City of Huntington Beach

2000 Main Street,
Huntington Beach, CA 92648

Legislation Details

File #:	22-747		
Type:	Public Hearing	**Status:**	Agenda Ready
File created:	8/30/2022	**In control:**	Planning Commission
On agenda:	9/27/2022	**Final action:**	

Title: GENERAL PLAN AMENDMENT NO. 21-001, ZONING TEXT AMENDMENT NO. 21-003, SITE PLAN REVIEW NO. 21-002, ADDENDUM ENVIRONMENTAL IMPACT REPORT NO. 21-002 (BELLA TERRA RESIDENTIAL PROJECT)

REQUEST:
GPA: Revise the General Plan Land Use Map by amending the existing planning area boundaries (Area A and Area B) of the Bella Terra Specific Plan, and change the current General Plan Land Use designations from (Area A): CR-F2-sp-mu(F9) (Commercial Regional - 0.5 FAR - Specific Plan Overlay - Mixed Use 1.5 FAR (MU-0.5 (Commercial)/Maximum 25 du/acre) and (Area B): CR-F2-sp-mu(F14) (Commercial Regional - 0.5 FAR - Specific Plan Overlay - Mixed Use 1.75 FAR (MU-0.7 (Commercial)/Maximum 45 du/acre) to (Area A): CG-sp (Commercial General - Specific Plan Overlay - Maximum 1.5 FAR) and (Area B): M-sp (Mixed Use - Specific Plan Overlay - Mixed Use 1.75 FAR (MU-0.9(Commercial)/Maximum 45 du/acre). ZTA: To amend the existing Bella Terra Specific Plan (SP 13) in the following ways: A) Divide Area B into Subareas B.1 and B.2; B) Revise development standards for Subarea B.2 (subject project site); C) Update the parking allocations, pedestrian circulation plan, conceptual circulation plan and landscape concept; D) Text and Figure revisions to reduce the size of Area A (from 52.35 acres to 45.03 acres) and increase the size of Area B (from 10.4 to 17.72 acres) E) Extend Site Plan Review effectiveness from 1 year to 5 years; and F) clarify applicable affordable housing requirements for the project to be consistent with the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) SPR: To demolish an existing 149,000 sq. ft. Burlington department store and 30,000 sq. ft. of adjacent retail space and construct a new seven-story mixed-use infill project consisting of 300 apartment units, 25,000 sq. ft. of retail and restaurant space, an above-ground three-level podium parking garage with 404 spaces, and associated hardscape and landscape improvements. AEIR: Preparation of Addendum No. 2 to the Village at Bella Terra EIR No. 07-003 to analyze the potential environmental impacts of the proposed project.

LOCATION:
7777 Edinger Avenue, 92647 (Northside of Edinger Avenue, south of Center Avenue, and west of Beach Boulevard)

Attachments: 1. Att #1 Suggested Findings and Conditions (SPR 21-002, ZTA 21-003), 2. Att #2 Draft Resolution Addendum No. 2 to Bella Terra Specific Plan EIR, 3. Att # 3 Draft Resolution GPA 21-001, 4. Att #4 Draft Ordinance ZTA 21-003, 5. Att #5 Site Plans Floor Plans and Elevations December 21, 2021, 6. Att #6 Bella Terra Residential Project Description dated October 25, 2021, 7. Att #8 Legislative Draft Bella Terra Specific Plan (SP13), 8. Att #9 Planning Commission Study Session Report dated September 13, 2022, 9. Att #10 Draft Affordable Housing Plan, 10. Att #11 Bella Terra Residential Parking Demand Analysis, 11. Att #12 Comment Letter from Mary Linares received and dated September 13, 2022, 12. Late Communications- 2022.09.27 Bella Terra PC comments - final

Date	Ver.	Action By	Action	Result
9/27/2022	1	Planning Commission	approved	Pass

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