

ATTACHMENT NO. 2

SUGGESTED FINDINGS OF APPROVAL

ZONING TEXT AMENDMENT NO. 19-006

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

Zoning Text Amendment No. 19-006 (BECSP Amendment) is within the scope of the BECSP Program Environmental Impact Report (EIR No. 08-008) certified by the Planning Commission on December 8, 2009. In accordance with CEQA Guidelines Sections 15162 and 15163, no subsequent EIR or supplement to the EIR need be prepared for this zoning text amendment and no further environmental review or documentation is required.

FINDINGS FOR 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.