

# Ellis Avenue Condos

February 18, 2020

8041 Ellis Avenue

Tentative Tract Map No. 18157

Conditional Use Permit No. 17-042

# Project Overview

- **Tentative Tract Map No. 18157**: consolidate three parcels into one approx 0.95 acre parcel for condominium purposes
- **Conditional Use Permit No. 17-042**: permit development of a mixed-use building including 48 condominium residences, 891 square feet of ground floor commercial, and three subterranean levels of parking

**Office**

**Hotel**

**RMH**

**RMH**

**SP 14**

**Commercial**

**SP 14**

**Multifamily  
Residential**

**SUBJECT  
PROPERTY**

**RM**

**RM**

**Commercial**

**SP 14**

**Mixed Use**

**CG**  
**Multifamily  
Res.**



**SP 14**

**Commercial**

Chevron

Beach Blvd

Elan Huntington Beach  
Luxury Apartments

Ellis Ave

Patterson Ln

Jac

Joyd's 19 Barbershop

Denny's

Lin St  
Bou

# Project Description

- 4-story mixed use building
- 48 condominium residences
  - (6) one bedroom units & (42) two bedroom units
  - Affordable Housing: 10% affordable
    - 4.8 affordable units required
    - 5 on-site affordable units proposed
- 891 s.f. of ground floor retail space
- Three level subterranean parking garage
  - 5 spaces for retail
  - 24 spaces for guests
  - 99 spaces for residents

# Background

- June 11, 2019 – PC denied project
- June 20, 2019 – Appeal of PC denial filed by property owner
- August 19, 2019 – CC opened public hearing and continued to September 3, 2019, at property owner's request
- September 3, 2019 – CC opened public hearing and denied project

# Californians for Homeownership v. City of Huntington Beach

- The City was sued by Californians for Homeownership on October 28, 2019
- City Attorney's Office retained a traffic safety expert and fire code/safety expert to review Project as originally proposed as part of the lawsuit defense
- Experts reviewed the entire Project including scaled plans and reports to analyze everything objectively and offer findings/opinions regarding the proposed project via separate reports



# Expert Reports

- Such reports are normally kept confidential as “attorney work-product” and used only at a certain time in court for purposes of defending a lawsuit
- New material information, findings, perspectives, and opinions are offered by the Expert Reports
- City Attorney determined that this information could not remain confidential as the City Council must have all information available to make an informed decision

# City Council Action

The City Council may take one of the following action(s):

- A) Deny Tentative Tract Map No. 18157 and Conditional Use Permit No. 17-042 with findings OR
- B) Deny Without Prejudice Tentative Tract Map No. 18157 and Conditional Use Permit No. 17-042 with findings OR
- C) Tentatively Approve Tentative Tract Map No. 18157 and Conditional Use Permit No. 17-042 and direct Staff to conduct environmental analysis on the new information provided in the Expert Traffic and Fire Code/Life Safety Reports in accordance with Section 15162 of the CEQA Guidelines and re-agendize for a future meeting