



City of Huntington Beach

File #: 18-281

MEETING DATE: 8/28/2018

PLANNING COMMISSION STUDY SESSION

TO: Planning Commission
FROM: Ursula Luna-Reynosa, Community Development Director
BY: Jessica Bui, Associate 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 - Continued from July 10, 2018): To introduce revisions for the proposed land use and zoning map amendments from Public and Public-Semipublic to Residential Low Density and Open Space Park; a proposed subdivision for 51 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, 14121 Cedarwood Avenue, Westminster, CA 92683

BUSINESS OWNER:
Not applicable

LOCATION:
14422 Hammon Lane, 92647 (east side of Hammon Lane and south of Sands Drive)

PROJECT PROPOSAL:

The project was initially proposed with 53 single-family dwellings, private streets, public utilities, a water quality basin lot, and a 1.15-acre public park. The project was scheduled for a public hearing to the Planning Commission on July 10, 2018; however, per the applicant's request, the project was postponed to the September 11, 2018 Planning Commission meeting without opening the public hearing.

The applicant requested a postponement of the project in order to address the concerns of the surrounding neighborhood. As such, the project has been revised to increase the public park

dedication from 1.15-acres to 1.30-acres, which results in the loss of two residential units (from 53 to 51 single-family dwelling units). In response to numerous comment letters from the surrounding community, TRI Pointe Homes also revised the park location to more closely match the shape of the existing Franklin Park. The revised park design is now more long and linear along the frontage of Sands Drive and the northeast corner of the subdivision has been revised to include three flag-lots (Attachment No. 2 and 3). The project entitlements of General Plan Amendment, Zoning Map Amendment, Tentative Tract Map, Conditional Use Permit, and Mitigated Negative Declaration remain unchanged.

The following summary describes the overall changes resulting from the increase in the park dedication and revised site plan layout (see Attachment No. 5 for matrix):

1. Number of units: reduced from 53 to 51
2. Park acreage: increased from 1.15-acres to 1.30-acres
3. On-street parking (public and private street): reduced from 74 to 70
4. Average lot size: was 4,835 sq. ft., now 4,787 sq. ft.
5. Average lot width: no change - 48 ft. wide
6. Water Quality Lot: location changed to northwest corner of site and increased from 4,826 sq. ft. to 5,403 sq. ft. (see Attachment No. 3)
7. Number of one-story homes: reduced from 11 units to 8 units

TriPointe Homes held a community meeting on August 16, 2018 to describe the revised project and share the new proposed park layout and park size with the surrounding neighborhood.

Planned Unit Development and Public Benefits

The project proposal remains designed as a Planned unit Development (PUD) with reduced lot widths and lot sizes. With the exception of the lot width and lot size, each single-family dwelling unit complies with all other development standards within the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) such as: maximum building height, minimum setbacks, maximum lot coverage, minimum parking, and landscaping.

Along with the reduced lot sizes proposed with the PUD, the applicant is required to provide mutual benefits for the residents of the project as well as the general public. With the exception of the increase in park dedication, the proposed public benefits have not changed:

1. 1.30-acre dedication of a public park (exceeds 0.77-acre park required);
2. Provide 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;
3. Allowing the public to park on the private streets for the use of the public park; and
4. 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.

Affordable Housing

The project is still subject to providing ten percent of the total 51 residential units to be affordable, or 5.1 units. The applicant proposes to provide one on-site unit to be affordable to moderate income households and a payment of an in-lieu fee to fund four units at an off-site project for a total of five deed restricted units. The remaining fractional 0.1 unit may be met by paying an in-lieu fee.

CEQA:

On March 28, 2018, the Environmental Assessment Committee approved the processing of a mitigated negative declaration (MND) for the project. The draft MND (Attachment No. 6) 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. Public comments and responses to comments will be prepared and forwarded to the Planning Commission and City Council prior to action on the project.

The changes to the project do not require recirculation of the MND as the changes do not affect the level of significance of any potential impacts, the mitigation measures do not need to be revised, and the project changes do not result in new mitigation measures.

PLANNING ISSUES:

- Land use compatibility of the proposed GPA, ZMA, and 51-unit single-family residential subdivision with surrounding properties;
- Compliance of the proposed 51-unit single-family residential subdivision and a 1.30-acre park with the General Plan, HBZSO, Subdivision Map Act, and Quimby Act; and
- The proposed public benefits as required in accordance with Section 210.12 - PUD *Supplemental Standards and Provisions* regarding PUD developments.
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PUBLIC HEARING DATE:

The Planning Commission public hearing is scheduled for September 11, 2018.

ATTACHMENTS:

1. Vicinity Map
2. Tentative Tract Map No. 18147 dated July 30, 2018
3. Site Plans, Floor Plans, and Elevations dated July 30, 2018
4. Project Narrative received and dated July 30, 2018
5. Changes to Site Plan Matrix
6. Draft MND No. 16-002 - not attached; refer to website:
<https://huntingtonbeachca.gov/government/departments/planning/environmental-reports/files/Mitigated-Negative-Declaration-No.-16-002.pdf>