



City of Huntington Beach Planning Department  
**STUDY SESSION REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning  
**BY:** Ricky Ramos, Senior Planner ~~RZ~~  
**DATE:** September 23, 2008

**SUBJECT:** **GENERAL PLAN AMENDMENT NO. 08-003/ZONING MAP AMENDMENT NO. 08-003/TENTATIVE PARCEL MAP NO. 08-120 (Island Bay Lane Residential Parcel)**

**LOCATION:** Portion of Seacliff Golf Course between 19681 and 19711 Island Bay Lane, 92648 (Northeast corner of Island Bay Lane)

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**PROJECT REQUEST AND SPECIAL CONSIDERATIONS**

General Plan Amendment No. 08-003 is a request to amend the General Plan Land Use Element designation from OS-CR (Open Space – Commercial Recreation) to RL-7 (Residential Low Density – Max. 7 du/ac) on a proposed 0.33 acre parcel.

Zoning Map Amendment No. 08-003 is a request to amend the zoning designation from OS-PR-O (Open Space – Parks and Recreation – Oil Production Overlay District) to RL (Residential Low Density) on a proposed 0.33 acre parcel.

Tentative Parcel Map No. 08-120 is a request to create a 0.33 acre parcel from a portion of Seacliff Golf Course for future residential use.

The proposed parcel is currently a part of Seacliff Golf Course. It has frontage along Island Bay Lane and abuts single family residential use both to the east and west. The proposed parcel is separated from the golf course by an approximately 60 foot wide heavily landscaped slope and is at about the same elevation as the abutting single family dwellings. If the request is approved the new RL General Plan and zoning designations will permit residential development at a maximum density of one dwelling unit per 6,000 square feet (s.f.) of lot area consistent with the surrounding residential uses. According to the applicant the proposed use for the site is for the development of a single family dwelling which would typically require only a building permit and compliance with all applicable code requirements including Section 230.22 (Residential Infill Lot Developments) of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) where compatibility issues like window alignment are addressed.

However, based on the existing topography shown on Tentative Parcel Map No. 08-120 development of the subject site will require a Conditional Use Permit to the Zoning Administrator because the site has a grade differential of over three feet between the low and high points as well as for any proposed retaining wall

#SS-A2

that involves a fill greater than two feet. Based on the proposed lot size of 0.33 acres or 14,228 s.f., a second unit may be proposed (14,228 s.f. lot ÷ 6,000 s.f. density factor = 2.37 dwelling units) on the subject site. Two or more dwelling units on a site is considered multi-family residential and will require a Conditional Use Permit to the Zoning Administrator in the RL zone. There are several properties within a half mile of the subject site that are comparable in size to the proposed parcel.

**CURRENT LAND USE, HISTORY OF SITE, ZONING AND GENERAL PLAN DESIGNATIONS**

<b>LOCATION</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LAND USE</b>
Subject Property:	OS-CR (Open Space – Commercial Recreation)	OS-PR-O (Open Space – Parks and Recreation – Oil Production Overlay District)	Golf Course
North of Subject Property:	OS-CR	OS-PR-O	Golf Course
West, East, and South (across Island Bay Lane) of Subject Property:	RL-7 (Residential Low Density – Max. 7 du/ac)	RL (Residential Low Density), RL-O1 (Residential Low Density – Oil Production Overlay District)	Single Family Residential

**APPLICATION PROCESS AND TIMELINES**

**DATE OF COMPLETE APPLICATION:**

General Plan Amendment – Not Applicable

Zoning Map Amendment – Not Applicable

Tentative Parcel Map - September 19, 2008

**MANDATORY PROCESSING DATE(S):**

Not Applicable

Not Applicable

November 8, 2008 (Within 50 days from Exemption Determination)

General Plan Amendment No. 08-003, Zoning Map Amendment No. 08-003, and Tentative Parcel Map No. 08-120 were filed on June 26, 2008 and deemed complete on September 19, 2008. The application is tentatively scheduled for the Planning Commission meeting of October 14, 2008.

**CEQA ANALYSIS/REVIEW**

The request is Categorically Exempt pursuant to the following sections of the California Environmental Quality Act (CEQA):

- 1) Section 15061(b)(3) which states that a project is exempt from CEQA where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

- 2) Section 15303, Class 3 which exempts the construction of limited numbers of new structures including up to three single-family residences in an urbanized area.
- 3) Section 15315, Class 15 which exempts the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the subdivision is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

### **COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES**

The Building and Safety, Community Services, and Police Departments have reviewed the request and do not have any concerns. The Community Services Department has indicated that the subject property is not included in the city's park/open space inventory. The Planning Department has reviewed the application and identified applicable code requirements. The Code Requirements letter was transmitted on Sept. 12, 2008 and is attached for informational purposes (Attachment No. 6). The Public Works and Fire Departments are still reviewing the request and have not provided any comments to date. If comments are received from either department they will be transmitted to the Planning Commission as an attachment to the staff report.

### **PUBLIC MEETINGS, COMMENTS AND CONCERNS**

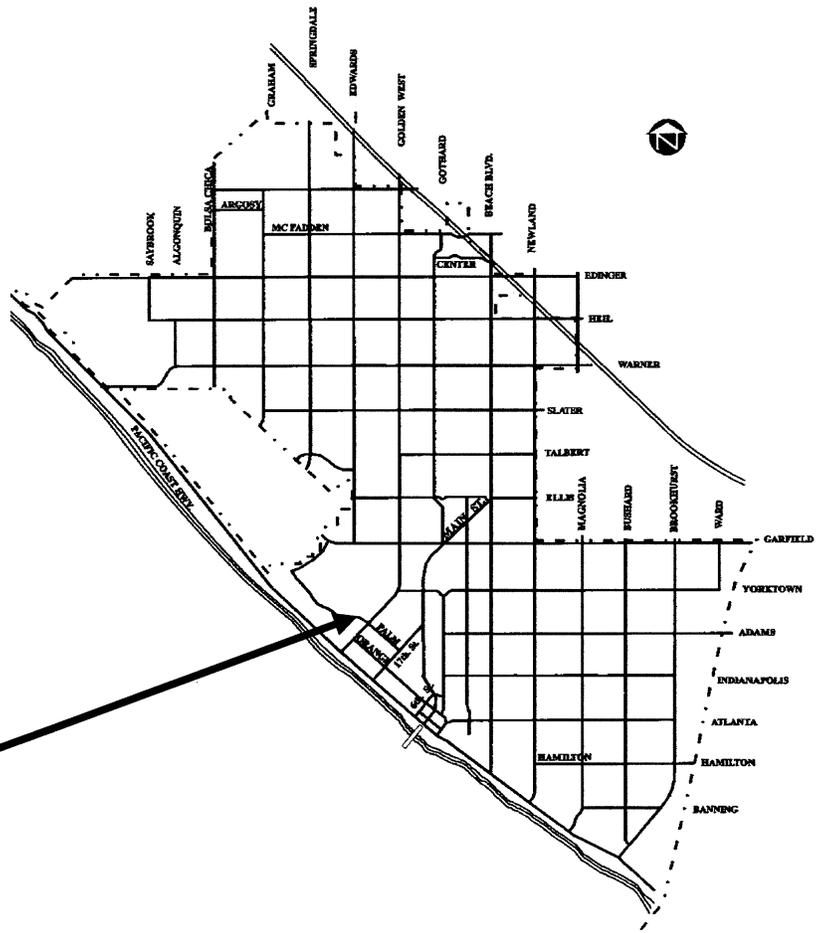
No public meetings have been held regarding the request. The applicant has indicated that they intend to contact the neighbors to explain the request prior to the Planning Commission public hearing.

### **PLANNING ISSUES**

The primary issues to consider in conjunction with this request relate to the findings necessary to approve the request which mainly pertain to compatibility with the surrounding land uses, conformance with General Plan and its goals, policies, and objectives as well as suitability of the site for the single family residential development proposed.

### **ATTACHMENTS:**

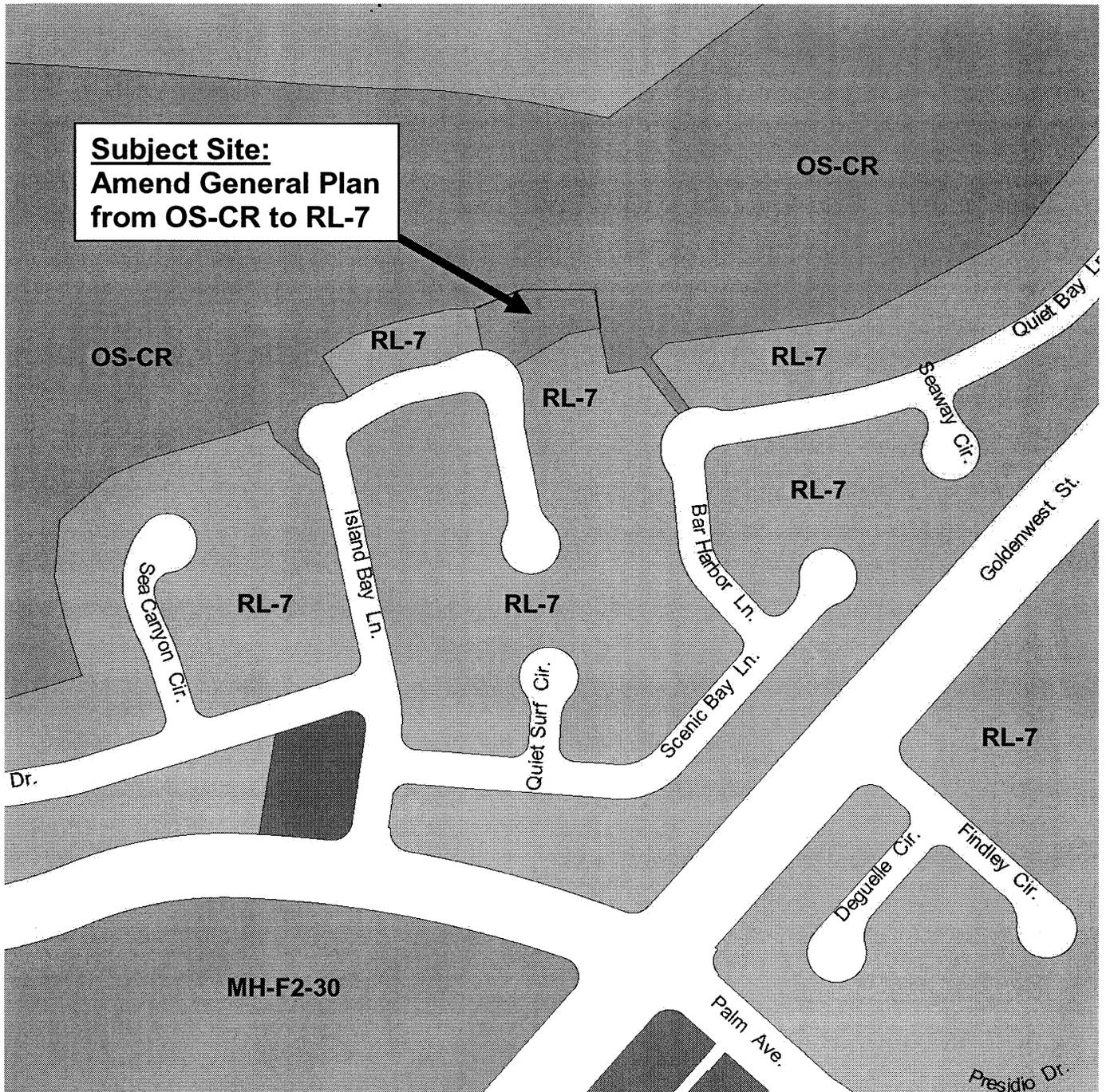
1. Vicinity Map
2. Current and Proposed General Plan Designations (with surrounding designations)
3. Current and Proposed Zoning Designations (with surrounding designations)
4. Tentative Parcel Map No. 2008-120 dated June 26, 2008
5. Project Narrative dated June 26, 2008
6. Code Requirements Letter dated September 12, 2008 (for informational purposes only)



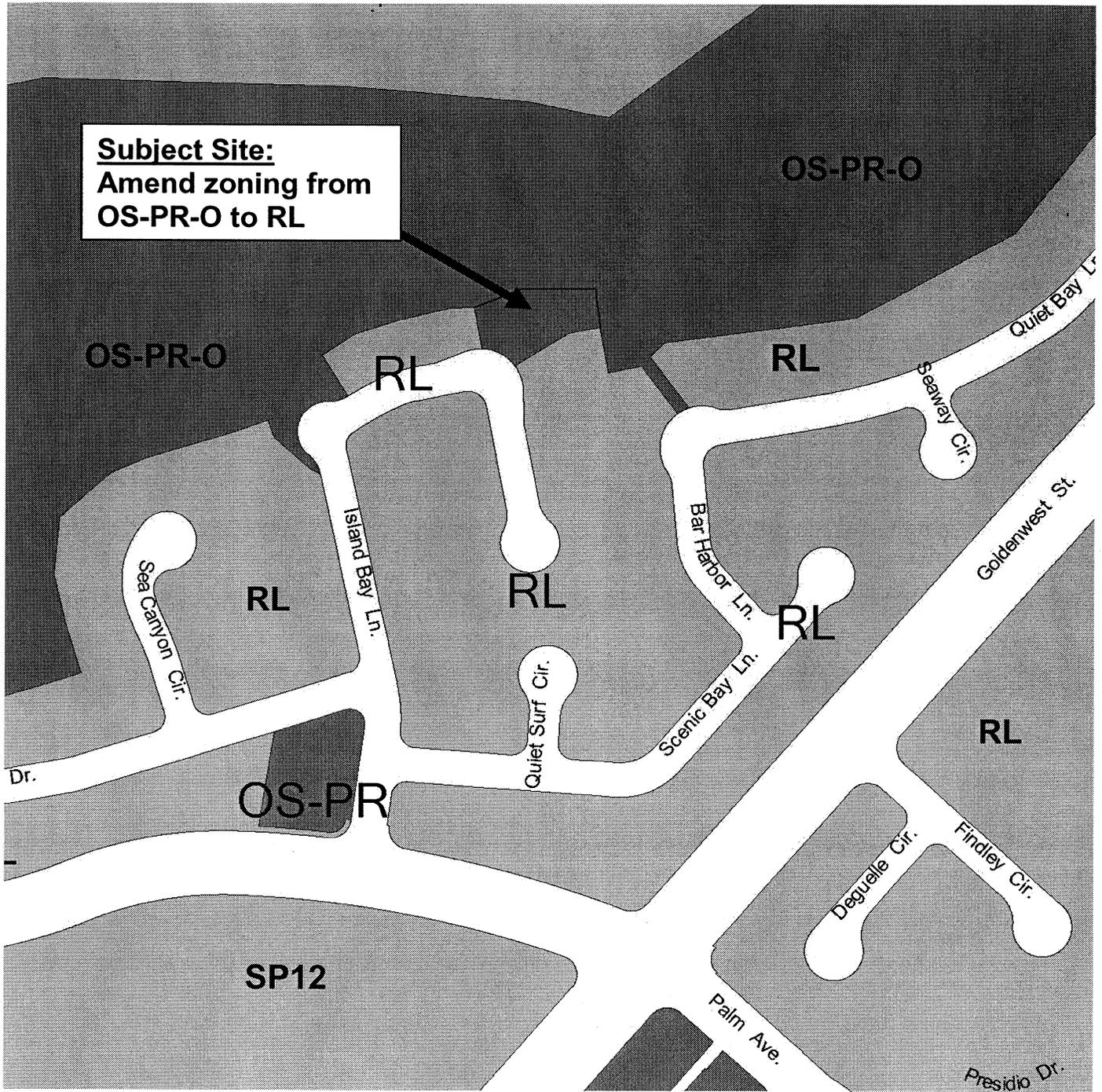
**PROJECT  
SITE**

**VICINITY MAP**

**GENERAL PLAN AMENDMENT NO. 08-03/ZONING MAP AMENDMENT NO. 08-03/  
TENTATIVE PARCEL MAP NO. 08-120 (ISLAND BAY LANE RESIDENTIAL PARCEL)**



**CURRENT AND PROPOSED GENERAL PLAN DESIGNATIONS**  
**GENERAL PLAN AMENDMENT NO. 08-03/ZONING MAP AMENDMENT NO. 08-03/**  
**TENTATIVE PARCEL MAP NO. 08-120 (ISLAND BAY LANE RESIDENTIAL PARCEL)**

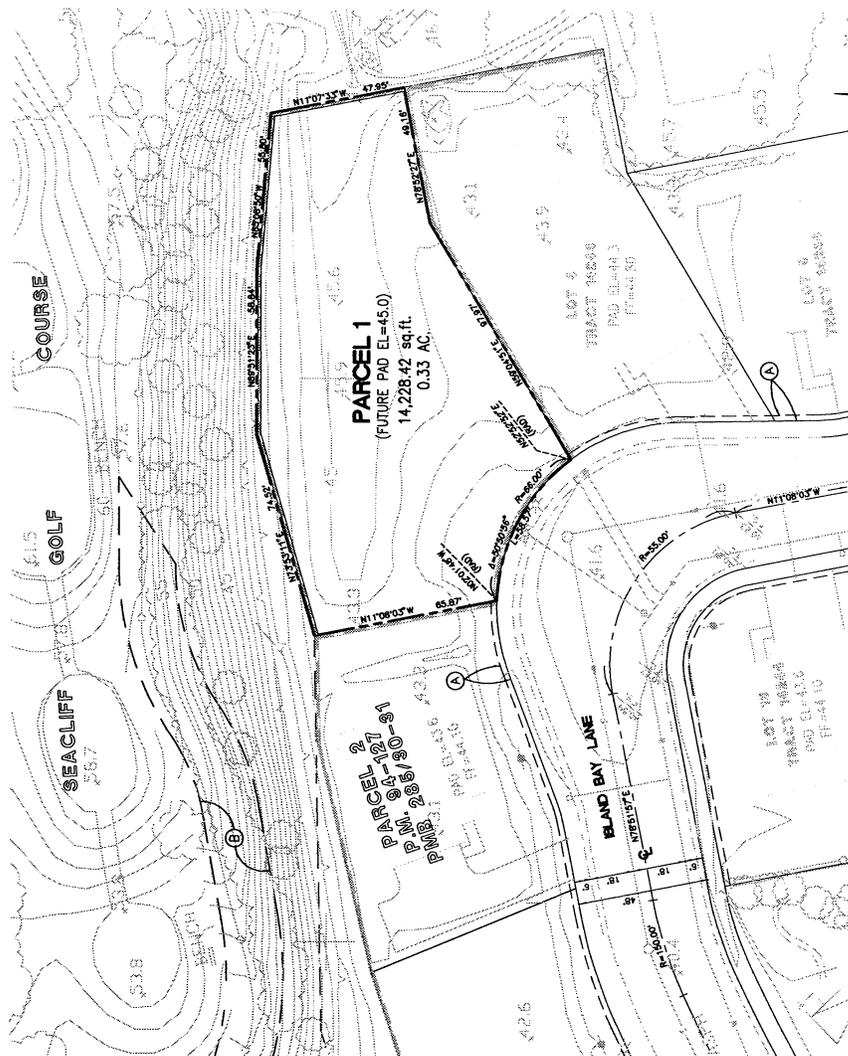
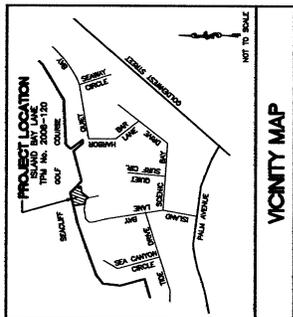


**CURRENT AND PROPOSED ZONING DESIGNATIONS**  
 GENERAL PLAN AMENDMENT NO. 08-03/ZONING MAP AMENDMENT NO. 08-03/  
 TENTATIVE PARCEL MAP NO. 08-120 (ISLAND BAY LANE RESIDENTIAL PARCEL)

2008-06-26

# Tentative Parcel Map No. 2008-120

In the City of Huntington Beach  
 County of Orange, State of California  
 (FOR FINANCE AND CONVEYANCE PURPOSES ONLY)



**LEGAL DESCRIPTION**

A PORTION OF PARCEL MAP NO. 2008-120, AS DESCRIBED IN THAT OFFICIAL CONVEYANCE INSTRUMENT NO. 1988059322 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

**ASSESSOR'S PARCEL No.**

023-181-73

**EASEMENT NOTES**

- ⓐ INDICATES 3 FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES DEDICATED ON TRACT MAP NO. 14244 A.M. 710/A-11.
- ⓑ ALL EASEMENTS IN FAVOR OF PERSONS, FIRMS AND PARTNERS AS TO COMPANY FOR PRELIMINARY APPOINTMENT, INTEREST, ACCESS, EGRESS AND ESCAPE, RECORDED DECEMBER 8, 1983 AS INSTRUMENT NO. 83-0863922, OFFICIAL RECORDS.

**NOTES**

- 1. TOTAL AREA: 0.33 AC.
- 2. EXISTING USE: SEACLIFF GOLF COURSE
- 3. PROPOSED USE: OPEN SPACE
- 4. EXISTING ZONING: MODERNELL CENTRE BUSINESS PARK SPECIFIC PLAN NO. 11
- 5. PUBLIC UTILITIES PROVIDED BY:  
 WATER - PUBLIC WORKS WATER DIVISION - CITY OF HUNTINGTON BEACH  
 ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.  
 TELEPHONE - VERICON COMMUNICATION  
 GAS - SOUTHERN CALIFORNIA GAS CO.
- 6. EXISTING FLOOD HAZARD ZONE IS ZONE X

**LOT TABULATION**

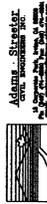
PARCEL NO. AREA USE  
 PARCEL 1 0.33 AC OPEN SPACE

**OWNER/SUBOWNER**

GOLF REALTY FUND  
 1 UPPER NEWPORT PLAZA  
 NEWPORT BEACH, CA 92660

BY: ROBERT O HALL - GENERAL PARTNER DATE

**PREPARED BY:**



PREPARED UNDER MY SUPERVISION

JAN A. ADAMS, R.C.E. 21887 DATE

**DATE PREPARED:**

02-26-2008

SCALE: 1" = 20'

DATE: 05-06-08

**Tentative Parcel Map No. 20080-120 / Summary & Application Attachment**

The subject property (proposed Parcel 1) is a portion of Parcel A (Parcel No. 023-181-73; Tract No. 14244), as described in that certain Conditional Certificate on Compliance No. 96-1, recorded February 28, 1996 as instrument No. 19960095322 of the official records of Orange County, California.

The existing use of the subject property is Open Space, with an existing General Plan designation of Open Space-Commercial Recreation. The subject property is currently zoned Open Space-Parks and Recreation.

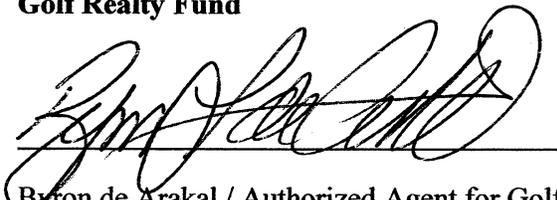
The Tentative Parcel Map No. 2008-20 creates a separate 14,228.42 sq.ft. (0.33 acre) parcel from a portion of Parcel A, with a proposed General Plan designation of Low Density Residential (RL) and Zoning Map designation of Low Density Residential (RL).

The proposed use is for the development of a low-density, single-family site.

Proposed Parcel 1 has direct access from and abuts Island Bay Lane, with two existing single-family homes on two sides. Parcel 1 is separated from SeaCliff Golf Course by an approximately 60' wide, heavily landscaped steep slope which extends the entire length of Parcel 1's proposed boundary with SeaCliff Country Club. Moreover, Parcel 1 shares the same approximate elevation as the adjacent single-family homes, and is approximately 16.5' below the adjacent SeaCliff Country Club fairway.

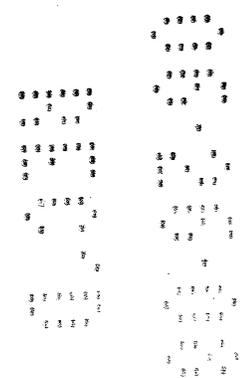
All utilities including water, sewer and electricity are currently stubbed into Parcel 1 from Island Bay Lane.

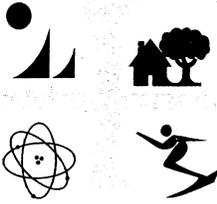
**Golf Realty Fund**



Byron de Arakal / Authorized Agent for Golf Realty Fund

6/12/08  
Date





# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING

September 12, 2008

Byron De Arakal  
180 Newport Center Drive, Suite 219  
Newport Beach, CA 92660

**SUBJECT: GENERAL PLAN AMENDMENT NO. 2008-003/ZONING MAP AMENDMENT NO. 2008-003/TENTATIVE PARCEL MAP NO. 2008-120 (ISLAND BAY LANE RESIDENTIAL PARCEL) – BETWEEN 19681 AND 19711 ISLAND BAY LANE PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Applicant,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

The attached project implementation code requirements may be appealed to the Planning Commission as a matter separate from the associated entitlement(s) within ten calendar days of the approval of the project pursuant to the Huntington Beach Zoning and Subdivision Ordinance Section 248.24. The appeal fee is \$494.00.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-536-5624 or [rramos@surfcity-hb.org](mailto:rramos@surfcity-hb.org).

Sincerely,

  
Ricky Ramos  
Senior Planner

Enclosure

cc: Herb Fauland, Planning Manager  
Jason Kelley, Planning Department  
Golf Realty Fund, Property Owner  
Project File



## HUNTINGTON BEACH PLANNING DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** SEPTEMBER 12, 2008  
**PROJECT NAME:** ISLAND BAY RESIDENTIAL  
**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 2008-122  
**ENTITLEMENTS:** GENERAL PLAN AMENDMENT NO. 2008-03/ZONING MAP AMENDMENT NO. 2008-03/TENTATIVE PARCEL MAP NO. 2008-120 (ISLAND BAY RESIDENTIAL)  
**DATE OF PLANS:** JUNE 26, 2008  
**PROJECT LOCATION:** ISLAND BAY LANE  
**PLAN REVIEWER:** RICKY RAMOS, SENIOR PLANNER  
**TELEPHONE/E-MAIL:** 714-536-5624/RRAMOS@SURFCITY-HB.ORG

**PROJECT DESCRIPTION:** **GPA** - To change the General Plan land use designation from OS-CR (Open Space – Commercial Recreation) to RL-7 (Residential Low Density – Max. 7 du/ac) on a 0.33 acre parcel. **ZMA** - To change the zoning designation from OS-PR-O (Open Space – Parks and Recreation – Oil Production Overlay District) to RL (Residential Low Density) on a 0.33 acre parcel. **TPM** – To create a 0.33 acre parcel from a portion of the Seacliff Golf Course for future residential use.

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation but does not include all code requirements in the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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1. Prior to submittal of the final parcel map to the Public Works Department for processing and approval, the following shall be required:
  - a. Final parcel map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Planning Department Fee Schedule*). (HBZSO Section 254.16)
  - b. Park Land In-Lieu Fees shall be paid pursuant to the requirements of HBZSO Section 254.08 – *Parkland Dedications*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning Department Fee Schedule*).

2. Prior to submittal for building permits, the following shall be completed:
  - a. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Planning Department.
  - b. The applicant shall comply with Section 230.22 (Residential Infill Lot Developments) of the HBZSO.
3. The following conditions shall be completed prior to issuance of a grading permit:
  - a. Blockwall/fencing plans (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) consistent with the grading plan shall be submitted to and approved by the Planning Department. Double walls shall be avoided to the greatest extent feasible. Applicant shall coordinate with adjacent property owners and make reasonable attempts to construct one common property wall. If coordination between property owners cannot be accomplished, the applicant shall construct a six (6') foot high wall located entirely within the subject property and with a maximum two (2) inch separation from the property line. Prior to the construction of any new walls, a plan must be submitted identifying the removal of any existing walls located on the subject property. Any removal of walls on private residential property and construction of new common walls shall include approval by property owners of adjacent properties. The plans shall identify materials, seep holes and drainage
  - b. The final map shall be recorded with the County of Orange.
4. During demolition, grading, site development, and/or construction, the following shall be adhered to:
  - a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
  - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
  - c. Truck idling shall be prohibited for periods longer than 5 minutes.
  - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
  - e. Discontinue operation during second stage smog alerts.
  - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/ grading activity.
  - g. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays.
5. The Departments of Planning, Public Works, Fire, and Building and Safety shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Planning Director and Public Works Director shall be notified in writing if any changes to parcel map are proposed during the plan check process. Permits shall not be issued until the Planning Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the HBZSO.

6. Tentative Parcel Map No. 2008-120 shall become null and void unless exercised within two (2) years of the date of final approval. An extension of time may be granted by the Director of Planning pursuant to a written request submitted to the Planning Department a minimum 60 days prior to the expiration date.
7. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein.
8. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
9. The applicant shall submit a check in the amount of \$50 for the posting of a Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's action.
10. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
11. Tentative Parcel Map No. 2008-120 shall not become effective until General Plan Amendment No. 2008-003 and Zoning Map Amendment No. 2008-003 have been approved by the City Council and are in effect.
12. Section 230.88 of the HBZSO requires the approval of a Conditional Use Permit for retaining walls that include a fill of more than two feet.
13. Section 230.70 of the HBZSO requires the approval of a Conditional Use Permit for development on lots with a grade differential of three feet or greater between the high and low points determined before rough grading.