

ATTACHMENT NO. 1

SUGGESTED FINDINGS FOR APPROVAL

MITIGATED NEGATIVE DECLARATION NO. 19-004/ ZONING MAP AMENDMENT NO. 19-002/ LOCAL COASTAL PROGRAM AMENDMENT NO. 19-001

SUGGESTED FINDINGS FOR APPROVAL – MITIGATED NEGATIVE DECLARATION NO. 19-004:

1. Mitigated Negative Declaration (MND) No. 19-004 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of thirty (30) days. Comments received during the comment period were considered by the Planning Commission prior to action on the MND, General Plan Amendment No. 19-002, Zoning Map Amendment No. 19-002, and Local Coastal Program Amendment No. 19-001.
2. Mitigation measures incorporated into the MND avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur.
3. There is no substantial evidence in light of the whole record before the Planning Commission that the project, as mitigated through the MND mitigation measures will have a significant effect on the environment.

SUGGESTED FINDINGS FOR APPROVAL - ZONING MAP AMENDMENT NO. 19-002:

1. Zoning Map Amendment (ZMA) No. 19-002 to change the zoning on a 6,179 square foot parcel from Open Space–Water Recreation – Coastal Zone Overlay – Floodplain Overlay (OS-WR-CZ-FP2) to Residential Low Density – Coastal Zone Overlay – Floodplain Overlay (RL-CZ-FP2) is consistent with the goals, objectives, policies, general land uses and programs specified in the General Plan as follows:

A. Land Use Element

Policy LU-2D - Maintain and protect residential neighborhoods by avoiding encroachment of incompatible land uses.

Goal LU-4 - A range of housing types is available to meet the diverse economic, physical, and social needs of future and existing residents, while neighborhood character and residences are well maintained and protected.

B. Housing Element

Policy 2.1 – Provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost and location, emphasizing locations near services and transit that promote walkability.

Policy 3.1 – Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

The proposed ZMA will give the subject site a residential zoning designation that is less intense and more compatible with the surrounding residential area compared to the existing designation. It will potentially allow for the construction of a single family dwelling unit with channel access subject to approval by the City of a coastal development permit. The vacant subject site currently does not provide a formal opportunity for public coastal access and will continue to lack public coastal access while undeveloped. Future residential development on the subject site that will be more compatible with the surrounding residential area could only occur if the ZMA were certified. Public access requirements on site can be reviewed and addressed upon submittal of a proposed residential development. Without the ZMA, the subject site could remain vacant and without formal public access indefinitely due to ongoing public concerns with prior development proposals under the existing zoning.

2. The ZMA will change the zoning on the subject site to RL-CZ-FP2 which is compatible with the surrounding residential area. It will not change a general land use provision, the uses authorized in, and the standards prescribed for in any zoning district.
3. A community need is demonstrated for the change proposed because the RL-CZ-FP2 designation is more compatible with the surrounding residential area than the existing OS-WR-CZ-FP2 designation.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice because the RL-CZ-FP2 designation provides for the continuation of the residential character of the surrounding area and reduces the potential encroachment of incompatible land uses into an established residential area.

SUGGESTED FINDINGS FOR APPROVAL – LOCAL COASTAL PROGRAM AMENDMENT NO. 19-001:

1. Local Coastal Program Amendment No. 19-001 to the Huntington Beach Local Coastal Program to reflect the land use and zoning changes proposed by General Plan Amendment No. 19-002 and Zoning Map Amendment No. 19-002 is consistent with the General Plan designations in that they provide for the continuation of residential land use and zoning consistent with the existing residential area surrounding the subject site.
2. The proposed change to the Local Coastal Program is in accordance with the policies, standards and provisions of the California Coastal Act that encourage promotion of public access and mitigating adverse impacts associated with development. The proposed GPA

and ZMA will give the subject site a residential land use and zoning designation that is more compatible with the surrounding residential area compared to the existing designation. It will potentially allow for the construction of a single family dwelling unit with channel access subject to approval by the City of a coastal development permit. Public access requirements on site can be reviewed and addressed upon submittal of a proposed residential development.

The Coastal Act states in Section 30214 that: It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. The proposed LCPA balances the public access policies of the Coastal Act with the subject site's land use compatibility with the surrounding residential area. The MND identifies mitigation measures to render any associated environmental impacts to less than significant.

3. No existing coastal access will be impacted by the LCPA. The vacant subject site currently does not provide a formal opportunity for public coastal access and will continue to lack public coastal access while undeveloped. Future residential development on the subject site that will be more compatible with the surrounding residential area could only occur if the LCPA were certified. At such time, public access requirements on site can be reviewed and addressed. Without the LCPA, the subject site could remain vacant and without formal public access indefinitely due to ongoing public concerns with prior development proposals under the existing zoning.