

ATTACHMENT NO. 9

SUGGESTED FINDINGS FOR APPROVAL

ZONING MAP AMENDMENT NO. 22-001
(RMH REZONING)

1. Zoning Map Amendment (ZMA) No. 22-001 amends the Zoning Map by rezoning the parcel at 15511 Edwards Street from Commercial General (CG) to Residential Medium High Density (RMH). This site is identified in the Housing Element for rezoning to accommodate residential capacity in meeting the City's RHNA goals. ZMA No. 22-001 would be consistent with the following General Plan goals and policies:

Housing Element

Goal HE 2: Provide adequate sites to accommodate projected housing unit needs at all income levels identified in the 2021-2029 RHNA.

Goal HE 3: Provide for safe and decent housing for all economic segments of the community.

Policy 3.1 Housing Diversity: Encourage the production of housing that addresses the diverse housing needs of all economic segments of the community, including low, moderate, and above moderate-income households.

The proposed Zoning Map Amendment would ensure the City provides capacity (through zoning) to accommodate the RHNA at all income levels. The proposed RMH zoning allows for new multi-family housing such as townhomes, condos and apartments, which is a housing option that is typically more affordable than single-family residential development. New development proposed on the rezoned site would be subject to the City's Affordable Housing requirements to provide 10 percent of the units affordable to low (rental units) or moderate-income (ownership units) households or, if eligible, pay an in-lieu fee which would be restricted for the provision of affordable housing.

Land Use Element

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

Policy LU-1A: Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

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-4A: Encourage a mix of residential types to accommodate people with diverse housing needs.

The property proposed for rezoning is surrounded by properties that are zoned for residential and non-residential uses. The proposed RMH zoning is a compatible land use for transitioning between non-residential (commercial and industrial) designated properties and established low density/single-family neighborhoods. The zoning map amendment would provide for a compatible multi-family residential land use on property that is currently underutilized. The rezoned site can be accessed from arterial streets and would not result in encroachment upon existing established neighborhoods. In addition, the RMH zoning provides for a mix of housing types to meet the economic, social, and housing needs of the City's diverse households. In particular, the RMH zoning will allow for new multi-family housing options, such as townhomes and condos, that are typically more attainable for modest income households.

2. Zoning Map Amendment No. 22-001 would only change the zoning land use designation rather than a general land use provision and would not affect the uses authorized in and the standards prescribed for the proposed zoning district. Residential development as a result of the proposed rezoning would be subject to the existing established standards for the RMH zoning district, which are not proposed to change with ZMA No. 22-001.
3. A community need is demonstrated for the change proposed. The proposed Zoning Map Amendment would add capacity for 36 additional residential units and addresses the need for new housing in the City of Huntington Beach. ZMA No. 22-001 also ensures the City will be able to accommodate its RHNA goals and obtain certification of the Housing Element from the California Department of Housing and Community Development (HCD). HCD certification of the Housing Element enables the City's eligibility for state funding to address homelessness and other housing programs.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice. The property proposed for rezoning is surrounded by properties that are zoned for residential and non-residential uses. The proposed RMH zoning is a compatible land use for transitioning between non-residential (commercial and industrial) designated properties and established low density/single-family neighborhoods. The zoning map amendment would provide for a compatible multi-family residential land use on property that is currently underutilized.