

and Beach Housing Partners LP; and, authorize and direct the City Manager/Executive Director, after City Attorney/Authority Counsel review, to sign any necessary documents to implement the Agreement; and, appropriate funds of \$2.1 million from Fund 217 and \$900,000 from Fund 352 for this purpose, **as amended by Supplemental Communication to revise Recommended City Council and Housing Authority Action A).**

The motion carried by the following vote:

AYES: Brenden, Carr, Semeta, Posey, Delgleize, and Hardy
NOES: None
ABSENT: Peterson

19. 19-1094 Directed staff to prepare Amendments to the Housing Element of the General Plan and to the Beach Edinger Corridor Specific Plan (BECSP) to obtain Housing and Community Development (HCD) certification for the purpose of being eligible to apply for SB 2 Funds

City Manager Chi presented a PowerPoint presentation entitled: *Direction Regarding Housing Element Certification to Obtain SB 2 Funds*, with slides titled: *How Did We Get Here? What Is the City Actually Considering Tonight?, Why Is the City Trying To Get Its Housing Element Certified?, What's Included In the Proposed Housing Element Plan Update?, How Would the Affordable Housing Overlay Work?, Regarding Parking Standards, What Would Be Required for the 7 Sites?, Now . . . Where Are These 7 Sites, and How Many Units Are We Planning For?, Realistic Development Potential for the 7 Identified Overlay Sites, Site 1: Cameron/Beach (South of Slater), Site 2: Beach/Main, Sites 3 & 4: Delaware/Florida, Site 5: Beach/Yorktown (East Side), Site :6 Beach/Yorktown (West Side), Site 7: Beach s/o Yorktown (State-Owned Property), Policy Question Before the City Council Tonight, Additional Considerations, and Questions and Feedback.*

Councilmember Posey provided a brief history of the effort and his support to qualify for SB 2 funding.

Councilmember Delgleize stated support for Councilmember Posey's comments and added that the laws have changed since 2015 with tightening restrictions and increased numbers for affordable housing requirements. Councilmember Delgleize described the properties identified as currently blighted and supports this item as a good, long-term solution.

Councilmember Brenden stated his support for this item, but expressed concerns to the City Attorney that approving this action might compromise other lawsuits against the State claiming Charter City status. City Attorney Gates stated he was unable to comment or make any public disclosure.

Councilmember Hardy expressed her opinion that Huntington Beach has definitely stepped up to meet RHNA requirements, especially noting that the City's numbers are in the hundreds higher than neighboring cities, and stated her concern about considering multiple project sites, even if they are currently in unsightly condition, because she believes reviewing the specific details on a project-by-project basis is the correct way to proceed, and therefore she cannot support this item.

Councilmember Carr stated her support for the identified project sites, but questioned if HCD will accept multiple one-offs throughout the City as meeting requirements. To define "by right" Director Luna-Reynosa explained that projects have to comply with the City's development standards, and if they

comply the developer does not have to secure any discretionary permits. Director Luna-Reynosa further explained that the RHNA process is not one-offs, but rather planning for zoned properties that will allow for a certain number of residential units to meet the RHNA thresholds.

City Manager Chi explained that the affordable housing development standards have already been determined and approved, and this item under consideration is only to decide if the Council approves submitting a plan to the State for their consideration that includes this affordable housing overlay to see if they would approve and certify.

Mayor Pro Tem Semeta and Director Luna-Reynosa discussed the density bonus, which is State law and provides for a percentage of units that must meet different affordability levels, and confirmed that tonight's action will not change those options.

Councilmember Delgleize stated her support for the overlay because the development standards do exist to ensure projects will be compatible.

Mayor Pro Tem Semeta stated support for development that is compatible with surrounding uses, and expressed concerns regarding what she sees as the State's over-reaching policies to remove local control over land-use decisions. She further expressed that she is troubled by the inequity that Huntington Beach's taxpayer dollars are being withheld despite it being one of the SCAG regions top housing producers. She further stated that while she would like to receive the funding, we have a choice to make and can still make shelter beds available without SB2 funds. She therefore will not be supporting the item as presented.

Councilmember Posey explained that this item is only a planning process, does not require any building, and creates an opportunity that may or may not result in development, but is expected to result in compliance with RHNA for the next twenty-three months.

Staff provided an overview of the process required for housing element development and explained that the current standards were adopted in 2015 with the approval of the Beach Edinger Corridor Specific Plan. If approved, this item will ask HCD to review the City's housing element plan to determine if it meets State housing element law. HCD will send a letter of determination that will either certify the plan as presented, or stipulate any changes that must be made.

Councilmember Delgleize confirmed with staff that if certification is not reached before the next cycle in Fall 2021, then any RHNA numbers not accommodated in the current planning period will be added to the numbers for the new cycle, and stated her support for this item.

Councilmember Carr stated that she is against bad development and would like to have further conversation with HCD on this issue and therefore supports this item.

A motion was made by Delgleize, second Posey to direct staff to prepare an amendment to the Housing Element and BECSP for City Council consideration.

Councilmember Brenden and Mayor Pro Tem Semeta asked for clarification as they questioned whether "directing staff to prepare an amendment to the Housing Element and BECSP for City Council consideration" was what City Manager Chi described during the discussion.

Director Luna-Reynosa explained that HCD has engaged in an informal review process, but HCD will not comment in writing until they receive a formal submittal.

City Manager Chi helped amend the Recommended Action to meet Council expectations and clarify Council's intentions.

A substitute motion was made by Brenden, second Carr to ***direct staff to prepare a plan for the amendments to the Housing Element and Beach Edinger Corridor Specific Plan (BECSP) with the affordable housing overlay, and submit that plan to the State Housing and Community Development (HCD) for consideration and review in an effort to get our Housing Element certified.***

The substitute motion carried by the following vote:

AYES: Brenden, Carr, Delgleize, and Posey
NOES: Semeta, and Hardy
ABSENT: Peterson

~~COUNCILMEMBER COMMENTS (Not Agendized)~~

~~Councilmember Brenden read the list of Top Ten Senior Scams and recommended reading the front-page article from the Council on Aging November newsletter; clarified for all residents that there is one City-permitted non-profit vendor, Canning Hunger, which is authorized to ask for voluntary donations when repainting curb street numbers; reported speaking at Eagle Scout Courts of Honor for Dane Tyler Price of Troop 568, and Benjamin Mallory Walker of Troop 1; attending the Huntington Beach Kiwanis Welcome for New City Manager Oliver Chi, the Association of California Cities – Orange County (ACC-OC) Lunch and Learn Presents — Navigating Social Media/A Guide for Local Agency Officials, the Spurgeon Awards Luncheon hosted annually by the Orange County Boy Scouts Exploring Program, Colette's Children's Home Annual Gala; and announced the Saturday, November 16, Fix-It Clinic at Central Library from 1—3 p.m. Councilmember Brenden closed his comments by remembering Dewey Everett Linehan, a long-time Lion and member of the Forever Young Band, who recently passed away.~~

~~Councilmember Carr thanked the community for their continued support during her husband's healing process and announced that he is now out of the hospital. She also announced her appointment by Speaker Anthony Rendon to serve on the California Commission on Aging.~~

~~Councilmember Posey reported that the Association of California Cities – Orange County (ACC-OC) has created a new Housing Committee that named him as the Chair, and he attended the Closing Ceremony of the VISSLA ISA World Junior Surfing Championships.~~

~~Councilmember Delgleize commended the Friends of the Library volunteers for the tremendous amount of money they raise each year; reported attending a Veterans Ceremony in Costa Mesa where 100-year old Lt. Jane Poor and 99-year old Sgt. Bill Call were recognized; and congratulated City of Huntington Beach residents who completed the Certified Emergency Response Training (CERT) Class.~~

~~Councilmember Hardy reported participating in the VISSLA ISA World Junior Surfing Championships Opening Ceremony.~~