



Huntington Beach Planning Commission

2000 MAIN STREET

CALIFORNIA 92648

NOTICE OF ACTION

January 15, 2020

City of Huntington Beach
2000 Main St
Huntington Beach, CA 92648

SUBJECT: GENERAL PLAN AMENDMENT NO. 19-003 and ZONING TEXT AMENDMENT NO. 19-006 (HOUSING ELEMENT & BEACH AND EDINGER CORRIDORS SPECIFIC PLAN AMENDMENTS)

APPLICANT: City of Huntington Beach

REQUEST: General Plan Amendment No. 19-003: to amend the City Council adopted 2013- 2021 General Plan Housing Element and pursue certification from the California Department of Housing and Community Development (HCD) in order to be eligible to receive state funding for homelessness response programs; Zoning Text Amendment No. 19-006): to amend the Beach and Edinger Corridors Specific Plan (BECSP) to establish an Affordable Housing Overlay in accordance with program actions proposed in the Housing Element amendment.

LOCATION: Housing Element - citywide; Beach and Edinger Corridors Specific Plan - various sites on Beach Boulevard

DATE OF ACTION: January 14, 2020

On Tuesday, January 14, 2020, the Huntington Beach Planning Commission took action on your application, and **approved** General Plan Amendment No. 19-003 by approving the draft City Council Resolution and **approved** Zoning Text Amendment No. 19-006 with findings for approval by approving the draft City Council Resolution. Please see the attachment list for the applicable documents for each application.

The applications will now be forwarded to the City Council for final review and action at a noticed public hearing. You will be notified of the upcoming City Council meeting when it is scheduled.

If you have any questions regarding this Notice of Action letter or the processing of your application, please contact Jennifer Villaseñor, the project planner, at (714) 374-1661 or via

email at jvillasenor@surfcity-hb.org, or the Community Development Department at (714) 536-5271.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ursula Luna-Reynosa'.

Ursula Luna-Reynosa, Secretary
Planning Commission

ULR:JJ:JV:kdc

- Attachments:
1. GPA No. 19-003 - Draft City Council Resolution
 2. ZTA No. 19-006 - Findings for Approval
 3. ZTA No. 19-006 - Draft City Council Resolution

c:

- Honorable Mayor and City Council
- Chair and Planning Commission
- Oliver Chi, City Manager
- Ursula Luna-Reynosa, Director of Community Development
- Tim Andre, Fire Division Chief
- Mike Vigliotta, Chief Assistant City Attorney
- Debbie DeBow, Principal Civil Engineer
- Eric Haghani, Building Manager
- Jennifer Villasenor, Deputy Director of Community Development
- Property Owner
- Project File

RESOLUTION NO. 2020-06

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF HUNTINGTON BEACH APPROVING
GENERAL PLAN AMENDMENT NO. 19-003
(HOUSING ELEMENT AMENDMENT)

WHEREAS, General Plan Amendment No. 19-003 proposes to amend the Housing Element to ensure that the Housing Element will be certified by the California Department of Housing and Community Development so that the City can become eligible to receive state SB 2 funds for homelessness response programs.

On December 10 2019 study session was held with the Planning Commission for consideration of amendments to the Housing Element; and

A 30-day public review and comment period was held on the draft amendment to the Housing Element and a stakeholder meeting was held on December 5, 2019; and

The Planning Commission of the City of Huntington Beach, after notice duly given, held a public hearing to consider General Plan Amendment No. 19-003 and recommended approval of said amendment to the City Council; and

The City Council of the City of Huntington Beach, after notice duly given, held a public hearing to consider General Plan Amendment No. 19-003; and

That the General Plan Amendment is necessary to ensure that the Housing Element will be certified by the California Department of Housing and Community Development so that the City can become eligible to receive state SB 2 funds for homelessness response programs.

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

SECTION 1: That General Plan Amendment No. 19-003, which amends the Housing Element to identify adequate sites to accommodate the Regional Housing Need Allocation (RHNA) for lower income households and includes programmatic changes to implement an Affordable Housing Overlay in the Beach and Edinger Corridors Specific Plan to accommodate the remaining lower income RHNA target for the planning period, is hereby approved. The Director of Community Development is hereby directed to prepare and file an amended General Plan Housing Element.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____ day of _____, 2020.

Mayor

REVIEWED AND APPROVED:

APPROVED AS TO FORM:

City Manager

City Attorney *WJ*

INITIATED AND APPROVED:

Director of Community Development

ATTACHMENTS

Exhibit A: Amended General Plan Housing Element

ATTACHMENT NO. 2

SUGGESTED FINDINGS OF APPROVAL

ZONING TEXT AMENDMENT NO. 19-006

1. Zoning Text Amendment (ZTA) No. 19-006 to amend the Beach and Edinger Corridors Specific Plan (BECSP) and establish an Affordable Housing Overlay implements program actions identified in the Housing Element, is consistent with the adopted Land Use Element of the General Plan, and conforms to the adopted land use designations for the sites within the BECSP identified for inclusion in the Affordable Housing Overlay. ZTA No. 19-006 is consistent with applicable General Plan goals and policies as follows:

Housing Element

Goal HE 2: Provide adequate sites through appropriate land use, zoning and specific plan designations to accommodate Huntington Beach's share of regional housing needs.

Goal HE 4: Reduce potential governmental constraints to housing production and affordability.

Policy HE 4.1: Support the use of density bonuses and other incentives, such as fee deferrals/waivers and parking reductions, to offset or reduce the costs of developing affordable housing while ensuring that potential impacts are addressed.

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

ZTA No. 19-006 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. Additional program changes require monitoring of sites to ensure that adequate sites remain available during the planning period.

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.

The proposed amendment to the BECSP would ensure that the remaining lower income RHNA can be accommodated in areas already designated and zoned for residential uses at the minimum "default" density consistent with the existing General Plan Land Use Map. As such, no changes to the existing land use designations of property within the City are necessary to accommodate the remaining lower income RHNA and obtain HCD certification. The establishment 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.

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 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. ZTA No. 19-006 will enhance the potential for superior urban design in comparison with the development under the base district provisions that would apply if the plan were not approved because it will facilitate the development of affordable housing in an area that already allows for high density multi-family residential uses. However 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. Deviations from the base district provisions that otherwise would apply are justified by compensating benefits of the Affordable Housing Overlay because it will allow the City to accommodate the remaining lower income RHNA target, obtain certification of the Housing Element from the California Department of Housing and Community Development, and become eligible for state funding to address homelessness.
4. The BECSP, when it was adopted in 2010, included adequate provisions for utilities, services, public services and emergency vehicle access. The establishment of the

Affordable Housing Overlay including the proposed development standards and allowable development of 413 lower income units would not exceed the capacity of existing and future systems planned for the BECSP.

RESOLUTION NO. 2020-07

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. 19-006)

WHEREAS, Zoning Text Amendment No. 19-006 is a request to amend Specific Plan No. 14 – Beach and Edinger Corridors Specific Plan (“BECSP”) to establish an Affordable Housing Overlay and implement Program 8 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. 19-006; 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. 19-006, 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 _____, 2020.

Mayor

APPROVED AS TO FORM:

REVIEWED AND APPROVED:

City Manager

City Attorney MW

INITIATED AND APPROVED:

Director of Community Development

ATTACHMENTS

Exhibit A: ZTA No. 19-006 Specific Plan No. 14 - Beach and Edinger Corridors Specific Plan