

ATTACHMENT NO. 1

SUGGESTED FINDINGS OF APPROVAL

MITIGATED NEGATIVE DECLARATION NO. 20-002/ ZONING MAP AMENDMENT NO. 20-002

SUGGESTED FINDINGS FOR APPROVAL – MITIGATED NEGATIVE DECLARATION NO. 20-002:

1. Mitigated Negative Declaration No. 20-002 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of twenty (20) days. Comments received during the comment period were considered by the City Council prior to action on Mitigated Negative Declaration No. 20-002, General Plan Amendment No. 20-002, and Zoning Map Amendment No. 20-002.
2. Mitigation measures, incorporated into the Mitigation, Monitoring, and Reporting Program avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur. No significant impacts are anticipated with implementation of mitigation measures in the areas of biological resources, cultural resources, geology, noise, transportation, and tribal cultural resources.
3. There is no substantial evidence in light of the whole record before the City Council that the project, as mitigated, will have a significant effect on the environment. Potential impacts from the project are reduced to less than significant through the project design, regulatory requirements, and mitigation measures.

SUGGESTED FINDINGS FOR APPROVAL - ZONING MAP AMENDMENT NO. 20-002:

1. Zoning Map Amendment (ZMA) No. 20-002 to change the zoning on an approximately 13.9 gross acre parcel from PS (Public-Semipublic) to RL (Residential Low Density) is consistent with the goals and policies of the General Plan as identified below.

A. Land Use Element

Goal LU-1 - New commercial, industrial, and residential development is coordinated to ensure that 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-1B - Ensure new development supports the protection and maintenance of environmental and open spaces resources.

Policy LU-1C - Support infill development, consolidation of parcels, and adaptive reuse of existing buildings.

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

Policy LU-2D - Maintain and protect residential neighborhoods by avoiding encroachment of incompatible land uses.

Policy LU-2E - Intensify the use and strengthen the role of public art, architecture, landscaping, site design, and development patterns to enhance the visual image of Huntington Beach.

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.

Policy LU-4D - Ensure that single-family residences are of compatible proportion, scale and character to surrounding neighborhoods.

Goal LU-6 - Neighborhood school sites adapt over time to meet the changing needs of the community.

The ZMA will implement the land use designation proposed with General Plan Amendment No. 20-002. It will enable redevelopment of the closed school site into a single-family residential development that is compatible with the character of the neighborhood and meets the changing needs of the community. The proposed residential plans include three architectural styles that are in keeping with the proportion, scale, and character of the neighborhood and consistent with the development standards in the HBZSO. The project provides enhanced landscaping areas along street side yards, street corners, and mid-block. The project will maintain open space resources by improving Gisler Park as a community benefit in association with the request for reduced lot size and width.

B. Housing Element

Policy 1.1 – Preserve the character, scale and quality of established residential neighborhoods.

Policy 2.4 - Utilize surplus publicly owned land for residential use where appropriate and consistent with the City's General Plan.

Policy 3.4 - Explore collaborative partnerships with non-profit organizations, developers, the business community and governmental agencies in the provision of affordable housing.

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

The project is located on a surplus publicly owned land that is appropriate for residential use. The project is required to meet the City's affordable housing requirement equivalent to 10 percent of the proposed dwelling units. The project is proposed as a PUD, which allows for reduced lot size and width with the provision that the developer provides mutual community benefits for the enjoyment of the residents and the public. As such, flexibility with the development standards such as reduced lot size and width provides a mechanism to accommodate additional housing.

2. The ZMA would only change the land use designation of the subject property rather than a general land use provision and would not affect the uses authorized in and the standards prescribed for the proposed zoning district.
3. A community need is demonstrated for the change proposed because it will allow a surplus school site to be redeveloped into a residential development that is consistent with the character of the area and will add to the housing stock.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice because the proposed zoning will implement the land use designation proposed with General Plan Amendment No. 20-002 and is compatible with the surrounding neighborhood.