

PALM/GOLDENWEST SPECIFIC PLAN

SECTION ONE

PLC PROPERTY

INTRODUCTION**1.1 PROJECT AREA BACKGROUND**

The Palm/Goldenwest Specific Plan is located in northwestern Huntington Beach, an area that has historically been one of California's largest oil fields. Over the past ten years many of the marginally producing oil areas have been replaced with other uses. To the north of the site is the Holly-Seacliff Specific Plan area, a former oil producing area that has been replaced with residential, recreation and commercial uses.

Surrounding land uses include the existing Seacliff residential community and Seacliff County Club and Surfcrest Condominiums to the north, and the Pacific Ocean to the south. Southeast of Goldenwest Street are single family and multi-family residential uses which are part of an area previously known as the Townlot area.

A Conceptual Master Plan ("CMP") of development has been prepared in conjunction with this Specific Plan as required by the Huntington Beach General Plan. This CMP and the General Plan were shaped by the citizen participation efforts that were utilized in their formation, and provide the basis for the requirements of Subarea 4B. The CMP includes the Specific Plan Area, approximately 54 acres owned by PLC, and the approximate 96-acre oil production facility site to the southwest owned by Aera, and provides the basis for the Palm/Goldenwest Specific Plan. The CMP describes proposed development for the PLC site, as well as future development potential for the Aera site once oil production ceases and sets the framework for individual specific plans to be implemented.

1.2 EXISTING CONDITIONS

The Palm/Goldenwest Specific Plan Area encompasses the 150 acre site bounded by Palm Avenue to the north, Pacific Coast Highway to the south, Goldenwest Street to the east and Seapoint Street, with approximately four acres located on the west side of Seapoint (see Exhibit 1.2-1, Vicinity Map, Exhibit 1.2-2, Location Map, Exhibit 1.2-3, Aerial Photograph, Exhibit 1.2-4, Proposed Zoning and Exhibit 1.2-5, Proposed General Plan). The site is a former Chevron, USA, oilfield. Oil production is no longer a use on the 54 acre PLC property, but is on-going on the 96 acre Aera property. The project area is located in the Coastal Zone boundary, as defined by the California Coastal Commission.

The Huntington Beach General Plan currently designates the 150-acre site for Mixed Use-Horizontal Integration of Housing (MH), with a Specific Plan Overlay. The Palm/Goldenwest Specific Plan Area is designated as Subarea 4B on the Huntington Beach General Plan Table LU-4, which describes the Permitted Uses, Density/Intensity, and Design and Development Standards and Principles. A copy of Table LU-4 for Subarea 4B is included as Exhibit 1.2-6 for reference.

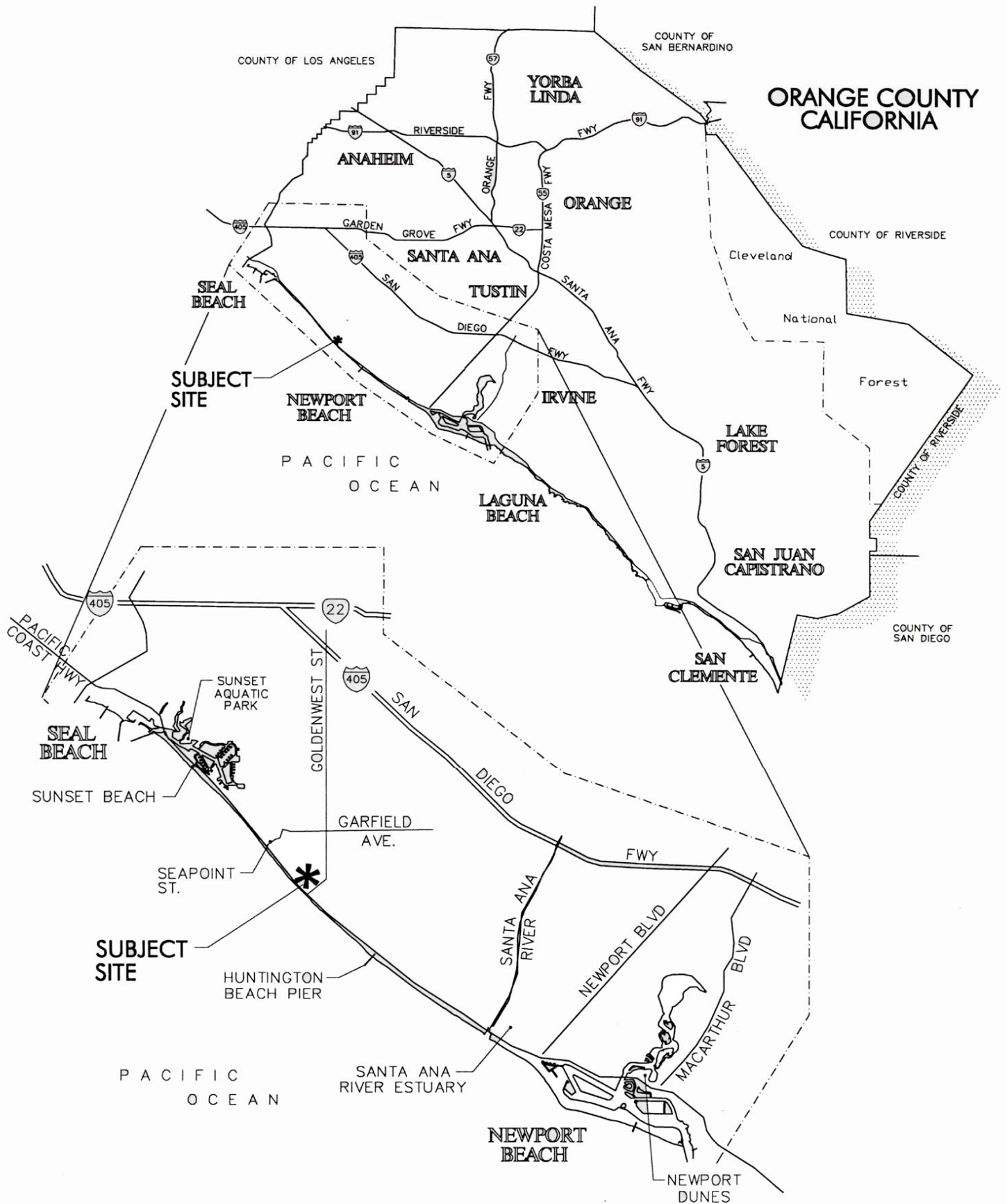
The existing Local Coastal Program Land Use designation for the PLC property is Medium Density Residential and the Aera property is designated as Industrial-Oil Resource Production, but includes a visitor-serving commercial overlay for the western section of the Aera property at Pacific Coast Highway and Seapoint, as well as the eastern section at Pacific Coast Highway and Goldenwest Street. There are currently four zoning designations on-site: RH-O-CZ (High Density Residential with Oil and Coastal Zone Overlays), CG-O-CZ (General Commercial with Oil and Coastal Zone Overlays), IG-O1-CZ (General Industrial with Oil Production and Coastal Zone Overlays), and IG-O-CZ (General Industrial with Oil and Coastal Zone Overlays).

1.3 PURPOSE AND INTENT

The purpose of this Specific Plan is to establish zoning and standards for the development of the 150 acre site consistent with the City's General Plan, the Local Coastal Program, the Conceptual Master Plan (CMP), and compatible with surrounding land uses. The Specific Plan provides consistency with the goals, policies and criteria of the City's General Plan, including policies related to land use, urban design, economic development, circulation, public facilities, especially those related to Subarea 4B provisions.

The intent of the Specific Plan is to guide and coordinate the future design and development of the Palm/Goldenwest Specific Plan Area. It provides a comprehensive description of land use, circulation, infrastructure, site development standards, and implementation programs for the preparation of detailed development proposals for City review and approval.

The Specific Plan serves as the implementing actions program (zoning) for the Huntington Beach Local Coastal Program and the Conceptual Master Plan. It will act as the implementing actions program for the 54-acre site owned by PLC and the 96 acres owned by Aera Energy. This Specific Plan permits the development of a residential community with up to three hundred and fifteen (315) dwelling units proposed in a mixture of single family detached homes and multi-family units on the PLC parcel and future visitor serving uses on the Aera parcel.



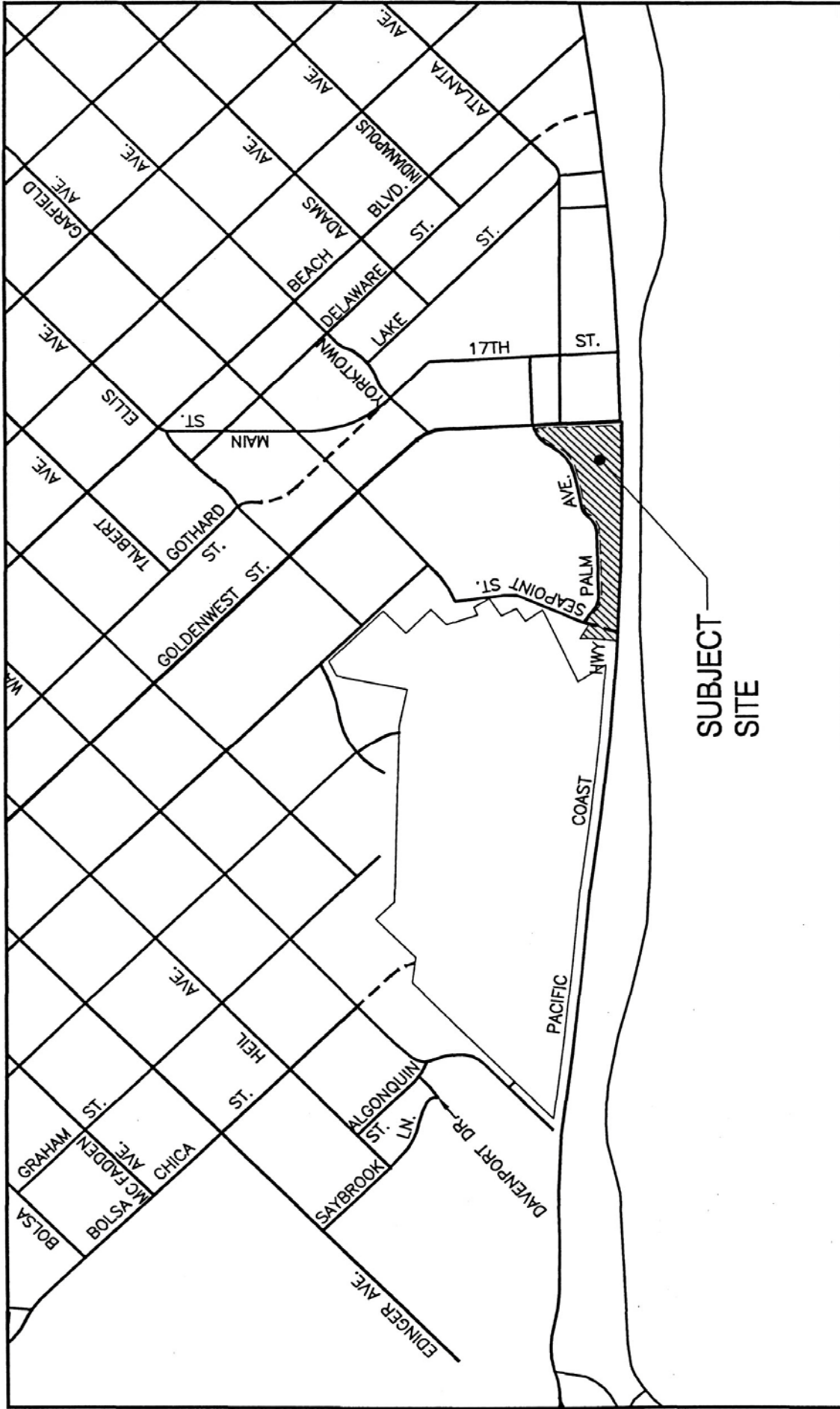
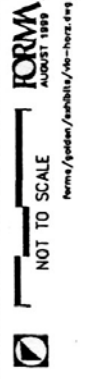


Exhibit 1.2-2
VICINITY MAP



plc
PALM & GOLDENWEST
HUNTINGTON BEACH, CA.



pic

PALM & GOLDENWEST
HUNTINGTON BEACH, CA.

Exhibit 1.2-3
AERIAL PHOTOGRAPH

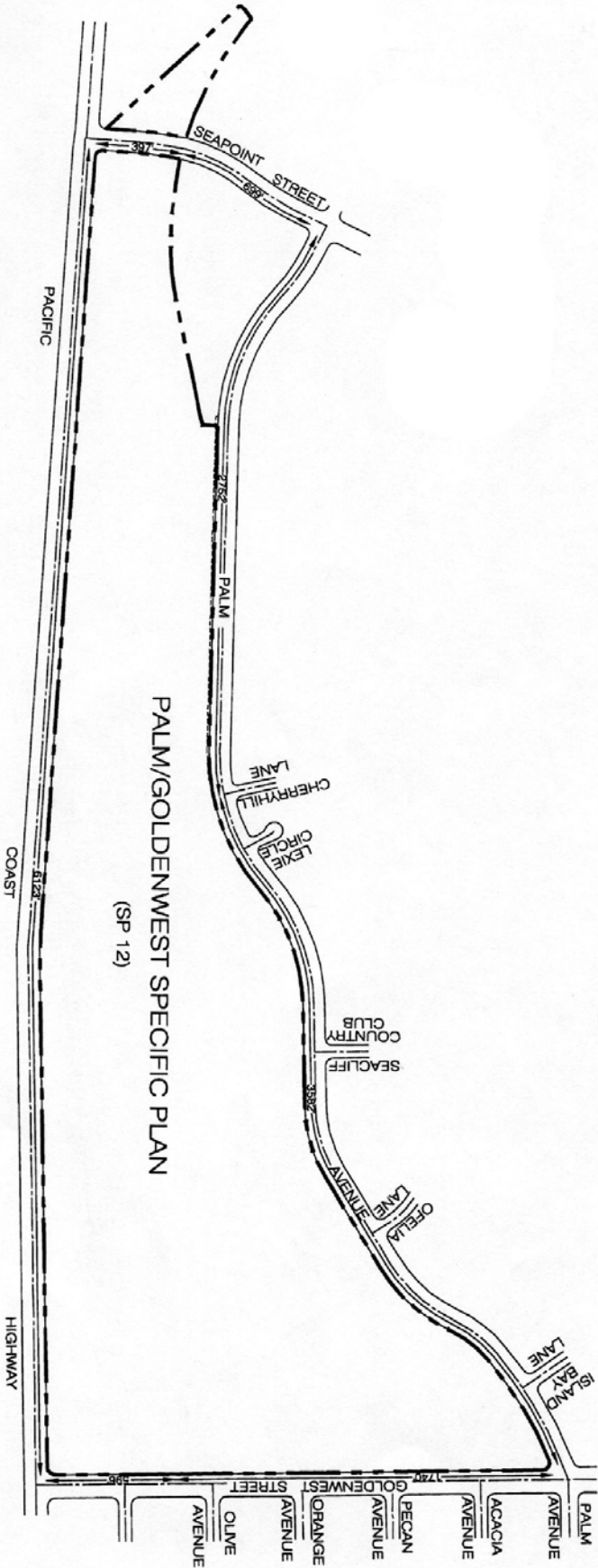


Exhibit 1.2-6
Category: Mixed Use-Horizontal Integration of Housing (MH)¹

Characteristic	Standards and Principles
Permitted Uses	<ul style="list-style-type: none"> • Residential Medium High ("RMH") • Single and Multi-family Residential • Visitor Serving Commercial (as permitted by Commercial Visitor ("CV") land use category) • Office use and other non-visitor serving commercial development limited to 15% of the total square footage allocation for the Aera parcel. • Parks, Golf Courses, and other Recreational Amenities • Open Spaces • Continued Oil Production
Prohibited Uses	<ul style="list-style-type: none"> • Industrial Development • Office Uses at street level • Timeshares • Billboards • Signs which do not display information related to an activity, service, or commodity available on the premise
Density/Intensity	<ul style="list-style-type: none"> • Category: F2-30: Floor Area Ratio (FAR) is 0.5 and 30 units per acre maximum • Average Density: 15 units per acre overall • Height: four (4) stories not to exceed 50 feet
Design and Development	<ul style="list-style-type: none"> • Category: Specific Plan ("sp") • Establish a cohesive, integrated residential development. • Allowing for the clustering of mixed density residential units and integrated commercial sites. • Requires variation in building heights from two (2) to four (4) stories to promote visual interest and ensure compatibility with surrounding land uses. • Residential development along Palm Avenue shall be compatible in size, scale, height, type and massing with the existing development on the north side of Palm Avenue. • Visitor Serving Commercial development shall be oriented along the Pacific Coast Highway frontage. • Minimize vehicular access points onto arterial streets and highways including Palm Avenue, Goldenwest Street, Pacific Coast Highway, and Seapoint Street. • Commercial development shall not be oriented to the Palm Avenue frontage. • At a minimum 7.5 acres of public open space and public neighborhood parks shall be provided on site.

¹ Exhibit 1.2-6 defines uses allowed and not allowed within the entire Specific Plan Area. Allowed uses with the PLC and Aera parcels are further clarified in Sections 3.2.2 and 3.2.4 for the PLC parcel, and 7.4 and 7.5 for the Aera parcel.

1.4 CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

In May, 1996, the City of Huntington Beach certified Environmental Impact Report No. 94-1 (“EIR”) for the comprehensive update of the City’s General Plan. This EIR evaluated development of the Specific Plan Area as Mixed Use - Horizontal Integration of Housing and any potential impacts from development. The Specific Plan is within the parameters of development evaluated in EIR No. 94-1, and will not create any additional environmental impacts.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study has been prepared as part of the Specific Plan approval process. The Initial Study will serve as the basis on which the environmental effects of implementing the Specific Plan can be ascertained. The Initial Study indicated that a Mitigated Negative Declaration is the appropriate CEQA compliance tool, and has been prepared as part of this Specific Plan process.

A traffic study, noise study, air quality study, and visual analysis have also been prepared in conjunction with the CMP and this Specific Plan to further demonstrate that there are no significant impacts from the proposed Specific Plan and development. A Mitigated Negative Declaration was prepared and distributed for public review and comment. Mitigation Measures included as part of Mitigated Negative Declaration #98-8 have been incorporated in Chapter 6, Appendix B and will be included as conditions of approval on all development projects within the Specific Plan Area.

All subsequent approvals necessary to develop any property within the Specific Plan Area must be consistent with the Specific Plan and be within the scope of the EIR and Mitigated Negative Declaration. Additional environmental documentation may be required in the future if significant changes are found to have occurred pursuant to Section 15162 and 15182 of the CEQA guidelines.

1.5 AUTHORITY AND SCOPE

The authority to prepare, adopt, and implement specific plans is granted to the City of Huntington Beach by the California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457). The Specific Plan will be the device for implementing the Huntington Beach General Plan and Local Coastal Program on this property. The Plan will contain all applicable land use regulations and will thus constitute the zoning for the Palm and Goldenwest property. The Development Standards contained in this Specific Plan will take precedence over all other provisions of the Zoning and Subdivision Ordinance, unless otherwise noted.

