

A. SPECIFIC PLAN CONSISTENCY WITH THE HUNTINGTON BEACH GENERAL PLAN

I. Land Use Element

GOAL LU 1: Achieve development that maintains or improves the City’s fiscal viability and reflects economic demands while maintaining and improving the quality of life for the current and future residents of Huntington Beach.

How Satisfied: The Palm/Goldenwest Specific Plan proposes development that will implement the General Plan proposed land uses, provide additional property tax base, and provide development that is consistent in character with the existing residential development to the north and west at compatible densities. The proposed residential project will provide private streets, open space, and landscaping that will be maintained by a homeowners’ association and not require the use of City funds.

GOAL LU 2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.

How Satisfied: The proposed project is adequately served by transportation infrastructure, utility infrastructure and public services. A traffic study has been prepared and it demonstrates that the existing transportation infrastructure is adequate for build-out of the proposed project. Existing utility systems in the project vicinity have adequate capacity to accommodate the proposed project. The conceptual engineering and utility plans are described in Chapter 2, Development Concept. More detailed plans will be submitted during the Tentative Tract Map approval process.

GOAL LU 3: Achieve the logical, orderly and beneficial expansion of the City’s services and jurisdictional limits.

How Satisfied: Not Applicable. The subject property is currently within the Huntington Beach city limits, and will conform with existing land use designations set forth by the Huntington Beach General Plan and the Conceptual Master Plan for Subarea 4B.

GOAL LU 4: Achieve and maintain high quality architecture, landscape and public open spaces in the City.

How Satisfied: *The architecture character and landscape plan for the Specific Plan Area are described in Chapter 4, Community Design Concept. All architectural design and landscaping is in conformance with policies set forth in the Conceptual Master Plan.*

GOAL LU 5: Ensure that significant environmental habitats and resources are maintained.

How Satisfied: *Not applicable. The subject property has been utilized for the extraction and processing of oil for decades and therefore no environmental habitats or resources are currently on the site.*

GOAL LU 6: Ensure that the City's General Plan is maintained and updated to be an accurate guide for development and resource conservation.

How Satisfied: *The City of Huntington Beach recently prepared the Subarea 4B Conceptual Master Plan which includes the Palm and Goldenwest Specific Plan Area. The purpose of this Conceptual Master Plan is to provide an updated and accurate guide for development of the subject property and the adjacent Aera property. This Specific Plan is designed to provide for development that is in conformance with the Conceptual Master Plan.*

GOAL LU 7: Achieve diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

How Satisfied: *The Palm and Goldenwest Specific Plan provides for a variety of residential land uses, at a variety of densities and project types and a neighborhood public park. The Land Use Plan and Statistical Summary Table (Exhibit 2.2-1 and Table 2.2-A, respectively), describe the proposed land uses, densities and dwelling units proposed for each planning area. All development is consistent with the City's General Plan and the Conceptual Master Plan for Subarea 4B and reflects the scale and character of surrounding neighborhoods.*

GOAL LU 8: Achieve a pattern of land uses that preserves, enhances, and establishes a distinct identity for the City’s neighborhoods, corridors and centers.

How Satisfied: The Palm and Goldenwest Specific Plan provides for a distinctive residential community of integrated neighborhoods that is similar in scale and identity to the surrounding development.

GOAL LU 9: Achieve the development of a range of housing units that provides for the diverse economic, physical and social needs of existing and future residents of Huntington beach.

How Satisfied: The Palm and Goldenwest Specific Plan provides for a variety of residential land uses, with a variety of densities and project types. The Development Plan and Land Use Statistical Summary Table (Exhibit 2.2-1 and Table 2.2-A, respectively), describe the proposed land uses, densities and dwelling units for each planning area. All development is consistent with the City’s General Plan and the Conceptual Master Plan.

GOAL LU 10: Achieve the development of a range of commercial uses.

How Satisfied: There currently are no commercial uses planned for the Specific Plan Area. There is, however, potential for future visitor-serving commercial uses on the adjacent Aera property, once oil operations have ceased. All future commercial uses shall be consistent with the Conceptual Master Plan and shall be consistent with the Huntington Beach General Plan.

GOAL LU 11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services and entertainment, and reduce the need for automobile use.

How Satisfied: The Specific Plan Area is sited in proximity to jobs, commercial services, and entertainment. The Vicinity Map, Exhibit 1.2-2, shows the location of the Specific Plan Area in relation to surrounding land uses. It is anticipated that the residents of the Specific Plan Area will be able to utilize the future commercial and visitor serving uses that are proposed for the adjacent Aera site.

GOAL LU 12: Achieve the development of industrial uses that provide job opportunities for existing and future residents, as well as the surrounding subregion, and generate revenue for the city.

How Satisfied: The General Plan designation for this property is residential and therefore this goal is not applicable.

GOAL LU 13: Achieve the development of a mix of governmental service, institutional, educational and religious uses that support the needs of Huntington Beach’s residents.

How Satisfied: The General Plan designation for this property is residential and therefore this goal is not applicable.

GOAL LU 14: Preserve the City’s open spaces.

How Satisfied: The General Plan designation for this property is residential and there is no open space designated for this site. The Specific Plan however does provide for a minimum 3.5-acre neighborhood public park.

GOAL LU 15: Achieve new development that enhances the City’s quality of development and sense of place, goals for community character, and preserves significant historical resources.

How Satisfied: Chapter 4, Community Design Concept, provides architectural and landscape standards to assure a high quality development. There are no significant historical resources onsite.

GOAL LU 16: Achieve the development of distinct neighborhoods, boulevards and centers.

How Satisfied: There are four distinct Planning Areas within the project area, each with its own character and blend of residential product types. The Specific Plan will create distinct neighborhoods which are all unified by a common design theme, and governed by a set of common Development Standards and Design Guidelines.

Palm Avenue and Goldenwest Street will be enhanced with theme walls, landscaping, and project identification signs to create a distinctive identity. These plans are described in Chapter 4.

II. Urban Design Element

GOAL UD 1: Enhance the visual image of the City of Huntington beach.

How Satisfied: All development within the Specific Plan Area is subject to Development Standards and Regulations, detailed in Chapter 3, as well as design guidelines described in Chapter 4. These guidelines and standards are to provide development compatible with existing residential development and to enhance the visual image of the City of Huntington Beach. All development is consistent with the provision of the Conceptual Master Plan for Subarea 4B.

GOAL UD 2: Protect and enhance the City’s public coastal views and oceanside character and screen any uses that detract from the City’s character.

How Satisfied: There is no direct coastal access from the subject property. Existing oil facilities on the adjacent Aera site shall be appropriately buffered from the proposed residential development. The Conceptual Master Plan for Subarea 4B proposes a coastal access on the Aera property once oil operations have ceased. This access and all proposed development on that site shall be developed in accordance with procedures set forth in the Conceptual Master Plan for Subarea 4B.

III. Historical and Cultural Element

How Satisfied: Not Applicable.

IV. Economic Development Element

GOAL ED 1: Provide economic opportunities for present and future Huntington Beach residents and businesses through employment and local fiscal stability.

How Satisfied: This project will provide short term construction and sales jobs during the development of the site. Future residents of the Specific Plan Area will provide market support to local retail and service businesses.

GOAL ED 2: Aggressively retain and enhance the existing commercial, industrial, and visitor serving uses while attracting new uses to Huntington Beach.

How Satisfied: As per the Huntington Beach General Plan. There currently are no commercial, industrial, and visitor serving uses planned for the Specific Plan Area.

GOAL ED 3: Enhance Huntington Beach’s economic development potential through strategic land use planning and sound urban design practices.

How Satisfied: The Huntington Beach General Plan designates the Specific Plan Area as residential, and this Specific Plan implements that designation.

V. Circulation Element

GOAL CE 1: Provide a balanced transportation system that supports the policies of the general plan and facilitates the safe and efficient movement of people and goods throughout the City while providing a balance between economic development and the preservation of residential neighborhoods, and minimizing environmental impacts.

How Satisfied: A traffic study has been prepared to review any impacts that may occur with the implementation of the Specific Plan. This study provides feasible mitigation measures to assure an efficient circulation system that is compatible with existing circulation levels of service. The details of this Circulation System are described in Section 2.4.

GOAL CE 2: Provide a circulation system which supports existing, approved and planned land uses throughout the City while maintaining a desired level of service on all streets and at all intersections.

How Satisfied: A traffic study has been prepared to review any impacts that may occur with the implementation of the Specific Plan. This study provides feasible mitigation measures to assure an efficient circulation system that is compatible with existing circulation levels of service. The details of this Circulation System are described in Section 2.4.

GOAL CE 3: Develop a balanced and integrated multi-modal transportation system.

How Satisfied: A traffic study has been prepared to review any impacts that may occur with the implementation of the Specific Plan. This study provides feasible mitigation measures to assure an efficient circulation system that is compatible with existing circulation levels of service. The details of this Circulation System are described in Section 2.4.

GOAL CE 4: Encourage and develop a transportation demand management system (tdm) to assist in mitigating traffic impacts and in maintaining a desired level of service on the circulation system.

How Satisfied: A traffic study has been prepared to review any impacts that may occur with the implementation of the Specific Plan. This study provides feasible mitigation measures to assure an efficient circulation system that is compatible with existing circulation levels of service. The details of this Circulation System are described in Section 2.4.

GOAL CE 5: Provide sufficient, well designed and convenient on and off street parking facilities through

How Satisfied: All residential development within the project area will provide off-street and visitor parking in accordance with the Development Standards and Regulations set forth in Chapter 3.

GOAL CE 6: Provide a city-wide system of efficient and attractive pedestrian, equestrian and waterway facilities for commuter, school and recreational uses.

How Satisfied: There is an extensive pedestrian corridor/paseo system within and surrounding the Specific Plan Area. These paseos are described in Section 2.5. The proposed pedestrian walkways will connect to existing pedestrian and bicycle routes in the City. All pedestrian spaces shall be consistent with the CMP.

There are no waterway, commuter, or school facilities planned for the Specific Plan Area.

GOAL CE 7: Maintain and enhance the visual quality and scenic views along designated corridors.

How Satisfied: Goldenwest Street is currently designated as a minor urban scenic corridor, with the southern portion adjacent to the subject property designated a Landscape Corridor. Implementation of the Specific Plan will result in the development and enhancement of these corridors. The Specific Plan will be consistent with all goals and policies governing views along these designated corridors.

VI. Public Facilities and Public Services Element

GOAL PF 1: Protect the community from criminal activity, reduce the incidence of crime and provide other necessary services within the City.

How Satisfied: The Specific Plan proposes gated entries to the community to provide additional security to the residents.

GOAL PF 2: Ensure adequate protection from fire and medical emergencies for Huntington Beach residents and property owners.

How Satisfied: Residential development will be constructed in accordance with City of Huntington Beach Fire Department requirements to assure adequate fire protection and protection from medical emergencies.

GOAL PF 3: Provide the highest level of safety and services to beach visitors and harbor users.

How Satisfied: Not Applicable.

GOAL PF 4: Promote a strong public school system which advocates quality education. Promote the maintenance and enhancement of the existing educational systems facilities, and opportunities for students and residents of the City to enhance the quality of life for existing and future residents.

How Satisfied: The property owner and both local school districts have entered into mitigation agreements to mitigate the impact of new students from the Specific Plan Area.

VII. Recreation and Community Services Element

GOAL RCS 1: Enrich the quality of life for all citizens of Huntington Beach by providing constructive and creative leisure opportunities.

How Satisfied: Approximately 3.5 acres of the project area will be developed as a neighborhood public park. This area is shown on the Land Use Plan, Exhibit 2.2-1. In addition, the development standards provide private open space for each residential unit.

VIII. Utilities Element

GOAL U 1: Provide a water supply system which is able to meet the projected water demands; upgrade deficient systems and expand water treatment, supply, and distribution facilities; and pursue funding resources to reduce the costs of water provision in the City.

How Satisfied: The developer will construct onsite water facilities to serve the proposed development in accordance with City requirements. The Master Water Plan for the Specific Plan Area is described in Section 2.7.3.

GOAL U 2: Provide a wastewater collection and treatment system which is able to support permitted land uses; upgrade existing deficient systems; and pursue funding sources to reduce costs of wastewater service provision in the City.

How Satisfied: The developer will construct onsite wastewater collection systems to serve the proposed development in accordance with City requirements. The Master Sewer Plan for the Specific Plan Area is described in Section 2.7.2.

GOAL U 3: Provide a flood control system which is able to support the permitted land uses while preserving the public safety; upgrade existing deficient systems; and pursue funding sources to reduce the costs of flood control provision in the City.

How Satisfied: The developer will construct onsite drainage facilities to serve the proposed development in accordance with City requirements. Development areas have been appropriately sited to minimize the potential damage from natural disasters. The Master Storm Drain Plan for the Specific Plan Area is described in Section 2.7.1.

GOAL U 4: Maintain solid waste collection and disposal services in accordance with the California Integrated Waste Management Act of 1989 (AB939), and pursue funding sources to reduce the cost of the collection and disposal services in the City.

How Satisfied: Solid waste collection, disposal, and recycling services will be provided in the Specific Plan Area by Rainbow Disposal Company.

GOAL U 5: Maintain and expand service provision to the City of Huntington Beach residents and businesses.

How Satisfied: Development shall meet all existing City codes regarding provision of natural gas, telecommunication, and electricity. Public services provided to the Specific Plan Area are described in Section 2.8.

IX. Environmental Resources/Conservation Element

GOAL ERC 1: Improve and enhance the overall aesthetic value and appearance of the City of Huntington Beach through the provision and maintenance of local private open space.

How Satisfied: Local private open space consisting of common areas, pedestrian paths, and perimeter landscaping will be developed in the Specific Plan Area and maintained by a Homeowner's Association.

GOAL ERC 2: Protect and preserve significant habitats of plant and wildlife species, including wetlands, for their intrinsic values.

How Satisfied: Not applicable. The subject property has been utilized for the extraction and processing of oil for decades and therefore no environmental habitats or resources are currently on the site.

GOAL ERC 3: Designate areas and monitor mineral/oil extraction.

How Satisfied: There are no areas within the Specific Plan Area that are designated for mineral/oil extraction. All oil extraction operations in the Specific Plan Area have been permanently abandoned. Oil extraction on the adjacent Aera property is planned to continue for 15-20 years.

GOAL ERC 4: Maintain the visual quality of the City’s natural land forms and bodies of water.

How Satisfied: *The subject property has been utilized for the extraction and processing of oil for decades and therefore no natural land forms or bodies of water are currently on the site.*

GOAL ERC 5: Conserve the natural environment and resources of the community for the long-term benefit and enjoyment of its residents and visitors.

How Satisfied: *The subject property has been utilized for the extraction and processing of oil for decades and therefore no natural environment resources are currently on the site.*

X. Air Quality Element

GOAL AQ 1: Improve regional air quality by a) decreasing reliance on single occupancy vehicular trips; b) increasing efficiency of transit; c) shortening vehicle trips through a more efficient jobs-housing balance and a more efficient land use pattern; and d) increasing energy efficiency.

How Satisfied: *An Air Quality Report has been prepared as part of this Specific Plan process and provides mitigation measures to address any impacts that may occur during implementation of the Specific Plan.*

XI. Environmental Hazards Element

GOAL EH 1: Ensure that the number of deaths and injuries, levels of property damage, levels of economic and social disruption, and interruption of vital services resulting from seismic activity and geologic hazards shall be within levels for acceptable risk.

How Satisfied: *All development within the Specific Plan Area will conform with recommendations contained in geologic soils reports prepared during the Tentative Tract Map process and reviewed by the City to assure the appropriate mitigation of any geologic conditions onsite.*

GOAL EH 2: Reduce the potential for mesa edge and bluff erosion hazards, and the potential for beach and sand loss.

How Satisfied: Not Applicable.

GOAL EH 3: Ensure the safety of the City’s business and residents from methane hazards.

How Satisfied: All oil operation remediation work shall be performed to all applicable codes and all building construction shall be reviewed to assure the mitigation from any potential methane hazards. Oil well vents, vapor membranes, and/or collection systems may be required at specific locations within the Specific Plan Area.

XII. Noise Element

GOAL N 1: Ensure that all necessary and appropriate actions are taken to protect Huntington Beach residents, employees, visitors and noise-sensitive uses from the adverse impacts created by excessive noise levels from stationary and ambient sources.

How Satisfied: A noise study has been prepared as part of this Specific Plan process to address any potential impacts from implementation of the Specific Plan. The Specific Plan includes all feasible mitigation measures.

XIII. Hazardous Materials Element

GOAL HM 1: Reduce, to the greatest degree possible, the potential for harm to life, property and the environment, from hazardous materials and hazardous waste.

How Satisfied: Environmental Site Assessments will be prepared during the Tentative Tract Map process and reviewed by the City to assure the mitigation of any hazardous materials onsite.