



# HUNTINGTON BEACH PLANNING DEPARTMENT

## MAJOR PROJECTS NEWSLETTER

### OCTOBER 2007

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#### Senior Center Draft EIR Released

A Draft Environmental Impact Report (EIR No. 07-02) was released for public review on September 17, 2007. Draft EIR No. 07-02 is available for review at the Planning Department zoning counter, the City Clerk's Office, Central Library, and on the City's website at [http://www.surfcity-hb.org/CityDepartments/planning/major/senior\\_center.cfm](http://www.surfcity-hb.org/CityDepartments/planning/major/senior_center.cfm). The 5-acre project site is located within the 356-acre Huntington Central Park and generally located southwest of the intersection of Goldenwest Street and Talbert Avenue. The Draft EIR analyzes the potential environmental effects associated with the construction and operation of a new one-story senior center (approximately 45,000 square feet) on an undeveloped portion of Central Park.



The Draft EIR began its mandatory 45-day public comment period on September 17, 2007. The comment period closes on October 31. A Notice of Availability of the Draft EIR has been mailed to all property owners and tenants within 1,000 feet of the site and to other interested parties. A public comment meeting was held on Thursday, October 11, 2007 at 6:00 P.M.

Approximately 20 people attended the meeting to comment on the draft EIR.

**Staff Planner: Jennifer Villaseñor**

#### Beach Boulevard/Edinger Avenue Corridor Study Update

The City Council approved an amendment to the contract with Freedman, Tung and Bottomley to expand the scope of the Beach Boulevard/Edinger Avenue Corridor Study. The Beach Boulevard/Edinger Avenue Corridor Study is the development of a Specific Plan to create an identity and a synergy for land-use along these thoroughfares. Following the third Community Workshop, it was urged by stakeholders to expand the study to specifically address traffic issues. Additionally, the amendment will accelerate the study of issues on Edinger Avenue to include near term projects along this corridor.

**Staff Planner: Rosemary Medel**

The Planning Department newsletter is available on the City of Huntington Beach Planning Department website, [http://www.surfcity-hb.org/CityDepartments/planning/news\\_publications/](http://www.surfcity-hb.org/CityDepartments/planning/news_publications/). For more current information, please contact the Planning and Zoning Counter at (714) 536-5271.

## **Planning Commission, City Council pass Brightwater Entitlements**

The Planning Commission adopted the annexation, Negative Declaration, Zoning Text Amendment and Zoning Map amendment at the September 11 meeting. The Brightwater Development Project (BDP), which is currently under construction, comprises 105.3 acres including a 37.1-acre habitat preservation and creation area. The BDP received entitlements from Orange County and the California Coastal Commission (CCC) in 2005. The entitlements also required City Council approval; the Council approved the requisite entitlements on October 1.

**Staff Planner: Jason Kelley**

## **Housing Element Progressing**

The State of California has established June 30, 2008 as the date by which all jurisdictions must have an updated Housing Element submitted to them for review. In preparation for this, the Planning Department selected a consultant, Karen Warner Associates, at the end of 2006 to prepare the update of the City's General Plan Housing Element. The consultant is preparing the new update to reflect the forthcoming Regional Housing Need Assessment (RHNA) figures and to adjust policies and programs accordingly, as well as assist the City through the new RHNA pilot program process. The City's Housing Element needs to be thoroughly updated with respect to background data as well. This includes incorporating 2000 Census data; providing current rent, sales price and values data; updating the Units at Risk information and reflecting an up-to-date vacant land inventory. The Planning Commission has slated the Housing Element Update for the October 23, 2007 Study Session. In addition, an Affordable Housing Ad Hoc Committee meeting and City Council Meeting have been scheduled for October 30 and November 5, respectively.

**Staff Planner: Jennifer Villaseñor**

## **Wireless Facilities Amendment Adopted**

On October 1, 2007, the City Council adopted a Wireless Facilities Ordinance. The intent of the ordinance is to require wireless communication facilities to be located where they are invisible to pedestrians, co-located with other facilities or installed underground to reduce visual clutter. The proposed changes include the requirements for a Wireless Permit application and clarification of requirements for wireless facilities in the public right-of-way, and on public and private sites.

Through the submittal of a Wireless Permit Application, the applicant must demonstrate that the wireless communication facility is located in the least obtrusive location feasible while still eliminating any gaps in service. Additionally, the applicant must respond to various questions addressing compatibility with surrounding environment, screening or camouflage, massing and location, proportion and potential interference issues.

**Staff Planner: Rosemary Medel**

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