



# City of Huntington Beach

File #: 22-440

MEETING DATE: 5/24/2022

## PLANNING COMMISSION STAFF REPORT

**TO:** Planning Commission  
**FROM:** Ursula Luna-Reynosa, Community Development Director  
**BY:** Alyssa Helper, Associate Planner

**SUBJECT:**  
**GENERAL PLAN AMENDMENT (GPA) NO. 20-003/ZONING TEXT AMENDMENT (ZTA) NO. 20-003/TENTATIVE TRACT MAP (TTM) NO. 19118/CONDITIONAL USE PERMIT (CUP) NO. 20-025/ENVIRONMENTAL ASSESSMENT NO. 20-003 (HOLLY TRIANGLE TOWNHOMES) - Continued from May 10, 2022**

**REQUEST:**

**GPA:** To amend the General Plan designation from Commercial Neighborhood-Specific Plan Overlay (CN-sp) to Residential Medium Density-Specific Plan Overlay (RM-sp). **ZTA:** To amend the existing zoning designation within the Holly-Seacliff Specific Plan (SP9) from Commercial (C) to Residential Medium Density (RM). **TTM:** To consolidate 12 lots into a 1.80 net acre lot for condominium purposes. **CUP:** To 1) develop 35 three-story attached townhomes up to 40 feet tall, and 2) allow 43-inch and 6-foot tall walls in lieu of 42-inch walls in the 10-foot front yard setback along Holly Lane and 6-foot tall walls in lieu of 42-inch walls in the 15-foot front yard setback area along Main Street. **EA:** Preparation of Addendum No. 1 to the Holly-Seacliff Specific Plan EIR No. 89-1 to analyze the potential environmental impacts of the proposed project.

**LOCATION:**

19070 Holly Lane, 92648 (east side of Holly Lane, south of Garfield Avenue)

**APPLICANT:**

Chris Segesman, Bonanni Development, 5500 Bolsa Avenue, Suite 120, Huntington Beach CA 92649

**PROPERTY OWNER:**

Bonanni Development, 5500 Bolsa Avenue, Suite 120, Huntington Beach CA 92649

**BUSINESS OWNER:**

Not applicable

**STATEMENT OF ISSUE:**

1. Are the GPA and ZTA necessary for the changing needs and orderly development of the community and consistent with other elements of the General Plan?
2. Are the proposed GPA and ZTA designations compatible with the surrounding area?
3. Does the project satisfy all the findings required for approval of a ZTA, TTM, CUP, and an EIR Addendum?
4. Is Environmental Assessment No. 20-003 (otherwise referred to as Addendum No. 1 to the Holly-Seacliff Specific Plan EIR No. 89-1) adequate and complete in that it has identified all significant environmental effects of the project?
5. Was the Addendum No. 1 to the Holly-Seacliff Specific Plan EIR prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines?

**RECOMMENDATION:**

That the Planning Commission take the following actions:

- A) Recommend approval of Environmental Assessment No. 20-003 (Addendum No. 1 to the Holly-Seacliff Specific Plan Environmental Impact Report No. 89-1; Attachment No. 7) as adequate and complete in accordance with CEQA requirements by approving draft City Council Resolution No. 22-26 and forward to the City Council for adoption (Attachment No. 2);
- B) Recommend approval of General Plan Amendment No. 20-003 and forward draft City Council Resolution No. 2022-19 to the City Council for consideration (Attachment No. 3);
- C) Recommend approval of Zoning Text Amendment No. 20-003 and forward draft City Council Ordinance No. 4256 to the City Council for consideration (Attachment No. 4); and
- D) Approve Tentative Tract Map No. 19118 and Conditional Use Permit No. 20-025 with findings and suggested conditions of approval (Attachment No. 1).

**ALTERNATIVE ACTION(S):**

That the Planning Commission take alternative actions, such as:

- A) Deny Environmental Assessment No. 20-003, General Plan Amendment No. 20-003, Zone Text Amendment No. 20-003, Tentative Tract Map No. 19118, and Conditional Use Permit No. 20-005 with findings for denial;
- B) Continue Environmental Assessment No. 20-003, General Plan Amendment No. 20-003, Zone Text Amendment No. 20-003, Tentative Tract Map No. 19118 and Conditional Use Permit No. 20-005 and direct staff accordingly.

**PROJECT PROPOSAL:**

The applicant is proposing to redevelop an existing 2.11-gross-acre (1.8-net-acre) site with 35 attached townhome units (Attachment No. 5). In order to undertake the project proposal, Bonnani

Development (the “applicant”) requests the following entitlements:

- General Plan Amendment (GPA) No. 20-003 - To amend the land use designation from Commercial Neighborhood-Specific Plan Overlay (CN-sp) to Residential Medium Density-Specific Plan Overlay (RM-sp).
- Zoning Text Amendment (ZTA) No. 20-003 - To amend the existing zoning designation within the Holly-Seacliff Specific Plan (SP9) from Commercial (C) to Residential Medium Density (RM).
- Tentative Tract Map (TTM) No. 19118 - To consolidate 12 existing lots into a 1.8-net-acre numbered lot for condominium purposes.
- Conditional Use Permit (CUP) No. 20-025 - To: 1) develop 35 three-story attached townhomes up to 40 feet tall and 2) allow 43-inch and 6-foot tall walls in lieu of 42-inch walls in the 10-foot front yard setback along Holly Lane and 6-foot tall walls in lieu of 42-inch walls in the 15-foot front yard setback area along Main Street.
- Environmental Assessment No. 20-003: Preparation of Addendum No. 1 to the Holly-Seacliff Specific Plan Environmental Impact Report No. 89-1 to analyze the potential environmental impacts of the proposed project.

**Background:**

The project site consists of a small commercial building and an undeveloped surface parking lot. In recent years, the site has been used as a commercial glass shop and a storage lot for a local car dealership.

Prior to the adoption of the Holly-Seacliff Specific Plan in 1992, the project site was zoned as Commercial Neighborhood District (C-1) and Medium Density Residential (R2). Following its adoption, the Holly-Seacliff Specific Plan continued to permit Commercial (C) uses on the site but removed Medium Density Residential as an allowable use on the property. Although the Specific Plan removed residential as a permitted use on the subject property, the Specific Plan does allow for a mix of residential, commercial, and industrial uses within the surrounding area (otherwise referred to as Planning Area IV in the Specific Plan). Development surrounding the site is reflective of allowable uses within the Specific Plan and largely consists of residential and commercial uses.

Bonanni Development, a partial owner of the site, approached the City in 2020 with a proposal to develop the site with 35 attached townhomes, of which 15 percent will be affordable to moderate income households. In order to develop the site with a residential use, Bonanni is also coordinating with the City of Huntington Beach to purchase a 0.08-acre City-owned parcel on the project site (Assessor's Parcel Number 159-281-04), which was acquired by the City in 1964 to allow the Standard Oil Company to lay down an oil pipeline. The City-owned parcel is encumbered with a utility easement to the benefit of the Standard Oil Company or their successors. However, because the City has no use for this property, the City plans to dispose of this property as a separate process which would enable the future development of the property and surrounding land.

With the exception of two waivers of development standards and a Conditional Use Permit to allow walls exceeding 42 inches within the front yard setback areas along Holly Street and Main Street,

development of the project will occur in accordance with the development standards outlined in the Specific Plan and applicable provisions of the California Density Bonus Law.

### **ISSUES AND ANALYSIS:**

#### **Subject Property And Surrounding General Plan Designations, Zoning And Land Uses:**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Commercial Neighborhood- Specific Plan Overlay (CN-sp)	Holly Seacliff Specific Plan (SP 9; Commercial within SP)	Vacant with the exception of one commercial building
North of Subject Property (across Garfield Avenue):	Residential Medium Density-Specific Plan Overlay (RM-sp)	SP 9; Medium Density Residential and Medium High Density Residential within SP	Single Family Residences
West of Subject Property (across Holly Lane):	RM-sp	SP 9; Medium Density Residential within SP	Multi-Family Residences
East and South of Subject Property (across Main Street):	RM-sp	Residential Medium Density (RM)	Multi-Family Residences

#### **General Plan Conformance:**

The applicant is proposing to amend the General Plan land use designation on the site from CN-sp (Commercial Neighborhood-Specific Plan Overlay) to RM-sp (Residential Medium Density-Specific Plan Overlay). The RM-sp designation is an extension of the same designation found on surrounding properties. It allows for single-family detached, single-family attached, and multi-family residential units at densities ranging from 7 to 15 dwelling units per acre. The project would develop the property with townhome units that would be consistent with allowable residential uses in the RM-sp designation. Development of the property with townhome units is also consistent with other residential land uses in the vicinity of the project site, including a series of two-story apartment buildings across Holly Lane to the west, three-story detached homes across Garfield Avenue to the north, and two-story condominium units across Main Street to the east.

Development of the project site with a 35-unit townhome project would also be consistent with the following goals and policies in the General Plan:

#### **A. Land Use Element**

Goal LU-1 - New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1C - Support infill development, consolidation of parcels, and adaptive reuse of existing buildings.

Policy LU-1D - Ensure that new development projects are of compatible proportion, scale and

character to complement adjoining uses.

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

Policy LU-2E - Intensify the use and strengthen the role of public art, architecture, landscaping, site design, and development patterns to enhance the visual image of Huntington Beach.

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.

Goal LU-7 - Neighborhoods, corridors, and community subareas are well designed, and buildings, enhanced streets, and public spaces contribute to a strong sense of place.

The project includes a Zone Text Amendment (ZTA) to implement the land use designation proposed as part of General Plan Amendment No. 20-003 and enable the redevelopment of a primarily undeveloped site into a residential community consisting of 35 townhomes. The project also includes Tentative Tract Map (TTM) No. 19118 to consolidate 12 existing lots into a one lot condominium map for the development of the attached townhome units. Redevelopment of the primarily undeveloped site with a residential townhome project and approval of the TTM to consolidate the existing onsite lots into one lot would support the City's goals and policies aimed at promoting infill residential development. The project will develop the property with three-story townhomes that will exhibit a modern coastal architectural style with elements of farmhouse and coastal design that are in keeping with the proportion, scale, and character of the neighborhood and will add to the range of housing types available in the community. Approval of the ZTA will ensure that the project is consistent with the development standards for RM uses as outlined in the Holly-Seacliff Specific Plan and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The project also provides enhanced landscaping areas along each of the three streets that form the site boundaries to enhance existing vehicular and pedestrian connections within the project area.

## B. Housing Element

Policy 1.1 - Preserve the character, scale and quality of established residential neighborhoods.

Goal 2 - Provide adequate housing sites through appropriate land use, zoning and specific plan designations to accommodate Huntington Beach's share of regional housing needs.

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.

Goal 3 - Enhance housing affordability so that modest income households can remain an integral part of the Huntington Beach community

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.

Policy 3.2 - Utilize the City's Inclusionary Housing Ordinance as a tool to integrate affordable units within market rate developments. Continue to prioritize the construction of affordable units on-site, with provision of units off-site or payment of an in-lieu housing fee as a less preferred alternative.

Policy 3.3 - Facilitate the development of affordable housing through regulatory incentives and concessions, and/or financial assistance, with funding priority to projects that include extremely low income units. Proactively seek out new models and approaches in the provision of affordable housing.

Policy 3.4 - Explore collaborative partnerships with non-profit organizations, developers, the business community and governmental agencies in the provision of affordable housing.

Policy 4.1 - Regulatory Incentives for Affordable Housing Support the use of density bonuses and other incentives, such as fee deferrals/waivers and parking reductions, to offset or reduce the costs of developing affordable housing while ensuring that potential impacts are addressed.

The proposed project will develop a mostly vacant, underutilized site with 35 three-story townhomes that will be consistent with the scale and nature of residential land uses surrounding the site. The project would respond to community needs for pedestrian infrastructure adjacent to housing by developing the subject property, which has an existing bus stop on Main Street, with a residential project and constructing a new sidewalk along Holly Lane to serve residents on the site and in the surrounding area. The project will also comply with the Holly-Seacliff Specific Plan's affordable housing requirement to provide 15 percent of the proposed dwelling units as affordable units because the applicant is providing 5 units for families or households of moderate income. Therefore, approval of the project will accommodate additional housing, including affordable housing, and add to the City's overall housing stock.

Due to the provision of affordable housing, the applicant is entitled to a 10 percent density bonus, one incentive/concession, and an unlimited number of waivers of development standards as permitted by the California Density Bonus Law. The project includes a 10 percent density bonus to allow 16.59 units per gross acre instead of the maximum density of 15 units per gross acre established in the Holly-Seacliff Specific Plan. The project is not requesting any incentives/concessions, but does include waivers of development standards to allow for a reduced front yard setback along Holly Lane (from 15 feet to 10 feet) and a reduced building separation between several of the onsite buildings (from 20 feet to 15- and 16-feet). The density bonus and the requested waivers included as part of the project will serve as mechanism to accommodate additional housing. Please refer to the discussion below for a description of project-related components that are permitted under the California Density Bonus Law.

### **Zoning Compliance:**

#### **Zone Text Amendment:**

The ZTA will not affect the overall land use uses or the development standards prescribed for the RM zoning district established in the Holly-Seacliff Specific Plan. The zoning designation for the subject site will remain SP9 (Holly-Seacliff Specific Plan); however, the project includes a ZTA to revise the Holly-Seacliff Specific Plan to allow for Residential Medium Density (RM) uses on the site rather than Commercial (C) uses. Conservatively, the addition of 35 units on the site has been reflected in the

overall development capacity for the Specific Plan to ensure consistency with the proposed RM designation on the subject property. However, because residential uses developed under the Specific Plan have largely been developed at lower densities than what was permitted under the Specific Plan, the proposed ZTA would be consistent with the overall planned residential development capacity that was envisioned for the Specific Plan area. The proposed RM land use classification will also be consistent with the RM designation for other properties surrounding the site.

A community need is demonstrated for the proposed change because it will allow an underutilized site to be redeveloped into a residential project that is consistent with the character of the area and will add to the City's housing stock.

Adoption of the ZTA will also be in conformity with public convenience, general welfare and good zoning practice because residential uses are a more appropriate land use for the site than commercial uses. The site is surrounded by residential uses on all sides and development of a commercial use on the subject property would result in greater impacts to existing residences than development of the proposed residential project. Furthermore, a residential use is more appropriate than a commercial use because the site has been zoned for commercial uses since adoption of the Specific Plan and has yet to be developed with a commercial use outside of the glass shop on the northwest corner. Therefore, adoption of the ZTA will implement the land use designation proposed with General Plan Amendment No. 20-003 and the overarching goals and policies in the Specific Plan, and would result in a land use on the property that is more compatible with the surrounding neighborhood.

#### ***Tract Map/Site Layout/Compatibility***

TTM No. 19118 will consolidate 12 existing lots into a one lot condominium map 2.11-gross-acre (1.80-net-acre) site for development of 35 attached townhome units. Access to the site will be provided off Holly Lane to reduce the potential for traffic congestion and vehicular conflicts on Garfield Avenue and Main Street, and to foster a connection with existing residential neighborhoods across Holly Lane. Emergency access will be provided via Holly Lane and an emergency-vehicle-access-only access point off of Main Street. The private streets comply with the City's standard drive aisle/fire lane width of 24 feet and provide direct access to each unit and its attached garage. The project will provide 82 parking spaces, including 70 spaces within 2-car attached garages associated with each unit and 12 off-street guest spaces.

Pedestrian access to the site will be provided by existing sidewalks along Main Street and Garfield Avenue and a new sidewalk to be constructed along Holly Lane. Landscaping will be provided between the 43-inch and 6-foot tall walls and sidewalks along the perimeter of the site to enhance aesthetics and improve pedestrian connections between the site and surrounding areas. The project will also provide common open space areas for use by onsite residents, including the central village lawn area located between Buildings B and C and a turf area with common amenities (e.g., a fire pit, barbeques, and patio furniture) located between Buildings G and E.

The applicant has submitted three residential floor plans, all of which are three stories and under 40 feet in height, in compliance with the maximum permitted height of 40 feet. The proposed townhomes would range in size from 1,300 to 1,865 square feet with up to 2 and 3 bedrooms and 2-car attached garages (Attachment No. 5). With the exception of the two waivers of development standards to allow for a reduced front-yard setback along Holly Lane (from 15 feet to 10 feet) and a reduced building

separation requirement (15 and 16 feet instead of 20 feet) between several of the onsite buildings, the project will comply with all development standards set forth in the Specific Plan. By complying with development standards in the Specific Plan, including building height, lot coverage, and landscaping, the project will be consistent with the overall bulk and scale of existing residential uses in the project vicinity. Furthermore, the project incorporates façade breaks, a variation in the color scheme for each elevation, and roof variations into the design of each plan to minimize overall building mass and scale for each of the proposed units. The proposed units will also be designed in a modern coastal/farmhouse architectural style and will use of durable high quality building materials to enhance the project design and ensure its compatibility with the surrounding area.

While residential uses surround the project site on all sides, existing roadways (Main Street, Holly Lane, and Garfield Avenue) and project setbacks (15 feet on Main Street and Garfield Avenue, 10 feet on Holly Lane) provide a sufficient buffer between the proposed uses and existing residential uses in the project vicinity.

The design of the subdivision or the proposed improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the site has been previously been disturbed and is void of any wildlife habitat. The site is mostly vacant with the exception of one small commercial building. However, because of the history of oil drilling operations previously occurring on the site, the project includes the reabandonment of two onsite wells and the installation of methane barrier systems under the proposed residences pursuant to City Specification 422 and 429 to avoid any health hazards associated with the oil wells onsite. Furthermore, project design features, compliance with regulatory requirements, and implementation of modified mitigation measures outlined in Environmental Assessment No. 20- 003 (Addendum No. 1 to the Holly-Seacliff Specific Plan Environmental Impact Report [(EIR)]) will ensure that the subdivision will not cause serious health problems or substantial environmental damage.

The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision unless alternative easements, for access or for use, will be provided. The only existing easement on the property is a private utility easement for the benefit of Standard Oil or its successors and was originally granted to lay down an oil pipeline on the site. This easement will continue to be in place on the property following project implementation. The subdivision will provide all necessary streets, sidewalk, and utility easements to serve the new development.

### ***Conditional Use Permit***

The CUP request to allow for the development of 35 three-story attached townhomes on an approximately 2.11-gross-acre site will improve an existing underutilized site with a residential development consistent with other uses in the vicinity. The proposed development will convey a high level of quality and a character that incorporates quality materials and design, consistent with the Urban Design Guidelines. For example, building volumes are articulated with variation in wall planes to reduce building massing and building facades incorporate a variety of building materials, including stucco, siding, and metal railings, and colors to provide visual interest. Development of the site with the project will result in a significant visual and economic improvement from existing conditions on the site, which largely consists of an undeveloped dirt lot and a small glass shop, and will assist in meeting the changing housing needs of the community.



The project is also requesting a CUP to allow 6-foot high perimeter walls within the 15- foot front yard setback along Main Street and 43-inch and 6-foot high block walls around the private patios within the 10-foot front yard setback along Holly Lane. The proposed 43-inch and 6-foot tall perimeter walls in the front yard setback along Holly Lane and the 6-foot tall perimeter walls along Main Street are necessary to provide privacy to onsite residents. A 15-foot landscaped planter is provided between the 6-foot wall and the sidewalk along Main Street and an approximately 2.5-foot landscaped planter is provided in front of the proposed 43-inch and 6-foot tall walls along Holly Lane. The provision of perimeter landscaping in areas in front of the proposed 43-inch and 6-foot tall walls will soften the aesthetic appearance of the walls and enhance the streetscape within the front yard setback areas, in accordance with the City's Urban Design Guidelines. In addition, the provision of private patio areas along Holly Lane will contribute to the sense of community and provide more "eyes" on the street consistent with principles of Crime Prevention through Environmental Design. With the exception of the CUP request for wall heights within the front yard setback areas, the only deviations from applicable development standards established in the base zoning district and other applicable provisions in the HBZSO are the waivers of development standards, density bonus, and reduced parking ratio included as part of the project as permitted under the California Density Bonus Law.

### ***California Density Bonus Law***

The applicant is seeking to invoke development tools and privileges outlined in the California Density Bonus Law (found in California Government Code Sections 65915-65918). As stipulated in the California Density Bonus Law, projects providing 15 percent of the total units as available to moderate income households are entitled to a 10 percent density bonus. In addition to a density bonus, local jurisdictions are required to grant other incentives or concessions to housing projects containing a percentage of affordable units. A concession or incentive is defined as any of the following: a reduction in site development standards or a modification of zoning code or architectural design requirements (e.g., a reduction in setback or minimum square footage requirements) approval of mixed use zoning, other regulatory incentives or concessions which result in identifiable and actual cost reductions.

The number of required incentives or concessions that are granted to an applicant is based on the percentage of affordable units included as part the project. Projects that include 15 percent of the proposed units as affordable to moderate income households (e.g., the proposed project) are entitled to one incentive/concession. Concessions/incentives are permitted unless the proposed incentives/concessions do not result in identifiable and actual cost reductions, would cause a public health or safety problem, would cause an environmental problem, would harm historical property, or would be contrary to the law.

In addition to granting incentives/concessions, developments qualifying for a density bonus also can receive an unlimited number of waivers from development standards. As such, the City is not permitted to apply development standard that would physically prevent the project from being developed at the permitted density with the granted incentives/concessions. However, the city is not required to waive or reduce development standards that would cause a public health or safety problem, cause an environmental problem, harm historical property, or would be contrary to law. A waiver or reduction of a development standard does not count as an incentive or concession, and there is no limit on the number of development standard waivers that may be requested or granted. In addition, the California Density Bonus Law stipulates that the City may not require parking at ratios beyond what is established in the California Density Bonus Law upon the developer's request.

Consistent with the California Density Bonus law, the project includes the following incentives/concessions, waivers of City standards, and reduction of parking requirements:

**Incentives:**

The applicant is not requesting an incentive/concession.

**Waivers:**

The following waivers of development standards are proposed so as not to physically preclude the applicant from developing the proposed number of units on the site:

- 1) **15-foot Front Yard Setback:** The applicant is proposing a 10-foot front yard setback in lieu of the required 15-foot front yard setback along Holly Lane, and
- 2) **20-Foot Building Separation:** The application is proposing a reduced building separation between several of the onsite buildings (15- and 16-feet instead of 20-feet).

**Density Bonus:**

The project qualifies for a 10 percent density bonus per the California Density Bonus Law due to the provision of 15 percent of the total units as affordable to moderate income households. As such, the applicant is entitled to and is requesting a 10 percent density bonus to allow three additional units in addition to the 32 base units permitted under the Holly-Seacliff Specific Plan.

**Reduced Parking Ratio:**

Per the California Density Bonus Law, the city or county may not require more than the parking ratios for a density bonus project (inclusive of parking for persons with disabilities) outlined in the table below. As illustrated by this table, the proposed project would provide 29 more spaces than what is required by State law.

Unit Type	Type Count	Required Ratio per City Code	Required Parking Spaces per City Code	Maximum Parking Requirements per State Law	Required Parking Spaces per State Law	Provided Parking by the Project
2 Bedroom	11 Units	2 Spaces (1 enclosed) per Unit	22	1.5 per Unit	17	22
3 Bedroom	24 Units	2.5 Spaces (1 enclosed) per Unit	60	1.5 per Unit	36	48
		0.5 Guest Space per Unit	18	0 spaces	0	12
<b>Total</b>			<b>100</b>	<b>-</b>	<b>53</b>	<b>82</b>

***Quimby Act and Affordable Housing***

The Community Services and Library Department has determined that additional public park area within the project area is not needed. Therefore, the project will pay park and recreation in lieu fees to satisfy Quimby Act requirements pursuant to Chapter 254 of the HBZSO.

Pursuant to Chapter III of the Holly-Seacliff Specific Plan, the project is required to comply with affordable housing requirements and provide 15 percent of the proposed 32 base dwelling units (5 units) as affordable units. The restricted income units must be provided on-site with the new development in order to qualify for density bonus. In accordance with these requirements, the applicant is proposing five units restricted for moderate income households for a period of 45 years.

**Urban Design Guidelines Conformance:**

The project, as modified by suggested conditions, is in substantial conformance with the Urban Design Guidelines, Chapter 3 (Multi-Family Detached Residential) by providing:

- New residential buildings in an arrangement that is sensitive to the characteristics of the existing site and surrounding area;
- Ornamental landscaping and enhanced paving at the project entrance;
- Orienting the buildings to promote privacy to the greatest extent possible;
- Courtyards and open space areas throughout the project site;
- The main project entrance off Holly Lane, so as to avoid vehicular conflicts on busier arterials, such as Garfield Avenue and Main Street;
- Sidewalks along the perimeter and within the interior of the site;
- Landscaping throughout the development that frames, softens, and enhances the quality of the development;
- Architecture that is compatible with the surrounding buildings and meets or exceeds the standards of quality, which have been set by surrounding development;
- Architectural elements such as windows, doors, headers, etc. that create a rhythmic composition;
- Varied building design with significant difference in the massing and composition of each adjacent house;
- Elevations that are architecturally enhanced;
- Roof designs that complement qualities of the neighboring residential structures such as type, slope, size, materials, and colors; and
- Open space in close proximity to every dwelling.

**Environmental Status:**

The City certified Program Environmental Impact Report No. 89-001 for the Holly-Seacliff Specific Plan in 1990, which evaluated environmental impacts associated with development approved as part of the Holly-Seacliff Specific Plan. The Holly-Seacliff Specific Plan identified the subject property as a Commercial (C) land use and the Holly-Seacliff Specific Plan EIR evaluated environmental impacts associated with up to 117,612 sf of commercial uses on the property. The Holly-Seacliff Specific Plan EIR provides the environmental setting and analysis to serve as the first-tier CEQA document for the proposed project.

Although the Holly-Seacliff Specific Plan considered the impacts of commercial development on the subject property, a residential use (such as the proposed project) would result in a less intense project than what was evaluated under the Holly-Seacliff Specific Plan EIR, and therefore would not result in new significant impacts or an increase in the severity of a previously identified impact in the Holly-Seacliff Specific Plan EIR. In addition, the project includes several project design features and will be required to comply with City standards and existing mitigation measures outlined in the Holly-Seacliff Specific Plan EIR to ensure that development of the proposed project and approval of the GPA, ZTA, TTM, and CUP would not result in an action that requires further evaluation pursuant to CEQA (Attachment No. 7).

**Coastal Status:**

Not applicable.

**Design Review Board:**

The Design Review Board reviewed the design, colors, and materials of the project at their January 13, 2022 regular meeting and recommended approval with modifications. These requested modifications included adding horizontal bars to upper story windows and painting the upper-story wood headers grey. These modifications have been incorporated in the TTM and CUP suggested conditions of approval.

**Other Departments Concerns and Requirements:**

Public Works, Building, Fire, Police, and Community Services staff reviewed the proposed project and identified code requirements applicable to the project. The Public Works and Fire Departments have identified some conditions that have been incorporated into the suggested conditions of approval (Attachment No. 1)

**Public Notification:**

Legal notice was published in the Huntington Beach Wave on Thursday, April 28 2022 and notices were sent to property owners of record within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Community Development Department's Notification Matrix), and applicant.

**Application Processing Dates:**

DATE OF COMPLETE APPLICATION:

March 16, 2022

MANDATORY PROCESSING DATE(S):

Addendum No. 1 to the Holly-Seacliff Specific Plan -

Within 1 Year of complete application

GPA/ZTA/TTM/CUP - None

**SUMMARY:**

Staff recommends the Planning Commission recommend adoption of Environmental Assessment No. 20-003 (Addendum No.1 to the Holly-Seacliff Specific Plan Environmental Impact Report) and approval of General Plan Amendment No. 20-003 and Zone Text Amendment No. 20-003 with findings to the City Council and approve Tentative Tract Map No. 19118 and Conditional Use Permit No. 20-025 with findings (Attachment No. 1).

This recommendation is based on the following:

- Environmental Assessment No. 20-003 (Addendum No.1 to the Holly-Seacliff Specific Plan EIR for the Holly Triangle Townhomes Project) is adequate and complete in that it has identified all potential environmental impacts associated with the project.

- Environmental Assessment No. 20-003 (Addendum No.1 to the Holly-Seacliff Specific Plan EIR for the Holly Triangle Townhomes Project) demonstrates that the project will not have new or substantially more severe environmental impacts that were not disclosed in the certified Final EIR for the Holly-Seacliff Specific Plan and will not require new mitigation measures or the preparation of a Subsequent or Supplemental EIR.
- Environmental Assessment No. 20-003 (Addendum No.1 to the Holly-Seacliff Specific Plan EIR for the Holly Triangle Townhomes Project) was prepared in compliance with the CEQA Guidelines.
- The GPA, ZTA, TTM, and CUP are consistent with the General Plan and its goals and policies.
- The GPA, ZTA, TTM, and CUP are consistent with surrounding area.
- The project meets the requirements of the Subdivision Map Act.
- The request will allow the development of additional housing on the subject site and will add to the City's housing stock.

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval for Environmental Assessment No. 20-003 (Addendum to the certified Final EIR for the Holly-Seacliff Specific Plan), Zoning Text Amendment No. 20-003; Tentative Tract Map No. 19118; and Conditional Use Permit No. 20- 025
2. Draft City Council Resolution No. 22-26 for Addendum No. 1 to the Holly-Seacliff Specific Plan Environmental Impact Report No. 89-1
3. Draft City Council Resolution No. 2022-19 for General Plan Amendment No. 20-003
4. Draft City Council Ordinance No. 4256 for Zoning Text Amendment No. 20-003
5. Project Plans dated February 11, 2022
6. Project Narrative dated April 2022
7. Addendum No. 1 to the certified Final EIR for the Holly-Seacliff Specific Plan EIR (available here: <https://www.huntingtonbeachca.gov/government/departments/planning/major/major-projects-view.cfm?ID=106>)
8. Code Requirements Letter (For Informational Purposes Only) dated April 12, 2022
9. Tentative Tract Map No. 19118
10. Existing & Proposed General Plan Land Use Designation Maps
11. Revised Specific Plan/ZTA-20-003 Legislative Draft
12. Vicinity Map