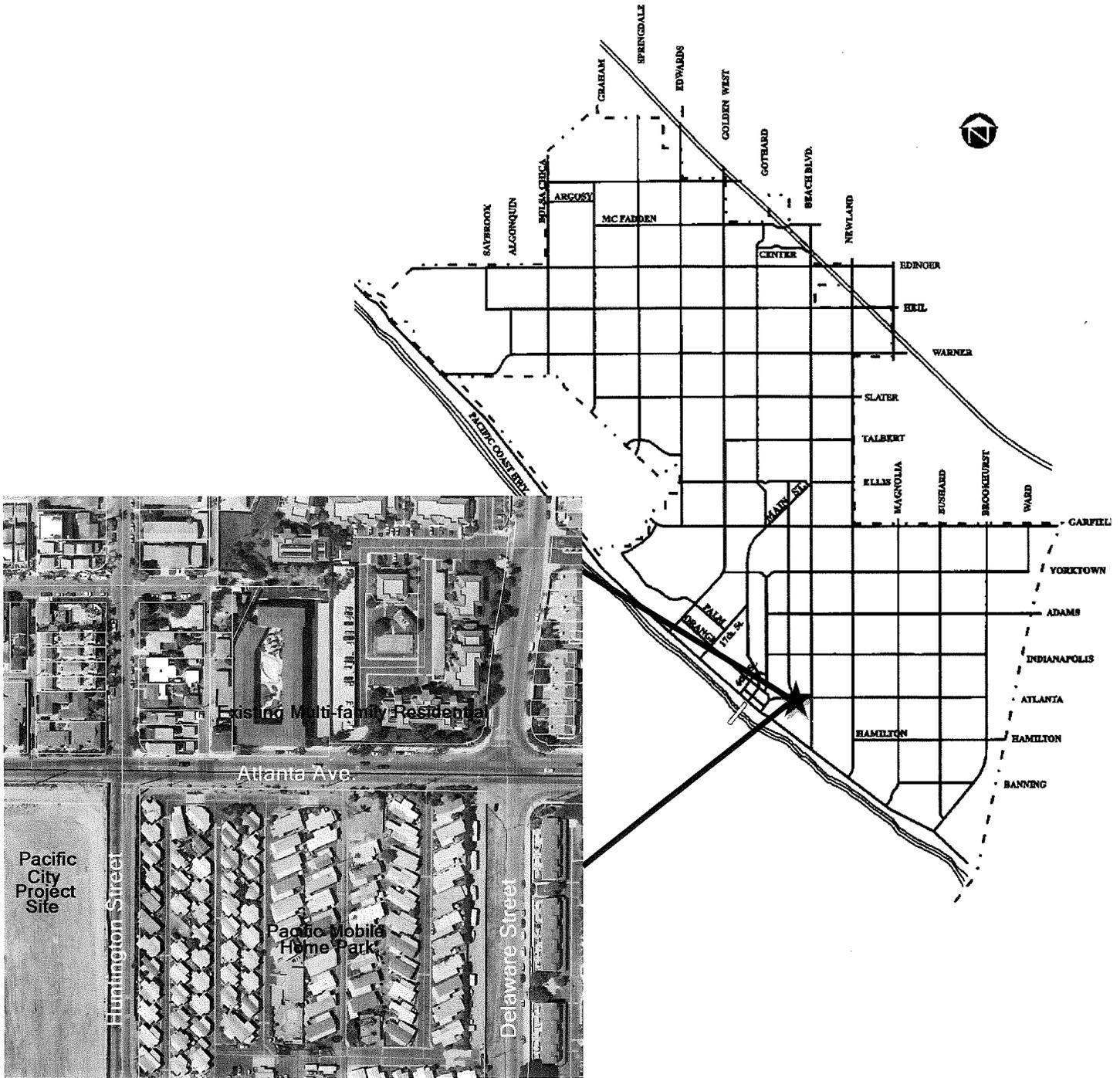
- The project's consistency with the General Plan and City's certified Local Coastal Program;
- The project's conformance to the HBZSO and applicable codes; and
- The project's effect on surrounding residents and properties.

□ **The Planning Commission public hearing is scheduled for April 23, 2013.**

□ **Attachments:**

1. Vicinity Map
2. Project Plans
3. Recirculated MND No. 09-001, Approved by the City Council on February 19, 2013 (**For Informational Purposes Only**) – Not Attached (Available on the City's website at: http://www.huntingtonbeachca.gov/files/users/planning/Atlanta_Ave_Widening_Draft_Recirculated_MND_09_001.pdf)

SH:MBB:JV:kd



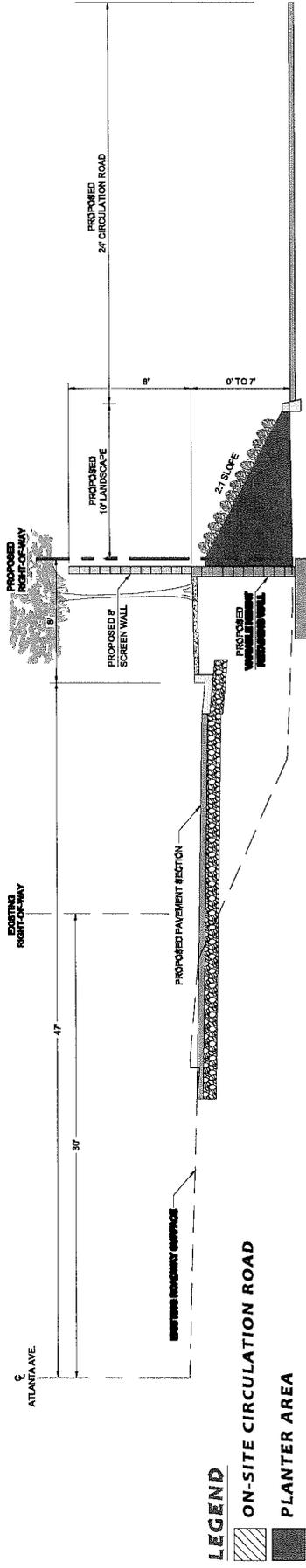
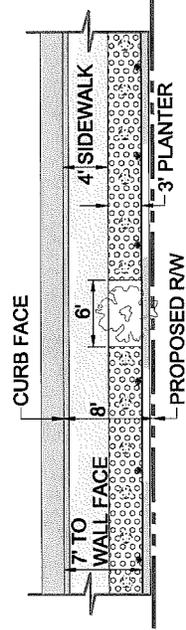
VICINITY MAP
Conditional Use Permit No. 09-001/Coastal Development Permit No. 09-019
(Atlanta Avenue Widening Project)

ATTACHMENT NO. 1

ATLANTA AVENUE WIDENING (HUNTINGTON ST. - DELAWARE ST.)

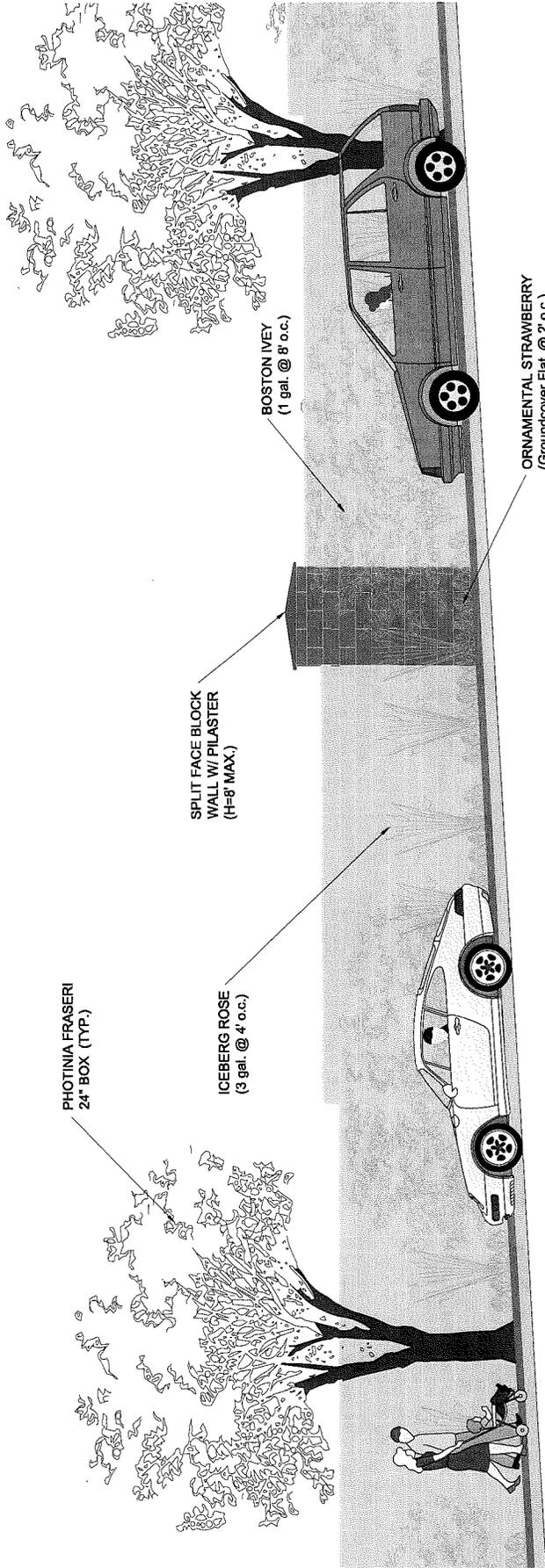
CONCEPTUAL DESIGN

PLAN SCALE
1" = 30' (SEE)



- LEGEND**
- ON-SITE CIRCULATION ROAD
 - PLANTER AREA
 - TRASH BIN ENCLOSURE

PROPOSED SECTION A-A NOT TO SCALE



CONCEPTUAL VIEW FROM STREET
(LOOKING SOUTHERLY FROM ATLANTA AVENUE)

Underground Service Alert
Call: TOLL FREE 1-800-422-4133
TWO WARNING DAYS BEFORE YOU DIG

REV. NO.	DATE	BY	DESCRIPTION

REFERENCES

DATE	DESCRIPTION

APPROVED BY: _____ DATE: _____

PREPARED UNDER THE SUPERVISION OF:
DEPARTMENT OF PUBLIC WORKS
C.C.E. NO. _____ DATE: _____
APPROVED BY: _____
CITY ENGINEER, ATLANTA CLAUDIUS T. LE
P.C.E. NO. 15585E DATE: _____

CONCEPTUAL ELEVATION VIEW
ATLANTA AVENUE WIDENING
(HUNTINGTON ST. - DELAWARE ST.)

1 OF 2

ATTACHMENT NO. 3
RECIRCULATED MND NO. 09-001
(Approved By The City Council On February 19, 2013)

NOT
ATTACHED

AVAILABLE ON THE CITY'S WEBSITE AT:

[http://www.huntingtonbeachca.gov/files/users/planning/Atlanta_Ave
_Widening_Draft_Recirculated_MND_09_001.pdf](http://www.huntingtonbeachca.gov/files/users/planning/Atlanta_Ave_Widening_Draft_Recirculated_MND_09_001.pdf)