



City of Huntington Beach

File #: 20-1709

MEETING DATE: 7/14/2020

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission
FROM: Ursula Luna-Reynosa, Community Development Director
BY: Tess Nguyen, Associate Planner

SUBJECT:
ZONING MAP AMENDMENT (ZMA) NO. 20-001 (NGUYEN PROPERTIES)

REQUEST:

To amend the zoning designation of two parcels, each approximately 2,937.50 sq. ft., from the current designation of Commercial General (CG) to Residential Medium High Density - Small Lot Subdistrict (RMH-A)

LOCATION:

311 17th Street, 92648 (west side of 17th Street, north of Olive Avenue) - APN # 023-156-13 and APN # 023-156-14)

APPLICANT:

John Tran, 10455 Circulo de Zapata, Fountain Valley, CA 92706

**PROPERTY
OWNER:**

Toan Bao Nguyen, 14221 Euclid Street, Suite D, Garden Grove, CA 92843

**BUSINESS
OWNER:**

Not applicable

STATEMENT OF ISSUE:

1. Is the Zoning Map Amendment proposed designation compatible with the surrounding area?
2. Does the project satisfy all the findings required for approving a Zoning Map Amendment?
3. Has the appropriate level of environmental analysis been determined?

RECOMMENDATION:

That the Planning Commission take the following actions:

- A) Find the proposed project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15183 - Projects that are consistent with an adopted General Plan for which an Environmental Impact Report was prepared and certified.
- B) Recommend approval of Zoning Map Amendment No. 20-001 with findings (Attachment No. 1) by approving draft City Council Ordinance No. ____ and forward to the City Council.

ALTERNATIVE ACTION(S):

- A) Do not recommend approval of Zoning Map Amendment No. 20-001 if the Planning Commission cannot make all the required findings of Section 247.10 of the Zoning Code.
- B) Continue Zoning Map Amendment No. 20-001 and direct staff accordingly.

PROJECT PROPOSAL:

Zoning Map Amendment No. 20-001 is a request to amend the zoning designation of two parcels from the current designation of Commercial General (CG) to Residential Medium High Density - Small Lot Subdistrict (RMH-A) pursuant to Chapter 247 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).

The current zoning designation on the properties is Commercial General (CG) and the General Plan land use designation is Residential Medium High Density (RMH). The request to amend the zoning designation is necessary in order to be consistent with the current General Plan designation of Residential Medium High Density (RMH) and to facilitate residential development of the parcels with consistent land use designations. The RMH-A zoning designation allows one unit per 25 feet of frontage for lots 50 feet or less in width or one unit per 1,900 sq. ft. for lots greater than 50 feet in width.

Background:

In 1993, the subject parcels had a residential zoning designation. The southern lot was vacant and the northern lot was occupied by a commercial building, which was non-conforming with the residential zoning designation. The former property owner requested a zone change of the site from a residential to a commercial designation in order to allow commercial development of the vacant parcel and to have the appropriate zoning for the commercial building.

In September 1993, the City Council approved a request to rezone the site from a residential zone (Townlot Specific Plan Section B) to C2 (Community Business). The requested zone change was approved by the Planning Commission in July 1993. At the Planning Commission and City Council hearings, staff had recommended denial of the zone change because the proposed zone change did not conform with the General Plan Land Use designation and it was not consistent with surrounding residential land uses. The former property owner never pursued development of the vacant parcel and the commercial building remained in place. The property has now changed ownership and the new owner is pursuing the zoning change to return the residential designation.

The current zone change request from a commercial to a residential designation would be consistent

with the General Plan Land Use designation and the previous zoning designation of the site. In addition, the zone change would allow for the development of residential uses on the site, which would be compatible with the surrounding residential land uses.

ISSUES AND ANALYSIS:

Subject Property And Surrounding General Plan Designations, Zoning And Land Uses:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	RMH (Residential Medium High Density)	CG (Commercial General)	Vacant and Warehouse
North, East, and West of Subject Property:	RMH (Residential Medium High Density)	RMH-A (Residential Medium High Density - Small Lot Subdistrict)	Single-Family Residential and Multi-Family Residential
South of Subject Property:	RMH (Residential Medium Density)	CG (Commercial General)	Commercial

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is RMH (Residential Medium High Density). The proposed project is consistent with this designation and the goals, policies, and objectives of the City's General Plan as follows:

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.

Policy LU-1D: Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

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.

The project site is located on two parcels on the west side of 17th Street and north of Olive Avenue. The southern lot is vacant and the northern lot has a warehouse building onsite. There is an existing office building to the south of the project site. The requested zone change for the project site, allowing for future residential development, would be compatible with the adjacent property due to the low impact office use. The office building would also act as a buffer between the residential use and the neighborhood market at the corner of Olive Avenue and 17th Street. The parcel to the south, which has a zoning designation of CG and a General Plan land use designation of RMH, will eventually be rezoned to be consistent with the General Plan land use designation. If this happens,

the entire block would have consistency between the zoning designation and the General Plan land use designation.

The Zoning Map Amendment will bring the zoning designation into consistency with the General Plan land use designation. The Zoning Map Amendment facilitates future construction of two new single-family homes, which will continue the land use pattern of single family residential uses in the surrounding areas and assist in meeting the overall housing needs of the community. The zoning map amendment supports infill development of two single-family residences that are compatible in proportion, scale, and character with the surrounding neighborhood because there are similar single-family units to the north, east, and west of the site.

Housing Element

Policy 1.1 Neighborhood Character: Preserve the character, scale, and quality of established residential neighborhoods.

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 near services and transit that promote walkability.

Goal 3.1 Housing Diversity: Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

The zoning map amendment will preserve the character, scale, and quality of the existing neighborhood because it allows for future construction of two single-family residences that are similar to the surrounding single-family residential units and provides a diversified mix of housing types for the different needs of the community.

Zoning Compliance:

The subject parcels will be required to comply with all the development standards of the RMH-A zoning district of the Huntington Beach Zoning and Subdivision Ordinance.

Urban Design Guidelines Conformance:

Future development proposals on the project site will be reviewed for compliance with the citywide Urban Design Guidelines.

Environmental Status:

The project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15183. Section 15183 applies to projects that are consistent with an adopted General Plan for which an Environmental Impact Report (EIR) was prepared and certified and where there are no potential environmental effects peculiar to the proposed project. The project meets all criteria under Section 15183 and does not require additional environmental review. The City's General Plan was updated and adopted and the EIR was certified on October 2, 2017. The General Plan update and EIR considered the type and intensity of development, including the assignment of the RMH land use designation for the project site parcel and the adjacent area. The project will not result in any potential environmental impacts to the site because the project is consistent with the development standards in the proposed zoning

designation of RMH-A and is consistent with the adopted General Plan and analyzed in the certified EIR.

Coastal Status:

Not applicable.

Design Review Board:

Not applicable.

Subdivision Committee:

Not applicable.

Other Departments Concerns and Requirements:

Not applicable.

Public Notification:

Legal notice was published in the Huntington Beach Wave on July 2, 2020, and notices were sent to property owners of record and occupants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Community Development Department's Notification Matrix), applicant, and interested parties.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:
April 3, 2020

MANDATORY PROCESSING DATE(S):
Not applicable for legislative application

SUMMARY:

Staff recommends approval of Zoning Map Amendment No. 20-001 based on the following:

- The Zoning Map Amendment is consistent with the General Plan goals, objectives, and policies.
- The Zoning Map Amendment will not change a general land use provision and the uses and standards for the proposed zoning district.
- A community need is demonstrated for the proposed change.
- The Zoning Map Amendment will be in conformity with public convenience, general welfare, and good zoning practice.

ATTACHMENTS:

1. Suggested Findings of Approval for ZMA No. 20-001
2. Draft City Council Ordinance for ZMA No. 20-001
3. Vicinity Map
4. Project Narrative Received and Dated March 3, 2020
5. Existing and Proposed Zoning Maps