



City of Huntington Beach

File #: 21-698

MEETING DATE: 10/12/2021

PLANNING COMMISSION STAFF REPORT

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

SUBJECT:
TENTATIVE TRACT MAP NO. 19154 / CONDITIONAL USE PERMIT NO. 21-006 (CAMERON LANE TOWNHOMES)

REQUEST:

TTM: To permit a one-lot subdivision of an approximately 39,640 sq. ft. lot for condominium purposes. CUP: To permit the construction of an 18 unit townhome development.

LOCATION:

17532 Cameron Lane, 92647 (east side of Cameron Lane, south of Slater Avenue)

APPLICANT:

Jennifer Colicchio, Land Development Consultants, 1520 Brookhollow Drive, Suite 33, Santa Ana CA 92705

PROPERTY OWNER:

S.G.V. Property Fund LLC, 119 E. Saint Joseph Street, Arcadia CA 91006

STATEMENT OF ISSUE:

1. Is the project proposal consistent with the City of Huntington Beach land use regulations (i.e., General Plan land use designation, Zoning Map and Zoning Code including any specific plans and overlay districts where applicable)?
2. Does the project proposal satisfy all the findings required for approving a Tentative Tract Map and Conditional Use Permit?
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 15195 - Residential Infill Exemption.

B) Approve Tentative Tract Map No. 19154 and Conditional Use Permit No. 21-006 with findings and conditions of approval (Attachment No. 1).

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

A) Deny Tentative Tract Map No. 19154 and Conditional Use Permit No. 21-006 with findings for denial.

B) Continue Tentative Tract Map No. 19154 and Conditional Use Permit No. 21-006 and direct staff accordingly.

PROJECT PROPOSAL:

The project is located on the east side of Cameron Lane, south of Slater Avenue and the site is currently vacant. The proposed site layout consists of four detached buildings and a total of 18 dwelling units; one building with 6 attached dwelling units, one building with 5 attached dwelling units, one building with 4 attached dwelling units, and one building with 3 attached dwelling units. There are 8 two-bedroom units (Plan 1 - 1,272 sq. ft.) with attached two-car garages and 10 three-bedroom units (Plan 2 - 1,432 sq. ft.) with attached two-car garages. Access to the site includes one ingress/egress driveway along Cameron Lane. The property is required to provide a 10-ft. right-of-way dedication for pedestrian access and public utilities along the Cameron Lane frontage. New curbs, gutters, and sidewalks will be installed along the project’s Cameron Lane frontage.

The applicant is requesting to comply with the parking ratio under the Affordable Housing Density Bonus regulations (HBZSO Section 230.14). The proposed project qualifies for an incentive (i.e. a reduction in the vehicular parking ratio) under this section because it provides at least 10% of the total dwelling units in a common interest development for persons and families of moderate income.

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)	RMH (Residential Medium High Density)	Vacant
North and South of Subject Property:	RMH (Residential Medium High Density)	RMH (Residential Medium High Density)	Multi-Family Residential
East of Subject Property:	RM (Residential Medium Density)	RM (Residential Medium Density)	Multi-Family Residential
West of Subject Property:	M-sp (Mixed Use - Specific Plan Overlay)	SP 14 (Beach and Edinger Corridors Specific Plan)	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:

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 the 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-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.

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-4A: Encourage a mix of residential types to accommodate people with diverse housing needs.

The proposed 18-unit development is consistent with the land use designation and continues the land use pattern of multi-family residential uses in the surrounding area. The project supports infill development, as the project is located on an underutilized lot. In addition, the proposed project is compatible in proportion, scale, and character with the surrounding neighborhood because there are similar attached multi-family units to the north, south, and east of the site. The attached townhomes will provide a mix of housing types to meet the diverse economic, social, and housing needs of the community. By providing new housing opportunities to the area, the proposed project assists in meeting the overall housing needs of the community.

B. Housing Element

Goal 1: Maintain and enhance the quality and affordability of existing housing in Huntington Beach.

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

Goal 2: Provide adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate Huntington Beach's share of regional housing needs.

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 project is consistent with the Housing Element because it will enhance the quality of the existing multi-family residential neighborhood and the project is subject to the HBZSO inclusionary ordinance that requires ten percent of the units to be deed restricted as affordable units or to pay an in-lieu fee. The applicant proposes to provide 2 two-bedroom units as moderate-income affordable units. The project will also preserve the character, scale, and quality of the existing neighborhood because it involves the construction of 18 attached townhome units that are similar to the surrounding multi-family residential units and provides a diversified mix of housing types for the different needs of the community.

Zoning Compliance:

The 18 unit, two-story townhome project complies with the requirements of the RMH zoning district of the HBZSO. The construction of 18 residential units is subject to the approval of a Conditional Use Permit by the Planning Commission. A one-lot subdivision for condominium purposes allows the property owner to sell each unit individually with common interest in shared areas such the common open space, landscaping, driveway, and guest parking spaces.

The maximum density in the RMH zoning district is 25 units per acre. The proposed project is at a density of 19.2 units per acre. The project complies with front, side, and rear setbacks, height, minimum parking requirements (per HBZSO Section 230.14), and open space. The project is required to provide a minimum of 6,124 sq. ft. of open space in private and common areas. For each ground floor unit, the code also requires 250 sq. ft. of private open space per each two-bedroom unit and 300 sq. ft. of private open space for each three-bedroom unit. Each two-bedroom unit has a minimum of 250 sq. ft. of private open space and each three-bedroom unit has a minimum of 300 sq. ft. of private open space. For common open space, the project proposes a total of 525 sq. ft. in the interior of the lot. In total, the project provides 6,285 sq. ft. of open space (private and common). See the open space breakdown below:

	Required Open Space*	Proposed Open Space
Private 2-bedroom unit (7)	250 sq. ft. per unit	250 sq. ft. per unit
2-bedroom unit (1)	300 sq. ft.	300 sq. ft.
3-bedroom unit (9)	300 sq. ft. per unit	300 sq. ft. per unit
3-bedroom unit (1)	300 sq. ft. per unit	640 sq. ft.

Common	--	525 sq. ft.
Total	6,124 sq. ft.	6,285 sq. ft.

* The minimum open space area (private and common) shall be 25% of the residential floor area per unit. The total residential floor area is 24,496 sq. ft.

Access to the site is taken from Cameron Lane onto one driveway approach that leads to side-loading, two-car garages and open parking spaces. Per the off-street parking requirement of the HBZSO, multifamily dwellings require 2 parking spaces for two-bedroom units, 2.5 parking spaces for three-bedroom units, and 0.5 parking space per unit for guest parking. With 8 two-bedroom units and 10 three-bedroom units, the project would require 50 parking spaces. The applicant is proposing the parking ratio under the Affordable Housing Density Bonus regulations because the project provides 10 percent of the total dwelling units for persons and families of moderate income. Per the Affordable Housing Density Bonus Regulations, multifamily dwellings with two to three bedrooms require 2 parking spaces per unit. With 8 two-bedroom units and 10 three-bedroom units, the project would require 36 parking spaces. The project proposes a two-car garage for each unit and 10 open guest spaces. See below for a breakdown on parking:

	Required Parking per HBZSO	Required Parking per Density Bonus	Proposed Parking
two bedrooms (8)	2 spaces per unit (8 x 2 = 16 spaces)	2 spaces per unit (8 x 2 = 16 spaces)	16 spaces (two-car garages)
three bedrooms (10)	2.5 spaces per unit (10 x 2.5 = 25 spaces)	2 spaces per unit (10 x 2 = 20 spaces)	20 spaces (two-car garages)
guest	0.5 space per unit (18 x 0.5 = 9 spaces)	0 spaces (18 x 0 = 0 spaces)	10 open parking spaces
Total	50 spaces	36 spaces	46 spaces

A condition of approval is included to restrict garages from being converted to living quarters, workshops, or storage that preclude the parking of two vehicles.

Affordable Housing

Projects that propose three or more units are subject to provide affordable housing per Section 230.26 of the HBZSO. A minimum of 10 percent of new residential units are required to be affordable housing units. In this case, the project would be required to provide 1.8 units for affordable housing. The applicant proposes to provide two 2-bedroom units on-site as moderate-income affordable units to satisfy the affordable housing requirement.

Park and Recreation Fees

The proposed project is subject to parkland dedication requirements of Chapter 254.08 of the HBZSO. As such, new residential subdivisions are subject to the parkland fees pursuant to City Council Resolution No. 2012-66. Attached dwelling units require \$13,385 per unit and the applicant will be required to pay that amount in full prior to the issuance of a building permit.

Urban Design Guidelines Conformance:

The Huntington Beach Urban Design Guidelines contain guidelines specific to multi-family residential development. The project conforms to the objectives and standards contained in the Guidelines. The project complies with general design objectives providing high quality architectural and landscape design in massing and scale with existing residential developments surrounding the project site.

There is no particular architectural style requirement for multi-family residential developments; however, the focus is on developing a high quality residential environment. The project creates visual interest along the street frontage and an identity that enhances the existing neighborhood with its Spanish architectural design while maintaining a sense of harmony with the surrounding buildings. The project provides building facades that contain variation in wall planes and a mix of colors and materials such as stucco, metal railing and awnings, and composite shutters. The project incorporates enhanced landscaping and a variety of trees, provides functional spaces for open space areas and private yards, and maintains high quality architectural design. Common open space is provided in the interior of the lot, providing shelter from noise and traffic of an adjacent street.

Environmental Status:

The proposed 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 15195, Residential Infill Exemption, because the project is characterized as infill development meeting the conditions described below:

- a. The project meets the threshold criteria set forth in section 15192.
- b. The site of the project is not more than four acres in total area.
- c. The project does not include any single level building that exceeds 100,000 sq. ft.
- d. The project is a residential project on an infill site.
- e. The project is within one-half mile of a major transit stop.
- f. The project does not contain more than 100 residential units.
- g. The project promotes higher density infill housing.
- h. The project meets the requirements regarding availability of affordable housing.

An expanded and detailed Notice of Exemption has been prepared (Attachment No. 6), which will be filed with the County of Orange to demonstrate the project meets the conditions listed above.

Coastal Status:

Not applicable.

Design Review Board:

Not applicable.

Other Departments Concerns and Requirements:

The Departments of Community Development, Public Works, Police and Fire have reviewed the project and identified a list of code requirements (Attachment No. 5) applicable to the project.

Public Notification:

Legal notice was published in the Huntington Beach Wave on September 30, 2021, 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), and applicant.

Application Processing Dates:

DATE OF COMPLETE APPLICATION: MANDATORY PROCESSING DATE(S):
August 23, 2021 October 23, 2021

SUMMARY:

Staff recommends that the Planning Commission approve the proposed project based on the following:

- The project will not generate significant environmental impacts in accordance with the California Environmental Quality Act.
- Consistent with the General Plan Land Use Designation and zoning designation of RMH (Residential Medium High Density).
- Complies with the provisions of the Huntington Beach Zoning and Subdivision Ordinance.
- Compatible with surrounding uses with respect to height, setbacks, onsite parking, and architecture.
- Consistent with the City's Urban Design Guidelines for multi-family residential development.
- Meets the requirements of the Subdivision Map Act.
- The project contributes to the City's housing stock, including affordable housing as required by existing City requirements, thereby assisting to achieve the City's overall housing goals.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval for Tentative Tract Map No. 19154 and Conditional Use Permit No. 21-006
2. Vicinity Map
3. Site Plan, Floor Plans, and Elevations received and dated August 9, 2021 and Tentative Tract Map No. 19154 received and dated July 8, 2021
4. Project Narrative received and dated July 8, 2021
5. Code Requirements Letter dated August 23, 2021 (for informational purposes only)
6. California Environmental Quality Act Notice of Exemption