



mitigation measures; and,

B) Approve General Plan Amendment No. 21-002 by adopting City Council Resolution No. 2022-23, "A Resolution of the City Council of the City of Huntington Beach Approving General Plan Amendment No. 21-002" (Attachment No. 2); and,

C) Approve Zoning Map Amendment No. 21-001 with findings (Attachment No. 1) and approve for introduction Ordinance No. 4257, "An Ordinance of the City of Huntington Beach Amending the Huntington Beach Zoning and Subdivision Ordinance to Rezone the Real Property Located at 8371 to 8461 Talbert Avenue from Residential Low Density (RL) to Residential Medium Density (RM) (Zoning Map Amendment No. 21-001)." (Attachment No. 3)

**Alternative Action(s):**

The City Council may make the following alternative motions:

- A. Deny Mitigated Negative Declaration No. 21-003, General Plan Amendment No. 21-002, and Zoning Map Amendment No. 21-001.
- B. Continue Mitigated Negative Declaration No. 21-003, General Plan Amendment No. 21-002, and Zoning Map Amendment No. 21-001 and direct staff accordingly.

**Analysis:**

A. PROJECT PROPOSAL:

Applicant: Ben R. Johnson, The Olson Company, 3010 Old Ranch Pkwy, #100, Seal Beach, CA 90740

Property Owner: Mary Langston, 18627 Brookhurst Street, Unit #456, Fountain Valley, CA 92708

The project includes the following requests:

General Plan Amendment (GPA) No. 21-002 - To amend the General Plan designation from Residential Low Density (RL) to Residential Medium Density (RM).

Zoning Map Amendment (ZMA) No. 21-001 - To amend the zoning designation from Residential Low Density (RL) to Residential Medium Density (RM).

Mitigated Negative Declaration (MND) No. 21-003 - To analyze the potential environmental impacts of the proposed project.

The subject site is currently developed with 3 single-family residences and some accessory structures proposed to be demolished. The proposed GPA, ZMA, and MND are prerequisites to allow the applicant to subdivide and redevelop the approximately 2.07 acre site into a townhome project. The project also includes Tentative Tract map (TTM) No. 19157 to subdivide the site for condominium purposes and Conditional Use Permit (CUP) No. 21-004 to develop 34 attached, 2- and 3- story townhomes up to 35 feet tall and allow up to an 8 foot tall retaining wall topped with a 6 foot tall wall along the west property line. The Planning Commission approved the TTM and CUP on

May 10, 2022. No appeal of the Planning Commission's approval of the TTM and CUP was filed within the 10-day appeal period that ended on May 20, 2022. The May 10, 2022 Planning Commission staff report provides a detailed description and comprehensive analysis of the proposed project (Attachment No. 4).

**B. PLANNING COMMISSION MEETING AND RECOMMENDATION:**

On May 10, 2022 the Planning Commission held a public hearing on the proposed project. There were 11 speakers (5 in favor and 6 opposed). Those in favor cited the need for housing and that the project was attractive and would be an improvement. Those in opposition expressed concerns of additional traffic, site access, parking, density, and building height. After discussing the same topics the speakers brought up, the Planning Commission voted to recommend approval of the GPA, ZMA, and MND and approve the TTM and CUP.

**Planning Commission Action on May 10, 2022:**

A motion was made by Scandura, seconded by Acosta-Galvan, to recommend to the City Council approval of GPA No. 21-002, ZMA No. 21-001, and MND No. 21-003 and to approve TTM No. 19157 and CUP No. 21-004 with findings and modified conditions carried by the following vote:

AYES: Adam, Mandic, Acosta-Galvan, Perkins, Scandura, Rodriguez, Ray

NOES:

ABSTAIN:

ABSENT:

**MOTION PASSED**

**C. STAFF ANALYSIS:**

The staff report for the May 10, 2022 Planning Commission hearing (Attachment No. 4) provides a detailed description and comprehensive analysis of the proposed project including the GPA, ZMA, and MND requests before the City Council as well as the TTM and CUP that were approved by the Planning Commission. In summary, staff recommends approval of the GPA, ZMA, and MND based on the following:

- The MND is adequate, complete, and has identified all significant effects of the project and any applicable mitigation measures.
- The MND was prepared in compliance with the CEQA Guidelines.
- The GPA and ZMA are consistent with the General Plan and its goals and policies.
- The GPA and ZMA are compatible with the surrounding area.
- The project adds to the City's housing stock, including affordable housing, and RHNA targets.

**Environmental Status:**

A MND was prepared for the project (Attachment No. 11) and concludes that no significant impacts are anticipated with implementation of mitigation measures in the areas of biological resources, cultural resources, geology, and tribal cultural resources. The MND was available for a 20-day public review period from March 31 to April 20, 2022. A response to the 12 comment letters received

(Attachment No. 9) is attached for City Council review prior to action on the project

**Strategic Plan Goal:**

Economic Development & Housing

**Attachment(s):**

1. Suggested Findings for Approval of MND No. 21-003 and ZMA No. 21-001
2. Resolution No. 2022-23 for GPA No. 21-002
3. Ordinance No. 4257 for ZMA No. 21-001
4. May 10, 2022 Planning Commission Staff Report
5. Vicinity Map
6. Project Narrative received and dated April 27, 2022
7. Existing and Proposed General Plan Land Use and Zoning Maps
8. Letters in Opposition/Support
9. Response To Comments Draft MND No. 21-003
10. Mitigation Monitoring and Reporting Program
11. Draft MND No. 21-003 available at:  
<https://www.huntingtonbeachca.gov/government/departments/planning/major/major-projects-view.cfm?ID=1111>
12. Tentative Tract Map No. 19157 and Site Plan (For Reference Only)
13. PowerPoint Presentation