

RESOLUTION NO. 2022-59

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF HUNTINGTON BEACH APPROVING AN AMENDMENT TO
THE BEACH AND EDINGER CORRIDORS SPECIFIC PLAN (SP 14)
(ZONING TEXT AMENDMENT NO. 22-009)

WHEREAS, Zoning Text Amendment No. 22-009 is a request to amend Specific Plan No. 14 – Beach and Edinger Corridors Specific Plan (“BECSP”) to expand the Affordable Housing Overlay and implement Program 2A of the General Plan Housing Element; and

The proposed amendment to the BECSP is consistent with the adopted Land Use Element of the General Plan, and other applicable policies, and is compatible with surrounding development; and

The amended BECSP will continue to enhance the potential for superior urban design in comparison with the development standards under the base district provisions that would apply if the Plan had not been adopted and amended; and

The proposed amendments to the BECSP are justified by the compensating benefits of improved urban design; and

Pursuant to the California State Planning and Zoning Law, the Huntington Beach Planning Commission and City Council have held separate, duly noticed public hearings to consider Zoning Text Amendment No. 22-009; and

After due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council has determined that the aforesaid amendment is proper and consistent with the General Plan.

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby find, determine and resolve as follows:

SECTION 1: The foregoing recitals are all true and correct.

SECTION 2: Zoning Text Amendment No. 22-009, amending the BECSP as set forth in and attached hereto as Exhibit “A” and incorporated by this reference as though fully set forth herein, is hereby adopted and approved.

SECTION 3: This resolution shall become effective immediately after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____ day of _____, 2022.

Mayor

APPROVED AS TO FORM:

REVIEWED AND APPROVED:

City Manager

City Attorney 

INITIATED AND APPROVED:

Director of Community Development

ATTACHMENTS

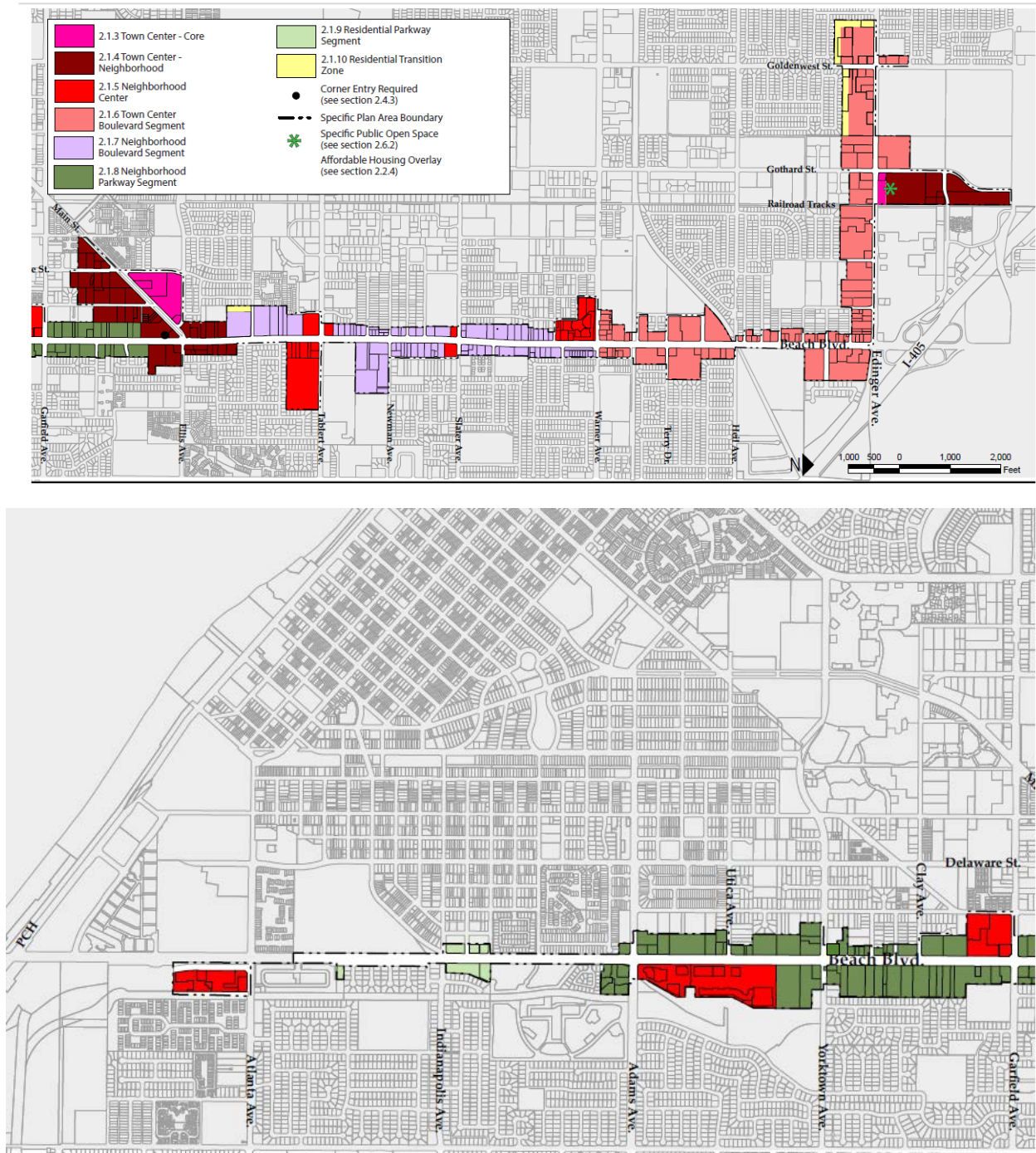
Exhibit A: Legislative Draft ZTA No. 22-009 Specific Plan No. 14 - Beach and Edinger Corridors Specific Plan

LEGISLATIVE DRAFT – Zoning Text Amendment No. 22-009

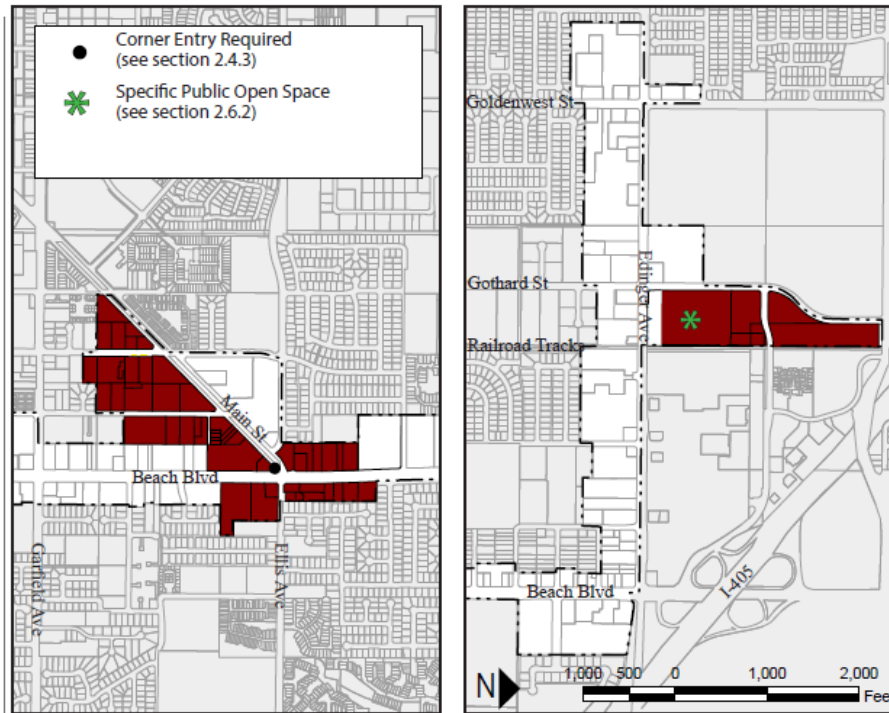
All changes proposed for Book II – Development Code

Pages 10 & 11: Figure 2.1 – Remove Affordable Housing Overlay yellow demarcation from properties on map figure and corresponding segments on pages 14, 20, and 22

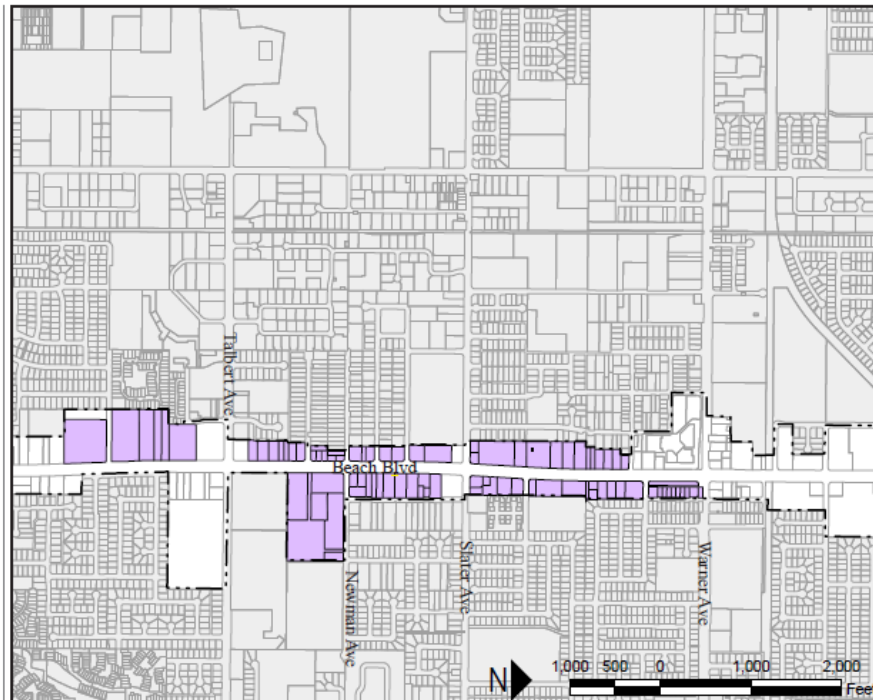
Fig. 2.1 Corridor Centers and Segments Map

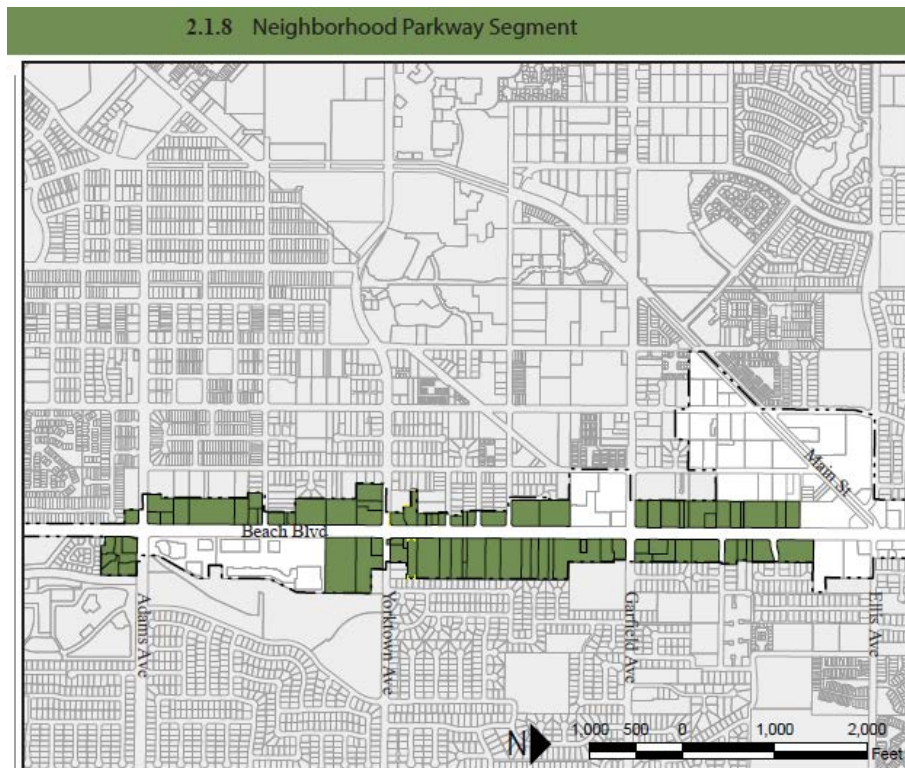


2.1.4 Town Center - Neighborhood



2.1.7 Neighborhood Boulevard Segment





2.2.4 Affordable Housing Overlay	
1) Regulations	
a) General	
i)	<u>This section shall apply to any property within the Specific Plan area that allows multi-family residential uses.</u>
ii)	This section shall apply to n <u>New multi-family residential projects proposed pursuant to the Affordable Housing Overlay shall provide</u> proposing a minimum of 20 percent of the dwelling units affordable to lower income households as defined by California Health and Safety Code Section 50079.5, or a successor statute, on sites designated within the Affordable Housing Overlay.
iii)	For purposes of calculating the number of affordable units required, resulting fractional units shall be rounded up to the nearest whole number.
iv)	All affordable units shall be provided on-site.
v)	The affordable housing provisions of Section 2.2.3 d), e), f) and g) shall apply to all residential projects proposed pursuant to this section.
vi)	Residential projects proposed pursuant to this section shall not be subject to the residential MAND specified in Section 2.1.1. Residential development within the Overlay shall allow for the construction of 413 lower income units.

b) Development Standards

- i) Residential projects proposed pursuant to this section shall be permitted by right and a **Site Preliminary** Plan Review application shall be submitted for review by the Department of Community Development. **A mitigation measure matrix identifying how a project will comply with/incorporate the Program EIR mitigation measures is required as part of the submittal application.**
- ii) There shall be no requirement for commercial uses or square footage in residential projects proposed pursuant to this section.
- iii) On-site parking shall be required as follows:

Studio/1-bedroom:	1 space per unit
2-bedrooms:	2 spaces per unit
3 or more bedrooms:	2.5 spaces per unit
Guest:	0.5 space per unit
- iv) Except as permitted in this subsection, all other development standards specified in the applicable specific plan segment shall apply.

c) Miscellaneous Provisions

- i) The regulations of this section shall not apply to residential projects on sites within the Affordable Housing Overlay that do not provide at least 20 percent affordable lower income units on-site. In addition, all of the following shall apply:
 - (1) The residential MAND as specified in Section 2.1.1;
 - (2) The affordable housing requirements of Section 2.2.3; and
 - (3) All other requirements of this specific plan.
- ii) **The Affordable Housing Overlay will sunset, unless otherwise extended by the City Council, when the City meets its lower income RHNA allocation, or on January 1, 2030, whichever occurs first. Approved projects and projects in process shall be exempt from this section pursuant to Section 202.12 HBZSO.**