



## MINUTES

### HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, OCTOBER 11, 2022

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

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5:00 P.M. - COUNCIL CHAMBERS

#### CALL PLANNING COMMISSION STUDY SESSION TO ORDER

**ROLL CALL:**      *P*      *A*      *P*      *P*      *P*      *P*      *P*  
*Adam, Mandic, Acosta-Galvan, Perkins, Scandura, Rodriguez, Ray*

Commissioner Mandic was absent.

#### PUBLIC COMMENTS

Gerald Chapman, resident, in the Ellis Goldenwest Specific Plan, stated that there was insufficient public notification for the public hearing item, that the proposed affordable housing overlay is in conflict with the Ellis Goldenwest Specific Plan, and asked if the City Attorney's staff should be recused from advising on this item due to City Attorney Gates owning property in the area.

#### STUDY SESSION ITEMS

Commissioner Mandic recused herself from Item No. 22-840 due to a potential conflict of interest.

#### **22-840      PROGRAM SUBSEQUENT ENVIRONMENTAL IMPACT REPORT NO. 22-002-CITY OF HUNTINGTON BEACH 2021-2029 HOUSING ELEMENT UPDATE**

Alyssa Matheus, Associate Planner, gave the staff presentation for the study session item.

There was discussion on the public notification requirements for this project, the likelihood of alternative No. 2 being certified by HCD, the sites analysis process, and the statement of overriding considerations.

5:29 P.M. – RECESS FOR DINNER

6:00 P.M. – COUNCIL CHAMBERS

**CALL PLANNING COMMISSION MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE** – Led by Commissioner Rodriguez

*P A P P P P P*  
**ROLL CALL:** *Adam, Mandic, Acosta-Galvan, Perkins, Scandura, Rodriguez, Ray*

**PUBLIC COMMENTS**

Gerald Chapman, resident, stated that he felt the public notification for Item No.22-701 was insufficient.

**PUBLIC HEARING ITEMS**

Commissioner Mandic recused herself on Item No. 22-701 due to a potential conflict of interest and did not attend the meeting.

**22-701 GENERAL PLAN AMENDMENT NO. 2021-003 (2021-2029 HOUSING ELEMENT UPDATE)/GENERAL PLAN AMENDMENT NO. 2022-001 (AFFORDABLE HOUSING OVERLAY)/ENVIRONMENTAL IMPACT REPORT NO. 2022-002 (HOUSING ELEMENT UPDATE AND ASSOCIATED PROGRAM IMPLEMENTATION ACTIONS)/ ZONING MAP AMENDMENT NO. 2022-001 (RMH REZONING)/ ZONING MAP AMENDMENT NO. 2022-002 (AFFORDABLE HOUSING OVERLAY)/ZONING TEXT AMENDMENT NO. 2022-008 (CHAPTER 229 - AFFORDABLE HOUSING OVERLAY)/ ZONING TEXT AMENDMENT NO. 2022-009 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN AFFORDABLE HOUSING OVERLAY EXPANSION)/ ZONING TEXT AMENDMENT NO. 2022-006 (ELLIS GOLDENWEST SPECIFIC PLAN RH OVERLAY)/ ZONING TEXT AMENDMENT NO. 2022-007 (HOLLY SEACLIFF SPECIFIC PLAN AFFORDABLE HOUSING OVERLAY)**

**REQUEST:**

To update the General Plan Housing Element for the 2021-2029 planning period and implement the associated program actions to accommodate the City's RHNA.

**LOCATION:**

Citywide

**RECOMMENDED ACTION:**

The Planning Commission shall take the following actions:

**CEQA Action**

- A) Recommend approval of Subsequent EIR No. 22-002 with findings of fact and statement of overriding considerations by approving draft City Council Resolution No. 2022-63 (Attachment No. 1) and forward to the City Council for consideration.

**Housing Element Update Action**

- B) Recommend approval of General Plan Amendment No. 21-003 (Housing Element Update) by approving draft City Council Resolution No. 2022-62 (Attachment No. 2) and forward to the City Council for consideration.

**Implementation Actions (Legislative Amendments)**

- C) Recommend approval of General Plan Amendment No. 22-001 (General Plan Land Use Element Affordable Housing Overlay) by approving the draft City Council Resolution (Attachment Nos. 3, 4 and 5);
- D) Recommend approval of Zoning Map Amendment No. 22-002 (Zoning Map Affordable Housing Overlay) with findings (Attachment No. 6) by approving draft Ordinance No. 4269 (Attachment No. 7);
- E) Recommend approval of Zoning Text Amendment No. 22-008 (HBZSO Chapter 229 Affordable Housing Overlay) with findings (Attachment No. 6) by approving draft Ordinance No. 4272 (Attachment No. 8);
- F) Recommend approval of Zoning Map Amendment No. 22-001 (RMH Rezoning) with findings (Attachment No. 9) by approving draft Ordinance Nos. 4262, 4263, and 4264 (Attachment No. 10);
- G) Recommend approval of Zoning Text Amendment No. 22-009 (Beach and Edinger Corridor Specific Plan Affordable Housing Overlay) with findings (Attachment No. 11) by approving draft City Council Resolution No. 2022-59 (Attachment No. 12);
- H) Recommend approval of Zoning Text Amendment No. 22-007 (Holly Seacliff Specific Plan Affordable Housing Overlay) with findings (Attachment No. 13) by approving draft Ordinance No. 4271 (Attachment No. 14); and
- I) Recommend approval of Zoning Text Amendment No. 22-006 (Ellis Goldenwest Specific Plan RH Overlay) with findings (Attachment No. 15) by approving draft Ordinance No. 4265 (Attachment No. 16), and forward to the City Council for consideration.

The Commission made the following disclosures:

- Commissioner Adam spoke with staff.
- Vice-Chair Acosta-Galvan spoke with staff.
- Chair Perkins spoke with staff and Councilmember Carr.
- Commissioner Scandura spoke with staff and Commissioner Mandic, visited the sites, and has voted on previous housing elements.
- Commissioner Rodriguez spoke with staff and Councilmember Moser
- Commissioner Ray spoke with Councilmember Peterson and the Historic Resources Board.

Nicolle Aube, Senior Admin Analyst, gave the staff presentation of the proposed project.

The commission discussed the following: the public outreach process, the public notification requirements, the the potential housing development on the Golden West College site, the process for developing under specific plan requirements not the overlay, the proposed maximum building height, and the consequences for not having a certified housing element.

**THE PUBLIC HEARING WAS OPENED.**

Gigi Jackson, Homeless United, spoke in support of Item No. 22-701, citing the community benefits of decreased crime and increased property values. She noted that there have been many opportunities for public comments but also a great amount of disinformation.

Diane Bentley, spoke in support of Item No. 22-701, citing potential increased property values and decreased crime due to lower homelessness.

Iori Suzuki resident, spoke in opposition to the Ellis Golden West Specific Plan overlay, citing potential negative parking impacts, height impacts, privacy impacts, and inadequate adequate public notification.

Anna Gendler, resident, spoke in opposition to Item No. 22-701, citing potential increased crime rates.

Chris Lahage, resident, spoke in opposition to Item No. 22-701, citing potential negative traffic and parking impacts.

Julia Ciejska, resident, spoke in opposition to Item No. 22-701, citing concerns with potential negative impacts to the community.

Peter Zofsea, resident, spoke in opposition to Item No. 22-701, citing inadequate public notification, the need for a new Environmental Impact Report, and potential negative traffic, parking, noise, utility, and school overcrowding impacts.

Galen Pickett, resident, spoke in support of Item No. 22-701 and expressed concern with the the negative public reaction to the proposed Housing Element and the potential consequences of not approving the project.

Patricia Goodman, resident, spoke in support of Item No. 22-701, stating that the proposed housing element identifies sites that meet the city's housing needs.

Richard Bailey, resident, spoke in opposition to the Ellis Golden West Specific Plan overlay, citing inadequate public notice, and potential negative safety, infrastructure, environmental, and school impacts.

Robert Kramer, resident, spoke in opposition to Item No. 22-701, citing concerns for potential negative safety, school, park, crime, traffic impacts.

Eleni Hapsis, resident, spoke in opposition to Item No. 22-701, citing concerns with water impacts due to current drought, and encouraged the building of a desalinization plant to provide water to all residents.

Gerald Chapman, resident, spoke in opposition to Item No. 22-701, citing concern with negative parking, traffic, and pedestrian circulation impacts.

Cindy Barrios, resident, spoke in opposition to Item No. 22-701, citing potential negative impacts to the Ellis Golden West Specific plan area, including equestrian access impacts and safety impacts.

Diane Kutinsky, resident, spoke in opposition to Item No. 22-701, citing potential negative school and traffic impacts.

Shirley Dettloff, resident, spoke in support of Item No. 22-701, citing the potential negative consequences of not having a certified housing element. She noted that the city has pursued action against the state on previous housing elements and the state has prevailed.

Martha Morrow, resident, spoke in opposition to Item No. 22-701, citing concerns with the potential negative quality of life, parking, traffic, safety, and tax impacts.

Denise Menichiellu, resident, spoke in opposition to Item No. 22-701, citing concerns with potential negative impacts to property values.

Greg Strayer, resident, spoke in opposition to Item No. 22-701, citing inadequate notification.

Arees Akoubian, resident, spoke in opposition to Item No. 22-701, citing concerns that the environmental impact report was insufficient.

Karen Carroll, resident, spoke in support of Item No. 22-701, citing the need for affordable housing in the community.

Byron Konstantinidis, resident, spoke in opposition to Item No. 22-701, citing concerns with inadequate public notification and neighborhood compatibility.

Adam Chamar, resident, spoke in opposition to the Ellis Golden West Specific Plan overlay, citing concerns with potential negative traffic, environmental, and standard of living impacts. Mr. Chamar stated that there was inadequate public notification and that the environmental impact report was incomplete.

Dennis Holloway, resident, spoke in opposition to Item No. 22-701, citing concerns with inadequate notification and potential negative impacts to the community.

James Sharkoff, resident and HOA boardmember, spoke in opposition to Item No. 22-701, citing inadequate public notification, and the potential negative impacts to the residents of the Ellis Golden West Specific Plan area.

Brian Saulson, resident, spoke in opposition to Item No. 22-701, citing the potential negative impacts to the community.

Mike Mastropaolo, resident, spoke in opposition to the Ellis Golden West Specific Plan overlay, citing the potential negative impacts to the community.

**WITH NO ONE ELSE PRESENT TO SPEAK, THE PUBLIC HEARING WAS CLOSED.**

There was discussion on the following items: the traffic impacts within the Ellis Golden West Specific Plan area, potentially restricting vehicular access to arterials only for any overlay projects in the Ellis Golden West Specific Plan, the RHNA appeal process, the zoning capacity buffer, the RHNA allocation process, the public notification requirements, potential water supply impacts, potential property value impacts, and expanding public notifications for future housing element meetings.

Commissioner Ray asked that the minutes reflect his recommendation for the City Council to challenge the RHNA allocation in court.

**STRAW VOTE #1**

A motion was made by Scandura to make minor modifications to the housing element to clarify that administerial approval applies throughout the overlay and not solely the Beach and Edinger Corridors Specific Plan to match the Zoning Text Amendments and to require a 500 foot radius notification for any project that receives administerial approval.

AYES: Adam, Acosta-Galvan, , Perkins, Scandura, Rodriguez, Ray  
NOES: None  
ABSENT: Mandic  
ABSTAIN: None

**MOTION APPROVED**

A MOTION WAS MADE BY SCANDURA, SECONDED BY PERKINS, TO RECOMMEND APPROVAL OF SUBSEQUENT EIR NO. 22-002 WITH FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS BY APPROVING DRAFT CITY COUNCIL RESOLUTION NO. 2022-63 AND FORWARD TO THE CITY COUNCIL FOR CONSIDERATION:

AYES: Adam, Acosta-Galvan, Perkins, Scandura, Rodriguez, Ray  
NOES: None  
ABSENT: Mandic  
ABSTAIN: None

**MOTION PASSED**

A MOTION WAS MADE BY SCANDURA, SECONDED BY RODRIGUEZ, TO RECOMMEND APPROVAL OF GENERAL PLAN AMENDMENT NO. 21-003 (HOUSING ELEMENT UPDATE) BY APPROVING DRAFT CITY COUNCIL RESOLUTION NO. 2022-62 WITH STRAW VOTE MODIFICATIONS AND FORWARD TO THE CITY COUNCIL FOR CONSIDERATION, BY THE FOLLOWING VOTE:

AYES: Adam, Acosta-Galvan, Perkins, Scandura, Rodriguez, Ray  
NOES: None  
ABSENT: Mandic  
ABSTAIN: None

**MOTION PASSED**

A MOTION WAS MADE BY SCANDURA, SECONDED BY ACOSTA-GALVAN, TO RECOMMEND APPROVAL OF GENERAL PLAN AMENDMENT NO. 22-001 (GENERAL PLAN LAND USE ELEMENT AFFORDABLE HOUSING OVERLAY) BY APPROVING THE DRAFT CITY COUNCIL RESOLUTION, BY THE FOLLOWING VOTE:

**AYES:** ADAM, ACOSTA-GALVAN, PERKINS, SCANDURA,  
RODRIGUEZ, RAY  
**NOES:** NONE  
**ABSENT:** MANDIC  
**ABSTAIN:** None

**MOTION PASSED**

A MOTION WAS MADE BY SCANDURA, SECONDED BY ADAM, TO RECOMMEND APPROVAL OF ZONING MAP AMENDMENT NO. 22-002 (ZONING MAP AFFORDABLE HOUSING OVERLAY) WITH FINDINGS BY APPROVING DRAFT ORDINANCE NO. 4269, BY THE FOLLOWING VOTE:

**AYES:** Adam, Acosta-Galvan, Perkins, Scandura, Rodriguez, Ray  
**NOES:** None  
**ABSENT:** Mandic  
**ABSTAIN:** None

**MOTION PASSED**

A MOTION WAS MADE BY SCANDURA, SECONDED BY ADAM, TO RECOMMEND APPROVAL OF ZONING TEXT AMENDMENT NO. 22-008 (HBZSO CHAPTER 229 AFFORDABLE HOUSING OVERLAY) WITH FINDINGS BY APPROVING DRAFT ORDINANCE NO. 4272, BY THE FOLLOWING VOTE:

**AYES:** Adam, Acosta-Galvan, Perkins, Scandura, Rodriguez, Ray  
**NOES:** None  
**ABSENT:** Mandic  
**ABSTAIN:** None

**MOTION PASSED**

A MOTION WAS MADE BY SCANDURA, SECONDED BY PERKINS, TO RECOMMEND APPROVAL OF ZONING MAP AMENDMENT NO. 22-001 (RMH REZONING) WITH FINDINGS BY APPROVING DRAFT ORDINANCE NOS. 4262, 4263, AND 4264 , BY THE FOLLOWING VOTE:

**AYES:** Adam, Acosta-Galvan, Perkins, Scandura, Rodriguez, Ray  
**NOES:** None  
**ABSENT:** Mandic  
**ABSTAIN:** None

**MOTION PASSED**

A MOTION WAS MADE BY SCANDURA, SECONDED BY ACOSTA-GALVAN, TO RECOMMEND APPROVAL OF ZONING TEXT AMENDMENT NO. 22-009 (BEACH AND EDINGER CORRIDOR SPECIFIC PLAN AFFORDABLE HOUSING OVERLAY) WITH FINDINGS BY APPROVING DRAFT CITY COUNCIL RESOLUTION NO. 2022-59 , BY THE FOLLOWING VOTE:

**AYES:** Adam, Acosta-Galvan, Perkins, Scandura, Rodriguez, Ray  
**NOES:** None  
**ABSENT:** Mandic  
**ABSTAIN:** None

**MOTION PASSED**

**A MOTION WAS MADE BY SCANDURA, SECONDED BY ADAM, RECOMMEND APPROVAL OF ZONING TEXT AMENDMENT NO. 22-007 (HOLLY SEACLIFF SPECIFIC PLAN AFFORDABLE HOUSING OVERLAY) WITH FINDINGS BY APPROVING DRAFT ORDINANCE NO. 4271, BY THE FOLLOWING VOTE:**

**AYES:** Adam, Acosta-Galvan, Perkins, Scandura, Rodriguez, Ray  
**NOES:** None  
**ABSENT:** Mandic  
**ABSTAIN:** None

**MOTION PASSED**

**A MOTION WAS MADE BY SCANDURA, SECONDED BY ACOSTA-GALVAN, RECOMMEND APPROVAL OF ZONING TEXT AMENDMENT NO. 22-006 (ELLIS GOLDENWEST SPECIFIC PLAN RH OVERLAY) WITH FINDINGS (ATTACHMENT NO. 15) BY APPROVING DRAFT ORDINANCE NO. 4265, AND FORWARD TO THE CITY COUNCIL FOR CONSIDERATION, BY THE FOLLOWING VOTE:**

**AYES:** Adam, Acosta-Galvan, Perkins, Scandura, Rodriguez  
**NOES:** Ray  
**ABSENT:** Mandic  
**ABSTAIN:** None

**MOTION PASSED**

**FINDINGS FOR APPROVAL – ZONING TEXT AMENDMENT NO. 22-008/ ZONING MAP AMENDMENT NO. 22-002:**

1. Zoning Text Amendment (ZTA) No. 22-008 and Zoning Map Amendment (ZMA) No. 22-002 amend the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and Zoning Map to establish an Affordable Housing Overlay consistent with Programs 2A and 2B of the Housing Element. The establishment of an Affordable Housing Overlay in the HBZSO and the designation of sites with the Affordable Housing Overlay on the Zoning Map are consistent with the Land Use Element and applicable General Plan goals and policies as follows:

**Housing Element**

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

**Policy 2.1 Variety of Housing Choices:** Provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost and location,

emphasizing locations that are near services, transit, promote walkability, and are moderate to highest resource areas.

Policy 2.3 Housing Overlay: Facilitate the provision of housing affordable to lower income households through the creation of a citywide housing overlay on sites identified within the Housing Element.

The proposed amendments to establish an Affordable Housing Overlay would ensure the City provides capacity (through zoning) to accommodate the RHNA at all income levels. The provisions of the Affordable Housing Overlay facilitate the production of housing for lower income households. Projects proposing a minimum of 20 percent of the units affordable to lower income households are eligible for a ministerial approval process in addition to other flexible development standards. Affordable Housing Overlay sites are located in high resource areas or areas that are well-connected with access to arterial streets, jobs, services and community facilities.

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.

Policy 3.3 Affordable Housing Incentives: Facilitate the development of affordable housing through regulatory incentives and concessions, density bonuses, financial assistance, or other methods. Funding priority should be granted to projects providing extremely low-income units. Proactively seek out new methods and approaches in the provision of affordable housing.

Goal HE 4: Reduce governmental constraints to housing production, with an emphasis on improving processes for projects that provide on-site affordable units.

Policy 4.1 Regulatory Incentives for Affordable Housing: Support the use of density bonus as permitted in applicable regulations, to offset or reduce the costs of developing affordable housing while addressing potential impacts per the City's standard review process.

Policy 4.3 Efficient Development Processing: Explore continued improvements in the project entitlement process to further streamline and coordinate the processing of permits, design review and environmental clearance with emphasis on streamlining processes for housing developments that provide on-site affordable units.

ZTA No. 22-008 and ZMA No. 22-002 propose to establish an Affordable Housing Overlay to facilitate the provision of affordable housing for lower income households by removing regulatory constraints, such as the conditional use permit process, and includes incentives, such as reduced parking requirements, to offset the costs of developing affordable housing. The provisions of the Affordable Housing Overlay facilitate the production of housing for lower income households. Projects proposing a minimum of 20 percent of the units affordable to lower income households are eligible for a streamlined ministerial approval process. In addition, projects within the Affordable Housing Overlay are eligible to request concessions and waivers pursuant to State Density Bonus Law, which further reduces constraints to the provision of affordable housing.

#### Land Use Element

Policy LU-1.A: 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 diverse economic, physical, and social needs of future and existing residents, while neighborhood character and residences are well maintained and protected.

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

Policy LU-4.B: Improve options for people to live near work and public transit.

Policy LU-14.C: Improve the availability of affordable housing and accessible transportation options for service workers.

LU-P.14 Housing for Industrial and Research/Technology Employees: Consider allowing housing near Industrial and Research/Technology areas to create convenient residences for employees in these land uses. Ensure that any housing in or near these areas does not conflict with Industrial or Research/Technology activities, and is not exposed to any potential undesirable impacts that may be generated by these land uses. Avoid building housing on land that is more suitable for nonresidential land uses within the Industrial or Research/Technology zones. Consider opportunities to locate housing above nonresidential buildings.

The proposed zoning text and map amendments would ensure the lower income RHNA is accommodated while retaining the base land use and zoning designation. Property owners would still be able to develop their properties pursuant to the underlying zoning district standards and requirements, which would not change with implementation of the Affordable Housing Overlay. As an alternative, the Affordable Housing Overlay would enable property owners to develop multi-family residential uses in appropriate areas with access to services, jobs and community facilities while avoiding encroachment upon established residential neighborhoods. The proposed development standards consider the context of the surrounding area and, in conjunction with applicable performance standards and mitigation measures, would ensure impacts between different adjacent land uses are minimized.

The focus of the Affordable Housing Overlay is to encourage and facilitate affordable housing by requiring a minimum of 20 percent of the units in a proposed residential development to be affordable to lower income households. The Affordable Housing Overlay also provides regulatory incentives to further encourage the provision of affordable housing for target populations with diverse housing needs, such as seniors, female-headed households, large families, disabled persons, homeless persons and low-income households. Additionally, the proposed Affordable Housing Overlay supports the provision of affordable housing for workers employed in the City's service industry.

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2. The change proposed is compatible with the uses authorized in, and the standards prescribed for, the zoning district for which it is proposed. Sites designated with an Affordable Housing Overlay will retain their base land use and zoning designation. Property owners would still be able to develop their properties pursuant to the underlying zoning district standards and requirements, which would not change with implementation of the Affordable Housing Overlay. The Affordable Housing Overlay will enable property owners to develop multi-family residential uses as an alternative to the base zoning district provided

that a minimum of 20 percent of the units are affordable to lower income households. The development standards consider the context of the surrounding area and, in conjunction with applicable performance standards and mitigation measures, would ensure impacts between different adjacent land uses are minimized.

3. A community need is demonstrated for the change proposed. The Affordable Housing Overlay addresses the need for housing, particularly affordable housing, in the City of Huntington Beach. The Affordable Housing Overlay will incentivize the provision of housing, including affordable housing, for households and individuals who live and work in the community. The Affordable Housing Overlay also ensures the City will be able to accommodate the lower income RHNA 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 areas designated for an Affordable Housing Overlay are well connected areas with access to services, jobs, and community facilities. The Affordable Housing Overlay areas are located in areas with existing infrastructure and would not encroach into existing established residential neighborhoods. The standards proposed for the Affordable Housing Overlay consider the mixed use context of the area and minimize impacts between different adjacent land uses.

#### **FINDINGS FOR APPROVAL – ZONING MAP AMENDMENT NO. 22-001:**

1. Zoning Map Amendment (ZMA) No. 22-001 amends the Zoning Map by rezoning three parcels to Residential Medium High (RMH) Density as identified in the Housing Element. The parcels include: 15511 Edwards Street to be rezoned from Commercial General (CG) to RMH; 7242 Slater Avenue to be rezoned from Industrial General (IG) to RMH; and 7600 Redondo Circle to be rezoned from Industrial Limited (IL) to RMH. These sites are 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 developments proposed on the rezoned sites 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.

Each 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 properties that are currently underutilized. The three sites to be rezoned 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 428 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. Each 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 properties that are currently underutilized.

**FINDINGS FOR APPROVAL – ZONING TEXT AMENDMENT NO. 22-007:**

1. Zoning Text Amendment (ZTA) No. 22-007 to amend the Holly Seacliff Specific Plan (SP 9) to establish an Affordable Housing Overlay implements program actions identified in the Housing Element and is consistent with the Land Use Element and applicable General Plan goals and policies as follows:

Housing Element

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

Policy 2.1 Variety of Housing Choices: Provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost and location, emphasizing locations that are near services, transit, promote walkability, and are moderate to highest resource areas.

Policy 2.3 Housing Overlay: Facilitate the provision of housing affordable to lower income households through the creation of a citywide housing overlay on sites identified within the Housing Element.

The proposed amendment to SP9 establishes an Affordable Housing Overlay, ensuring the City provides capacity (through zoning) to accommodate the RHNA at all income levels. The provisions of the Affordable Housing Overlay facilitate the production of housing for lower income households. Projects proposing a minimum of 20 percent of the units affordable to lower income households are eligible for a ministerial approval process in addition to other flexible development standards. Affordable Housing Overlay sites within SP9 are located in highest resource areas and provide access from Goldenwest Street, a major/primary arterial in the City.

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.

Policy 3.3 Affordable Housing Incentives: Facilitate the development of affordable housing through regulatory incentives and concessions, density bonuses, financial assistance, or other methods. Funding priority should be granted to projects providing extremely low-income units. Proactively seek out new methods and approaches in the provision of affordable housing.

Goal HE 4: Reduce governmental constraints to housing production, with an emphasis on improving processes for projects that provide on-site affordable units.

Policy 4.1 Regulatory Incentives for Affordable Housing: Support the use of density bonus as permitted in applicable regulations, to offset or reduce the costs of developing affordable housing while addressing potential impacts per the City's standard review process.

Policy 4.3 Efficient Development Processing: Explore continued improvements in the project entitlement process to further streamline and coordinate the processing of permits, design

review and environmental clearance with emphasis on streamlining processes for housing developments that provide on-site affordable units.

ZTA No. 22-007 proposes to establish an Affordable Housing Overlay to facilitate the provision of affordable housing for lower income households by removing regulatory constraints, such as the conditional use permit process, and includes incentives, such as reduced parking requirements, to offset the costs of developing affordable housing. The provisions of the Affordable Housing Overlay facilitate the production of housing for lower income households. Projects proposing a minimum of 20 percent of the units affordable to lower income households are eligible for a streamlined ministerial approval process. In addition, projects within the Affordable Housing Overlay are eligible to request concessions and waivers pursuant to State Density Bonus Law, which further reduces constraints to the provision of affordable housing.

#### Land Use Element

Policy LU-1.A.: 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 diverse economic, physical, and social needs of future and existing residents, while neighborhood character and residences are well maintained and protected.

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

Policy LU-4.B: Improve options for people to live near work and public transit.

The proposed amendment to SP 9 would ensure that the lower income RHNA is accommodated while retaining the base land use and zoning designation. Property owners would still be able to develop their properties pursuant to the underlying zoning district standards and requirements, which would not change with implementation of the Affordable Housing Overlay. As an alternative, the Affordable Housing Overlay would enable property owners to develop multi-family residential uses in appropriate areas with access to services, jobs and community facilities while avoiding encroachment upon established residential neighborhoods.

The focus of the Affordable Housing Overlay is to encourage and facilitate affordable housing by requiring a minimum of 20 percent of the units in a proposed residential development to be affordable to lower income households. The Affordable Housing Overlay also provides regulatory incentives to further encourage the provision of affordable housing for target populations with diverse housing needs, such as seniors, female-headed households, large families, disabled persons, homeless persons and low-income households. Additionally, the proposed Affordable Housing Overlay is located in proximity to services and jobs with access from Goldenwest Street, a major/primary arterial in the City.

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2. The change proposed is compatible with the uses authorized in, and the standards prescribed for, the zoning district for which it is proposed. Sites designated with an Affordable Housing Overlay will retain their base land use and zoning designation. Property owners would still be able to develop their properties pursuant to the underlying zoning district standards and requirements, which would not change with implementation of the Affordable Housing Overlay. The Affordable Housing Overlay will enable property owners to

develop multi-family residential uses as an alternative to the base zoning district provided that a minimum of 20 percent of the units are affordable to lower income households. The development standards consider the context of the surrounding area and, in conjunction with applicable performance standards and mitigation measures, would ensure impacts between different adjacent land uses are minimized.

3. A community need is demonstrated for the change proposed. The Affordable Housing Overlay addresses the need for housing, particularly affordable housing, in the City of Huntington Beach. The Affordable Housing Overlay will incentivize the provision of housing, including affordable housing, for households and individuals who live and work in the community. The Affordable Housing Overlay also ensures the City will be able to accommodate the lower income RHNA 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 areas designated for an Affordable Housing Overlay are well connected areas with access to services, jobs, and community facilities. The Affordable Housing Overlay area is located along an arterial and would not encroach into existing established neighborhoods. The standards proposed for the Affordable Housing Overlay consider the mixed use context of the area and minimize impacts between different adjacent land uses..

#### **FINDINGS FOR APPROVAL – ZONING TEXT AMENDMENT NO. 22-006:**

1. Zoning Text Amendment (ZTA) No. 22-006 to amend the Ellis Goldenwest Specific Plan (SP 7) to establish an Affordable Housing Overlay implements program actions identified in the Housing Element and is consistent with the Land Use Element and applicable General Plan goals and policies as follows:

##### Housing Element

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

Policy 2.1 Variety of Housing Choices: Provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost and location, emphasizing locations that are near services, transit, promote walkability, and are moderate to highest resource areas.

Policy 2.3 Housing Overlay: Facilitate the provision of housing affordable to lower income households through the creation of a citywide housing overlay on sites identified within the Housing Element.

The proposed amendment to SP7 establishes an Affordable Housing Overlay, ensuring the City provides capacity (through zoning) to accommodate the RHNA at all income levels. The provisions of the Affordable Housing Overlay facilitate the production of housing for lower income households. Projects proposing a minimum of 20 percent of the units affordable to lower income households are eligible for a ministerial approval process in addition to other flexible development standards. Affordable Housing Overlay sites within SP7 are located in highest resource areas and provide access from Goldenwest Street, a major/primary arterial in the City.

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.

Policy 3.3 Affordable Housing Incentives: Facilitate the development of affordable housing through regulatory incentives and concessions, density bonuses, financial assistance, or other methods. Funding priority should be granted to projects providing extremely low-income units. Proactively seek out new methods and approaches in the provision of affordable housing.

Goal HE 4: Reduce governmental constraints to housing production, with an emphasis on improving processes for projects that provide on-site affordable units.

Policy 4.1 Regulatory Incentives for Affordable Housing: Support the use of density bonus as permitted in applicable regulations, to offset or reduce the costs of developing affordable housing while addressing potential impacts per the City's standard review process.

Policy 4.3 Efficient Development Processing: Explore continued improvements in the project entitlement process to further streamline and coordinate the processing of permits, design review and environmental clearance with emphasis on streamlining processes for housing developments that provide on-site affordable units.

ZTA No. 22-006 proposes to establish an Affordable Housing Overlay to facilitate the provision of affordable housing for lower income households by removing regulatory constraints, such as the conditional use permit process, and includes incentives, such as reduced parking requirements, to offset the costs of developing affordable housing. The provisions of the Affordable Housing Overlay facilitate the production of housing for lower income households. Projects proposing a minimum of 20 percent of the units affordable to lower income households are eligible for a streamlined ministerial approval process. In addition, projects within the Affordable Housing Overlay are eligible to request concessions and waivers pursuant to State Density Bonus Law, which further reduces constraints to the provision of affordable housing.

#### Land Use Element

Policy LU-1.A.: 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 diverse economic, physical, and social needs of future and existing residents, while neighborhood character and residences are well maintained and protected.

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

Policy LU-4.B: Improve options for people to live near work and public transit.

The proposed amendment to SP 7 would ensure that the lower income RHNA is accommodated while retaining the base land use and zoning designation. Property owners would still be able to develop their properties pursuant to the underlying zoning district standards and requirements, which would not change with implementation of the Affordable Housing Overlay. As an alternative, the Affordable Housing Overlay would enable property owners to develop multi-family residential uses in an existing residentially zoned area with access to a primary arterial, services, jobs and community facilities while avoiding encroachment upon the established residential neighborhoods of the Specific Plan area.

The focus of the Affordable Housing Overlay is to encourage and facilitate affordable housing by requiring a minimum of 20 percent of the units in a proposed residential development to be affordable to lower income households. The Affordable Housing Overlay also provides regulatory incentives to further encourage the provision of affordable housing for target populations with diverse housing needs, such as seniors, female-headed households, large families, disabled persons, homeless persons and low-income households. Additionally, the proposed Affordable Housing Overlay is located in proximity to services and jobs with access from Goldenwest Street, a major/primary arterial in the City.

2. The change proposed is compatible with the uses authorized in, and the standards prescribed for, the zoning district for which it is proposed. Sites designated with an Affordable Housing Overlay will retain their base land use and zoning designation. Property owners would still be able to develop their properties pursuant to the underlying zoning district standards and requirements, which would not change with implementation of the Affordable Housing Overlay. The Affordable Housing Overlay will enable property owners to develop multi-family residential uses as an alternative to the base zoning district provided that a minimum of 20 percent of the units are affordable to lower income households. The development standards of the SP 7 Affordable Housing overlay would apply the City's existing Residential High density (RH) zoning standards. The established RH zoning standards are not proposed to change with implementation of ZTA No. 22-006.
3. A community need is demonstrated for the change proposed. The Affordable Housing Overlay addresses the need for housing, particularly affordable housing, in the City of Huntington Beach. The Affordable Housing Overlay will incentivize the provision of housing, including affordable housing, for households and individuals who live and work in the community. The Affordable Housing Overlay also ensures the City will be able to accommodate the lower income RHNA 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 areas designated for an Affordable Housing Overlay are well connected areas with access to services, jobs, and community facilities. The Affordable Housing Overlay area is located along an arterial and would not encroach into existing established neighborhoods. The standards proposed for the Affordable Housing Overlay are already established in the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and are not proposed to change with this amendment.

**FINDINGS FOR APPROVAL – ZONING TEXT AMENDMENT NO. 22-009:**

1. Zoning Text Amendment (ZTA) No. 22-009 to amend the Beach and Edinger Corridors Specific Plan (BECSP/SP 14) by expanding the Affordable Housing Overlay in accordance

with Housing Element Program 2A, is consistent with the Land Use Element, and conforms to the adopted land use designations for sites within SP 14 identified for inclusion in the Affordable Housing Overlay. ZTA No. 22-009 is consistent with applicable General Plan goals and policies as follows:

### Housing Element

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

Policy 2.1 Variety of Housing Choices: Provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost and location, emphasizing locations that are near services, transit, promote walkability, and are moderate to highest resource areas.

Policy 2.3 Housing Overlay: Facilitate the provision of housing affordable to lower income households through the creation of a citywide housing overlay on sites identified within the Housing Element.

Policy 2.4 Beach and Edinger Corridors Specific Plan: Facilitate the provision of housing affordable to lower income households within the Beach and Edinger Corridors Specific Plan, which has higher access to public transit/freeways and employment opportunities in a variety of sectors to assist increasing job proximity for residents of all income levels.

The proposed amendment to the BECSP expands the existing Affordable Housing Overlay, ensuring the City provides capacity (through zoning) to accommodate the RHNA at all income levels. The provisions of the Affordable Housing Overlay facilitate the production of housing for lower income households. Projects proposing a minimum of 20 percent of the units affordable to lower income households are eligible for a ministerial approval process in addition to other flexible development standards. The BECSP provides for mixed use (commercial/residential) development emphasizing pedestrian-oriented public improvements along two major arterials in the City with access to transit and freeways.

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.

Policy 3.3 Affordable Housing Incentives: Facilitate the development of affordable housing through regulatory incentives and concessions, density bonuses, financial assistance, or other methods. Funding priority should be granted to projects providing extremely low-income units. Proactively seek out new methods and approaches in the provision of affordable housing.

Goal HE 4: Reduce governmental constraints to housing production, with an emphasis on improving processes for projects that provide on-site affordable units.

Policy 4.1 Regulatory Incentives for Affordable Housing: Support the use of density bonus as permitted in applicable regulations, to offset or reduce the costs of developing affordable housing while addressing potential impacts per the City's standard review process.

Policy 4.3 Efficient Development Processing: Explore continued improvements in the project entitlement process to further streamline and coordinate the processing of permits, design review and environmental clearance with emphasis on streamlining processes for housing developments that provide on-site affordable units.

ZTA No. 22-009 proposes to expand the existing Affordable Housing Overlay to facilitate the provision of affordable housing for lower income households by removing regulatory constraints, such as the conditional use permit process, and includes incentives, such as reduced parking requirements, to offset the costs of developing affordable housing. The provisions of the Affordable Housing Overlay facilitate the production of housing for lower income households. Projects proposing a minimum of 20 percent of the units to be affordable to lower income households are eligible for a streamlined ministerial approval process. In addition, projects within the Affordable Housing Overlay are eligible to request concessions and waivers pursuant to State Density Bonus Law, which further reduces constraints to the provision of affordable housing.

#### Land Use Element

Policy LU-1.A.: 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 diverse economic, physical, and social needs of future and existing residents, while neighborhood character and residences are well maintained and protected.

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

Policy LU-4.B: Improve options for people to live near work and public transit.

The proposed amendment to the BECSP would ensure that the lower income RHNA is accommodated in areas already designated and zoned for residential uses at the minimum “default” density consistent with the existing General Plan Land Use Map. The expansion of the Affordable Housing Overlay within the BECSP would ensure that future development is consistent with the existing General Plan land use designations for the development sites.

The focus of the Affordable Housing Overlay is to encourage and facilitate affordable housing by requiring a minimum of 20 percent of the units in a proposed residential development to be affordable to lower income households in an area that already allows higher density multi-family residential uses. The Affordable Housing Overlay also provides regulatory incentives to further encourage the provision of affordable housing for target populations with diverse housing needs, such as seniors, female-headed households, large families, disabled persons, homeless persons and low-income households. Additionally, the proposed Affordable Housing Overlay within the BECSP concentrates potential development along Beach Boulevard, which is an Orange County Transportation Authority operated bus route.

2. The change proposed is compatible with the uses authorized in, and the standards prescribed for, the zoning district for which it is proposed. The Affordable Housing Overlay already exists within the BECSP and is proposed to be expanded. The Affordable Housing Overlay will facilitate the development of affordable housing in an area that already allows for high density multi-family residential uses. Future development under the Affordable

Housing Overlay will be consistent with the existing and allowed development pattern along the Beach Boulevard corridor and subject to the development and design standards that are applicable throughout the rest of the BECSP area.

3. A community need is demonstrated for the change proposed. The Affordable Housing Overlay addresses the need for housing, particularly affordable housing, in the City of Huntington Beach. The Affordable Housing Overlay will incentivize the provision of housing, including affordable housing, for households and individuals who live and work in the community. The Affordable Housing Overlay also ensures the City will be able to accommodate the lower income RHNA 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 BECSP provides for mixed use (commercial/residential) development emphasizing pedestrian-oriented public improvements along two major arterials in the City with access to transit and freeways. The areas designated for an Affordable Housing Overlay are well connected areas with access to services, jobs, and community facilities. The Affordable Housing Overlay areas are located along or have access to arterials and would not divide existing established neighborhoods. The standards proposed for the Affordable Housing Overlay consider the mixed use environment and minimize impacts between different adjacent land uses.

**CONSENT CALENDAR - None**

**NON-PUBLIC HEARING ITEMS - None**

**PLANNING ITEMS**

Matthew Schneider, Planning Manager, reported on recent and upcoming City Council meetings and reported on items scheduled for upcoming Planning Commission meetings.

Jennifer Villasenor, Deputy Director of Community Development, thanked staff, the consultants, and the Planning Commission for their work on the housing element.

**PLANNING COMMISSION ITEMS**

The commissioners thanked staff for their work on the housing element. Vice-Chair Acosta-Galvan and Commissioner Rodriguez thanked staff for registering them for the APA conference.

**ADJOURNMENT:** Adjourned at 9:10 PM to the next regularly scheduled meeting of Tuesday, October 25, 2022.

APPROVED BY:

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Jennifer Villasenor, Acting Secretary

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Brendon Perkins, Chairperson