

MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

WEDNESDAY, JANUARY 14, 2020

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Perkins

P P P P P P P

ROLL CALL: Scandura, Ray, Grant, Garcia, Kalmick, Perkins, Mandic

AGENDA APPROVAL

A MOTION WAS MADE BY GRANT, SECONDED BY SCANDURA, TO APPROVE THE JANUARY 14, 2020, PLANNING COMMISSION MEETING AGENDA, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Garcia, Kalmick, Perkins, Mandic
NOES: None
ABSENT: None
ABSTAIN: None

MOTION APPROVED

ADMINISTRATIVE ITEMS

20-1319 PLANNING COMMISSION CHAIR AND VICE CHAIR

RECOMMENDED ACTION:

That the Planning Commission take the following actions:

Nominate and elect the Planning Commission Chair and Vice Chair.

A MOTION WAS MADE BY KALMICK, SECONDED BY PERKINS, TO NOMINATE AND ELECT MICHAEL GRANT AS PLANNING COMMISSION CHAIR, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Garcia, Kalmick, Perkins, Mandic
NOES: None
ABSENT: None

ABSTAIN: None

MOTION APPROVED

A MOTION WAS MADE BY GRANT, SECONDED BY SCANDURA, TO NOMINATE AND ELECT ALAN RAY AS PLANNING COMMISSION VICE-CHAIR, BY THE FOLLOWING VOTE:

AYES: Scandura, Ray, Grant, Garcia, Kalmick, Perkins, Mandic

NOES: None

ABSENT: None

ABSTAIN: None

MOTION APPROVED

PRESENTATION OF PLANNING COMMISSION RESOLUTION NO. 1710 AND PLAQUE IN APPRECIATION TO OUTGOING CHAIR PAT GARCIA– Chair

PUBLIC COMMENTS - NONE

PUBLIC HEARING ITEMS

19-1293 GENERAL PLAN AMENDMENT NO. 19-003 and ZONING TEXT AMENDMENT NO. 19-006 (HOUSING ELEMENT & BEACH AND EDINGER CORRIDORS SPECIFIC PLAN AMENDMENTS

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 (refer to Attachment No. 6)

RECOMMENDED ACTION:

That the Planning Commission take the following actions:

- A) Find that General Plan Amendment No. 19-003 is covered under Negative Declaration No. 12-007, which was adopted by the City on August 27, 2013; and find that Zoning Text Amendment No. 19-006 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.**

- B) Recommend approval of General Plan Amendment No. 19-003 by approving the draft City Council Resolution (Attachment No. 1) and recommend approval of Zoning Text Amendment No. 19-006 with findings (Attachment No. 2) by approving the draft City Council Resolution (Attachment No. 3) and forward to the City Council for consideration.

The Commission made the following disclosures:

- Commissioner Scandura spoke with staff and visited the sites.
- Commissioner Garcia had no disclosures.
- Vice-Chair Ray visited the sites.
- Chair Grant visited the sites.
- Commissioner Kalmick visited the sites and spoke with a councilmember.
- Commissioner Perkins had no disclosures.
- Commissioner Mandic spoke with staff and members of the public.

Jennifer Villaseñor, Deputy Director of Community Development, gave the staff presentation on the proposed project. She reported that Site 7 was not accepted by the State and staff is requesting that any motion to approve should exclude site 7.

There was brief discussion regarding SB2 funding and the process for non-affordable housing on the proposed sites.

THE PUBLIC HEARING WAS OPENED.

Pat Goodman, Homeless United, spoke in support of Item No. 19-1293, citing the need for affordable housing, the statewide homelessness crisis, the need to be in compliance with state law and to receive funding grants.

Gigi Jackson, Homeless United, spoke in support of Item No. 19-1293. She stated that the three main challenges facing the city are a homelessness crisis, an affordability crisis, and a quality of life crisis, which she believes this project will aid in solving.

Jenny Braithwaite, Homeless United, spoke in support of Item No. 19-1293, reviewing the recent history of the city's housing element process. Ms. Braithwaite stated that the homelessness is now considered an emergency crisis. Laws now require HCD to report any noncompliant cities to the attorney general.

Karen Carroll, Homeless United, spoke in support of Item No. 19-1293, citing potential negative impacts of denial, including funding losses and continuing lack of affordable housing.

Ralph Bauer, Homeless United, spoke in support of Item No. 19-1293, citing the potential granting of state funds, helping resolve the homelessness crisis, and the potential negative impacts; such as, loss of state funds and building permitting abilities. Mr. Bauer stated that denying the project would cause numerous difficulties.

Shirley Dettloff, resident, spoke in support of Item No. 19-1293, citing the

importance of having a housing element in compliance with state law. She stated that the negative impacts of denial would be overwhelming.

WITH NO ONE ELSE PRESENT TO SPEAK, THE PUBLIC HEARING WAS CLOSED.

There was brief discussion on the following items: parcel consolidation, additional sites, any potential for historic resource concerns, and an update on the proposed navigation center.

A MOTION WAS MADE BY SCANDURA, SECONDED BY MANDIC, TO FIND THAT GENERAL PLAN AMENDMENT NO. 19-003 IS COVERED UNDER NEGATIVE DECLARATION NO. 12-007, WHICH WAS ADOPTED BY THE CITY ON AUGUST 27, 2013; AND FIND THAT ZONING TEXT AMENDMENT NO. 19-006 IS WITHIN THE SCOPE OF THE BECSP PROGRAM ENVIRONMENTAL IMPACT REPORT 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; AND RECOMMEND APPROVAL OF GENERAL PLAN AMENDMENT NO. 19-003 WITH MODIFICATIONS REMOVING SITE NO. 7 BY APPROVING THE DRAFT CITY COUNCIL RESOLUTION AND RECOMMEND APPROVAL OF ZONING TEXT AMENDMENT NO. 19-006 WITH FINDINGS BY APPROVING THE DRAFT CITY COUNCIL RESOLUTION AND FORWARD TO THE CITY COUNCIL FOR CONSIDERATION, BY THE FOLLOWING VOTE:

**AYES: Scandura, Ray, Grant, Kalmick, Perkins, Mandic
NOES: Garcia
ABSENT: None
ABSTAIN: None**

MOTION APPROVED

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.

CONSENT CALENDAR - NONE

NON-PUBLIC HEARING ITEMS - NONE

PLANNING ITEMS

Jane James, Planning Manager, reported on recent and upcoming City Council meetings and reported on items scheduled for upcoming Planning Commission meetings.

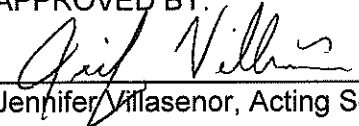
PLANNING COMMISSION ITEMS

Commissioner Scandura reported on the upcoming Environmental Board meeting.

Chair Grant reported on the recent Design Review Board meeting.

ADJOURNMENT: Adjourned at 7:05 PM to the next regularly scheduled meeting of Tuesday, January 28, 2020.

APPROVED BY:


Jennifer Villaseñor, Acting Secretary


Michael Grant, Chairperson