

LUPA Part 1 Sug Mods

For context, compare sug mods below to Proposed Amendment, LUPA Part 1

SUGGESTED MOD. NO. 1

SUG MOD LANGUAGE TABLE C-1:

Sug mod as follows (to section under Characteristics/Requirements):
 (Entire paragraph is newly proposed by the City, but shown here in plain text; CCC staff additions shown in **bold, underline**; deletions shown in ~~strike through~~)

Table C-1

Overlay Category	Characteristics/Requirements
<p><u>Mixed Use</u> -mu</p>	<p>Permits the <u>Mixed Use</u> development <u>consisting of Commercial uses and residential uses. All residential use shall be limited to</u> above the ground floor and must <u>shall</u> not exceed 50 percent of the gross floor area (as <u>“gross floor area is defined in [wherever it is the City said this was defined].</u> in conjunction with the underlying commercial designation.</p> <p><u>Residential use may only be allowed in Visitor Serving Commercial designations when the subject site is able to accommodate both uses concurrently. When a site can accommodate only one of the two uses (Visitor Commercial or Residential), only Visitor Commercial may be allowed. The</u> overlay permits the development of horizontally or vertically integrated mixed-use projects (housing with commercial uses).</p> <p><u>The ability to accommodate both the principal and residential uses shall be determined by:</u></p> <p>i. <u>the site’s ability to provide all required parking (per the HBZSO) on-site or within</u></p>

Comment [CIT1]: I did not see “gross floor area” defined in the LCP. Is it? If so, where? I think City staff has said this term is defined somewhere. To use the 50% of gross floor area threshold, it seems that would need to be defined.

	<p><u>470 feet of the subject site and for which legal use of the off-site parking spaces to serve the development for the life of the project is legally demonstrated in writing;</u></p> <p>ii. <u>reasonable and safe street ingress and egress is provided;</u></p> <p>iii. <u>the project does not require curb cuts or otherwise result in the loss of existing, on-street parking spaces, and;</u></p> <p>iv. <u>the proposed development is also otherwise consistent with the standards and policies of the certified Local Coastal Program including any applicable specific plan.</u></p> <p>In Commercial Visitor land use designations, any residential use must be above the first floor level.</p> <p>The design and density for a mixed use project shall be as shown on the Figures C-5 through C-9 or as set forth in a Specific Plan. If a mixed use project is not proposed, then the density of the underlying commercial designation shall be utilized.</p>
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SUGGESTED MOD. NO. 2

SUG MOD TABLE C-2:

Sug mod as follows (Subarea 4L is newly proposed by the City under Standards & Principles of Table C-2):

(Entire subsection is newly proposed language and is shown in plain text; CCC staff sug mod shown in **bold, underline;** or ~~strike through~~)

Subarea	Characteristic	Standards & Principles
4L Sunset Beach	Permitted Uses	Category: Residential High Density (“RH”), Commercial Visitor (“CV”), Shoreline (“OS-S”), Water Recreation (“OS-WR”) and <u>Parks (OS-P) Public (“P”)</u> uses pursuant to the Sunset Beach Specific Plan (SP 17)
	Density/Intensity	Pursuant to the Sunset Beach Specific Plan (SP 17)
	Design & Development	Category: Specific Plan (“-sp”) and Mixed Use (“-mu”) <ul style="list-style-type: none"> • Requires the conformance with a specific or master plan. • Mixed Use Overlay for the CV area for the allowance of residential uses pursuant to the <u>Sunset Beach Specific Plan and Table C-1 Land Use, Density and Overlay Schedule, -mu overlay</u>

SUGGESTED MOD. NO. 3

Table C-4 Coastal Zone Parks
 Add Huntington Harbour Bay Club Beach to list of coastal zone parks on Table C-4.

SUGGESTED MOD. NO. 4

Modify the following LUP Figures to reflect Sunset Beach within the City’s boundary and to reflect coastal resources within Sunset Beach:

- Figure C-2 Coastal Zone Boundary – add SNB into City boundary
- Figure C-4 Coastal Zone Divisions – add SNB into City Boundary
- Figure C-10 Huntington Beach Sub-Area Map – add proposed subarea 4L Sunset Beach to map
- Figure C-16 Significant Recreational Resources – add Sunset Beach ocean beach area
- Figure C-17 Bluff Areas and Scenic Opportunities – either add SNB viewpoints or reference the

SNB Specific Plan

SUGGESTED MOD. NO. 5

Add the following, bold, underline language to the paragraph proposed to be modified on page IV-C-65 (City's proposed change to the existing language shown in **bold** only. The sug mod addition is in **bold, underline**):

Huntington Harbour/Sunset Beach

The Huntington Harbour **and Sunset Beach** area includes commercial uses to serve residents and visitors. Visitor serving commercial uses include **hotels, motels,** restaurants, retail shops, entertainment and private recreational facilities such as the Huntington Harbour Yacht Club and a fitness/racquet club. **Sunset Beach includes a number of overnight visitor accommodations, a high priority in the coastal zone. (see list of existing overnight accommodations attached as Appendix B [attach list sent by City], following Appendix A California Coastal Act).**

Comment [CIT2]: Attach City's list of overnight accommodations in SNB as an Appendix to the Coastal Element/Land Use Plan.

SUGGESTED MOD. NO. 6

Make the following modifications on page IV-C-68 of the LUP (Part 1) to the existing Coastal Element/LUP language (additions shown in **bold underline**; deletions shown in **~~bold strike-through~~**):

Huntington Harbour

Huntington Harbour is **also** a visual asset ~~to those residences that front the channel.~~ The concentration of recreational boats and related activity on the waterways provides scenic resources not found elsewhere in the City's Coastal Zone. Although **existing public access to the harbour is limited** ~~access makes this asset somewhat exclusive to area residents,~~ **improvements to public access have occurred (such as at the Portofino Cove, Piedmont Cove, and Huntington Harbour Bay Club public walkways along the bulkhead. In addition public access opportunities are available at Peter's Landing, Trinidad Island, Seabridge Park, Eleventh Street Beach and various pocket beaches and parks throughout the Harbour, is provided to visitors. Continued efforts to improve public access and the related provision of public views is desired.** Private views are not protected by the Coastal Act or Huntington Beach Coastal Element policy.