



CITY OF HUNTINGTON BEACH

2000 MAIN STREET

CALIFORNIA 92648

OFFICE OF THE CITY CLERK
CONNIE BROCKWAY
CITY CLERK

October 28, 2002

California Coastal Commission
South Coast Area Office
200 OceanGate, 10th Floor
Long Beach, CA 90801-4302

**NOTICE OF CITY OF HUNTINGTON BEACH CITY COUNCIL ACTION ON APPEAL OF
PLANNING COMMISSION'S APPROVAL OF**

COASTAL DEVELOPMENT PERMIT NO. 96-18 (PARKSIDE ESTATES)

Applicant: Ron Metzler, Vice President, Planning & Development, Shea Homes, 603 S. Valencia Avenue, Brea, CA 92833

Appellant Debbie Cook, Mayor, City of Huntington Beach

Coastal Development Permit No. 96-18 Request: To permit subdivision and development of a 170 single-family residential planned unit development (PUD) and associated infrastructure improvements, and dedicate and improve 8.2 acres for public park purposes.

Location: 49.9 acres at 17301 Graham Street (west side of Graham Street, south of Warner Avenue, and north of Slater Ave., adjacent to the Garden Grove Wintersburg Flood Control Channel).

Coastal Status: Appealable jurisdiction of the Coastal Zone and Area of Deferred Certification

Action: On October 21, 2002, after hearing a staff report presentation, conducting a public hearing on above-mentioned appeal, and discussion, the City of Huntington Beach City Council conditionally approved (4 ayes, 3 noes) Coastal Development Permit (CDP) No. 96-18 with Findings for Approval and Conditions of Approval (Attachment No. 1). The CDP does not become effective until the Coastal Commission certifies Local Coastal Program Amendment No. 96-4 and until the ten (10) working day appeal period to the Coastal Commission for the CDP has expired.

The City Council also reviewed and approved Local Coastal Program Amendment No. 96-4: To amend the City's Local Coastal Program's Land Use Plan and implementing ordinances in accordance with the GPA and ZMA and forward to the California Coastal Commission for certification. General Plan Amendment No. 98-1: To redesignate 2.8 acres of RL-7

(Residential Low Density) property to OS-P (Open Space-Park); to designate approximately 1.6 acres of the unincorporated parcel as RL-7 (Residential Low Density), and approximately 3.3 acres of the unincorporated parcel as OS-C (Open Space-Conservation); and to amend the Public Facilities Element by removing the fire station designation on the subject site. Zoning Map Amendment No. 96-5A & 96-5B: A) To rezone approximately 40 acres of property to add a CZ (Coastal Zone Overlay) to the existing RL-FP2 (Low Density Residential – Floodplain Overlay) designation, and rezone approximately 8.2 acres from RA-CZ (Residential Agriculture – Coastal Zone) and RL-FP2 to OS-PR-CZ (Open Space – Parks and Recreation – Coastal Zone) consistent with the General Plan; B) To prezone approximately 1.6 acres of the unincorporated parcel to RL-7 (Residential Low Density), and approximately 3.3 acres of the unincorporated parcel to CC (Coastal Conservation). Annexation No. 98-1: To annex an approximately 4.9 acre parcel into the City from the County of Orange.

The following entitlements were approved by the City of Huntington Beach Planning Commission and subsequently appealed by Mayor Debbie Cook, in addition to her appeal on the Coastal Development Permit No. 96-18. The City Council, following a public hearing, reviewed and approved Tentative Tract Map Nos. 15377 (City) and 15419 (County): To subdivide approximately 45 acres into 162 residential lots (City), and to subdivide approximately 4.5 acres into 8 residential lots (County), and associated infrastructure improvements. Conditional Use Permit No. 96-90: To develop 171 single-family residential units, including creation of property development standards for dual-product lot sizes, associated infrastructure improvements, 8.2 acres of park improvements, proposed retaining walls with heights of greater than two (2) feet, and develop on a property with a grade differential of greater than three (3) feet between low and high points on the property. Environmental Impact Report No. 97-2: To certify the EIR which analyzes the potential environmental impacts associated with implementation of the proposed project.

Appeal Procedure to the California Coastal Commission: An appeal of the City of Huntington Beach's action on Coastal Development Permit No. 96-18 may be filed in writing with the California Coastal Commission in accordance with Title 14, Section 13111 of the California Administrative Code. Their address is:

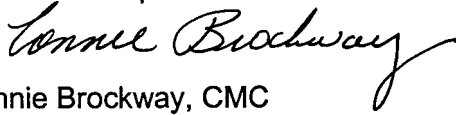
South Coast Area Office
California Coastal Commission
200 Oceangate, 10th Floor
Long Beach, CA 90802-4302
Attn: Theresa Henry
(562) 570-5071

(Continued on the next page)

Notice of Action – CDP 96-18
Page 3
October 28, 2002

The appeal must be filed with the Coastal Commission within ten (10) working days from the date of receipt of this notice of final City action by the California Coastal Commission.

Sincerely,



Connie Brockway, CMC
City Clerk

CB: le

Enclosure: Findings and Conditions for Approval

cc: Debbie Cook, Mayor, City of Huntington Beach
Ray Silver, City Administrator
Gail Hutton, City Attorney
Howard Zelefsky, Planning Director
Scott Hess, Planning Manager
Mary Beth Broeren, Principal Planner
Ron Metzler, Vice President, Planning & Development, Shea Homes