

ATTACHMENT NO. 1

FINDINGS OF APPROVAL

ZONING TEXT AMENDMENT NO. 22-002

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

Zoning Text Amendment No. 22-002 is exempt from the California Environmental Quality Act (CEQA) pursuant to Government Code Sections 65852.21(j) and 66411.7(n), which state that the adoption of an ordinance by a city or county implementing the provisions of Government Code Sections 65852.21 and 66411.7 and regulating urban lot splits and two unit projects is not a project under CEQA.

FINDINGS FOR APPROVAL - ZONING TEXT AMENDMENT NO. 22-002:

1. Zoning Text Amendment No. 22-002 to amend the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) by adding Chapter 237 – *Objective Standards for SB 9 Development Projects*, which establishes development standards and review procedures for projects proposed pursuant to Senate Bill 9 (SB 9) is consistent with the general plan goals and policies as follows:

ZTA No. 22-002 would add Chapter 237 to the HBZSO and establish development regulations and processing procedures for SB 9 development projects consistent with state law. SB 9 projects would be permitted within the Residential Low (RL) Density designated areas and allow duplexes and/or subdivisions (i.e. – lot splits) in single-family residential neighborhoods. The proposed regulations of ZTA No. 22-002 provide for duplexes and lot splits in accordance with state law, create ministerial review procedures, and establish objective development and design standards that conform to the goals and policies of the General Plan. ZTA No. 22-002 is consistent with the General Plan goals and policies identified below.

Land Use Element

Policy LU-1(D): Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

Policy LU-2(D): 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.

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 4.3: Explore continued improvements to the entitlement process to streamline and coordinate the processing of permits, design review and environmental clearance.

ZTA No. 22-002 would establish regulations to implement SB 9, a state law that allows for duplexes and lot splits in single-family residential zones. The proposed regulations provide a ministerial process for SB 9 projects in accordance with state law while ensuring objective standards are in place to protect the City's single-family residential neighborhoods from adverse impacts. The proposed ZTA introduces a new residential product type in the RL zoning districts. Consistent with state law, the proposed ZTA could result in development projects with a total of four units where there was previously one unit. As such, objective standards are proposed to ensure site design and architecture is context-sensitive and compatible with the existing single-family residential neighborhood. Because SB 9 units and lots, if a lot split occurs, would generally be smaller than a typical single-family property, SB 9 units may be more affordable to a larger segment of the community. In addition, the proposed ZTA includes an incentive that would allow greater square footage for property owners that voluntarily provide affordable units to low income households. The proposed processing procedures allow for ministerial approval if an applicant complies with the objective standards of the proposed ZTA. The proposed ministerial review procedures and objective standards provide a streamlined process with high level of certainty for property owners seeking to construct SB 9 projects in compliance with the objective standards.

2. Zoning Text Amendment No. 22-002 is compatible with the uses authorized in, and the standards prescribed for, the zoning district for which it is proposed because it is consistent with recently enacted state laws to allow for duplexes and lot splits in single-family residential zones. ZTA No. 22-002 does not introduce any new land uses beyond those provided for in state law.
3. A community need is demonstrated for the change proposed because the proposed changes are consistent with state law intended to increase the supply of and meet the demand for new housing in the community.
4. Its adoption will be in conformity with public convenience, general welfare, and good zoning practice because the Zoning Text Amendment will establish review and approval regulations for SB 9 projects consistent with state law while ensuring objective standards are in place to protect the City's single-family residential neighborhoods from adverse impacts.