



City of Huntington Beach

File #: 18-132

MEETING DATE: 6/26/2018

PLANNING COMMISSION STUDY SESSION

TO: Planning Commission
FROM: Jane James, Interim Community Development Director
BY: Jessica Bui, Assistant Planner

SUBJECT:
GENERAL PLAN AMENDMENT NO. 16-001, ZONING MAP AMENDMENT NO. 16-002, TENTATIVE TRACT MAP NO. 18147, CONDITIONAL USE PERMIT NO. 16-031, MITIGATED NEGATIVE DECLARATION NO. 16-002 (SEA DANCE RESIDENTIAL DEVELOPMENT): To introduce proposed land use and zoning map amendments from Public and Public-Semipublic to Residential Low Density and Open Space Park; a proposed subdivision for 53 new single family residences in a Planned Unit Development design with reduced lot sizes and public benefits for the community; and an analysis of the potential environmental impacts of the proposed project located at the former Franklin School site at 14422 Hammon Lane.

APPLICANT:
Rick Wood, TRI Pointe Homes, 5 Peters Canyon, Suite 100, Irvine, CA 92606

PROPERTY OWNER:
Westminster School District, 141 Cedardwood Avenue, Westminster, CA 92683

BUSINESS OWNER:
N/A

LOCATION:
14422 Hammon Lane, 92647 (east side of Hammon Ln. and south of Sands Dr.)

PROJECT PROPOSAL:

The project proposes to subdivide and develop the approximately 8.75-acre Franklin School site to accommodate 53 detached single-family dwellings (11 single story and 42 two-story homes), private streets, public utilities, a water quality basin lot, and a 1.15-acre public park. The density is consistent with the proposed RL zone, as the project will provide 6.9 dwelling units per acre where seven dwelling units per acre is permitted.

The project consists of the following entitlement requests:

General Plan Amendment No. 16-001: to amend the Land Use Element designation from Public with

an underlying land use designation of Residential Low Density (P (RL)) to Residential Low Density (RL) and Open Space Park (OS-P), and to amend the text within the Environmental Resources and Conservation Element to reduce the City's parkland inventory by 0.32-acres.

Zoning Map Amendment No. 16-002: to amend the zoning designation from Public - Semipublic (PS) to Residential Low Density (RL) and Open Space - Parks and Recreation (OS-PR).

Tentative Tract Map No. 18147: to subdivide an approximately 8.75-acre site for 53 numbered lots for new single-family residences, four lettered lots for private streets, public utilities, water quality purposes, and a public park, to be dedicated to the City.

Conditional Use Permit No. 16-031: to permit the development a 53-unit single-family residential subdivision proposed as a Planned Unit Development (PUD) with reduced lot widths (45 ft. - 61 ft.) in lieu of min. 60 ft. and varying lot sizes (3,870 sq. ft. - 6,102 sq. ft.) in lieu of min. 6,000 sq. ft. lots. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout pursuant to Section 230.22, Residential Infill Lot Developments of the HBZSO.

Mitigated Negative Declaration No. 16-002: to analyze the potential environmental impacts associated with the project.

The project will be developed as a PUD because it proposes residential lot sizes that do not comply with the minimum RL zoning standards. In accordance with Section 210.12 - *Planned Unit Development Supplemental Standards and Provisions* of the Huntington Beach Zoning Subdivision Ordinance (HBZSO), the project is required to provide mutual benefits for the residents of the project as well as the general public. The mutual benefits proposed by the project include:

- Dedication of a 1.15-acre public park (exceeds 0.77-acre park required);
- Park improvements such as the installation of landscaping, irrigation, lighting, playground equipment, trash receptacles, and a public art component within the park that will be maintained by the Homeowner's Association;
- Allowing the public to park on the private streets for the use of the public park;
- Staff recommended public benefit of a \$250,000 contribution for improvements to the Navy right-of-way trail or other public park needs in the community.

The proposed parkland dedication and improvements exceed what would normally be required from a developer based upon Quimby Act requirements. The proposed project is required to dedicate 0.77 -acres of parkland, and the Quimby Act does not require the installation of park improvements. The proposed public benefits exceed standard City requirements and the park improvements would be a cost savings to the City.

Franklin Park is located on the closed Franklin School Site. The Westminster School District owns Franklin Park, but it is operated and maintained by the City through a joint use agreement. The joint use agreement includes another nearby public park, Clegg-Stacey Park. With the approval of the proposed project, the joint use agreement will be amended to remove Franklin Park.

It is important to note there are two discrepancies with methodologies for measurement of park area.

First, the existing park acreage (likely from the 1960s) was measured from the back-of-curb because original improvements to the park included the sidewalk and parkway area that was improved with it. Therefore, the existing parkland acreage listed in the General Plan inventory and the Community Services Park and Recreation Master Plan includes the adjacent sidewalk and parkway and is 1.52-acres. However, utilizing today's engineering data, the most recent measurement of the park, including the adjacent sidewalk and parkway, is actually 1.40-acres.

The proposed subdivision map does not include the adjacent sidewalk and parkway when describing the amount of parkland to be dedicated to the City. To clarify the discrepancies, the proposed park dedication will be measured from the back-of-sidewalk and will be compared to the existing park measured from the back-of-sidewalk as well. The existing park acreage measured from the back-of-sidewalk (excludes the sidewalk and parkway) is approximately 1.30-acres. The proposed park dedication measured from the back-of-sidewalk (excludes the sidewalk and parkway) is 1.15-acres. When comparing the existing park and the proposed park and measuring both from the back-of-sidewalk, the reduction in parkland is approximately 0.15-acres. The attached table illustrates these differences (Attachment No. 2).

Background: Franklin School was developed in 1962. The school closed in 1994 due to under enrollment and re-opened in 1996 when the site was leased to the Orange County Head Start program. The school site has been vacant since 2015 when the Orange County Head Start lease was terminated. The Westminster School District is exempt from the Naylor Act because the school district is proposing to exchange property with TRI Pointe Homes. Franklin Park is a 1.52-acre park located on the Westminster School District property. The City does not own the park but operates and maintains it through a joint use agreement.

Public Participation:

1. Subdivision Committee (March 29, 2018)
2. Public review of MND No. 16-002 (April 19, 2018 - May 8, 2018)
3. Community meeting (April 30, 2018)
4. Community Services Commission meeting (June 13, 2018)
5. Planning Commission public hearing tentatively scheduled for July 10, 2018
6. City Council public hearing tentatively scheduled for August 6, 2018

CEQA:

On March 28, 2018, the Environmental Assessment Committee approved the processing of a mitigated negative declaration (MND) for the project. The draft MND indicates that the project would result in environmental impacts that are less than significant or less than significant with mitigations incorporated. Draft MND No. 16-002 was available for a 20-day public review period from April 19, 2018 through May 8, 2018 (available at:

<https://huntingtonbeachca.gov/government/departments/planning/environmental-reports/>>).

Public comments and responses to comments will be prepared and forwarded to the Planning Commission and City Council prior to action on the project.

PLANNING ISSUES:

- Land use compatibility of the proposed GPA, ZMA, and 53-unit single-family residential subdivision with surrounding properties;
- Compliance of the proposed 53-unit single-family residential subdivision and a 1.15-acre park

with the General Plan, HBZSO, Subdivision Map Act, Quimby Act; and

- The proposed public benefits as required in accordance with Section 210.12 - PUD
Supplemental Standards and Provisions regarding PUD developments.

PUBLIC HEARING DATE:

The Planning Commission public hearing is tentatively scheduled for July 10, 2018.

ATTACHMENTS:

1. Vicinity map
2. Park Acreage Table
3. Tentative Tract Map No. 18147
4. Site plans, floor plans, elevations dated and received June 7, 2018.
5. Draft MND No. 16-002 - not attached; refer to website:
<https://www.huntingtonbeachca.gov/government/departments/planning/environmental->
6. Project Narrative received and dated January 18, 2018.