File #: 21-804 **MEETING DATE:** 11/2/2021

REQUEST FOR CITY COUNCIL ACTION

SUBMITTED TO: Honorable Mayor and City Council Members

SUBMITTED BY: Oliver Chi, City Manager

PREPARED BY: Ursula Luna-Reynosa, Director of Community Development

Subject:
Adopt Ordinance No. 4236 approving Zoning Map Amendment No. 20-002 (Gisler Residential - 21141 Strathmoor Lane) - Approved for introduction 10/19/2021, Vote: 6-0-1 (Peterson-Absent)

Statement of Issue:
Ordinance No. 4236 approved for introduction on October 19, 2021, requires adoption.

Financial Impact:
As a result of the Planning Commission's approval of Tentative Tract Map No. 19136 and Conditional Use Permit No. 20-024, the applicant will submit a $250,000 community benefit contribution to the City prior to issuance of building permits. The funds will be retained for two years until the Huntington Beach City School District (HBCSD) is ready to use the funds for a sports field lighting project on HBCSD property. The City will have the right to use the funds for another community benefit project if the HBCSD does not complete the lighting project within two years of City Council approval of the project.

Recommended Action:
Adopt Ordinance No. 4236, "An Ordinance of the City of Huntington Beach Amending the Huntington Beach Zoning and Subdivision Ordinance to Rezone the Real Property Located at 21141 Strathmoor Lane from Public-Semipublic (PS) to Residential Low Density (RL) (Zoning Map Amendment No. 20-002.)" (Attachment No. 3)

Alternative Action(s):
The City Council may make the following alternative motion(s):

1. Deny Mitigated Negative Declaration No. 20-002, General Plan Amendment No. 20-002, and Zoning Map Amendment No. 20-002.

2. Continue Mitigated Negative Declaration No. 20-002, General Plan Amendment No. 20-002, and Zoning Map Amendment No. 20-002 and direct staff accordingly.

Analysis:

A. PROPOJECT PROPOSAL:

Applicant: Derek Spalding, Brookfield Residential, 3200 Park Center Drive, Suite 1000, Costa Mesa, CA 92626

Property Owner: Huntington Beach City School District, 8750 Dorsett Drive, Huntington Beach, CA 92646

The project includes the following requests:

General Plan Amendment (GPA) No. 20-002 - To amend the land use designation from Public-Semipublic (underlying Residential Low Density) (PS(RL)) to Residential Low Density (RL).

Zoning Map Amendment (ZMA) NO. 20-002 - To amend the zoning designation from Public-Semipublic (PS) to Residential Low Density.

Mitigated Negative Declaration (MND) No. 20-002 - To analyze the potential environmental impacts of the proposed project.

The proposed GPA, ZMA, and MND are prerequisites to allow the applicant to subdivide and redevelop the approximately 13.9 gross acre former Gisler School site into 85 two story single-family residences (Attachment No. 6). The project also includes Tentative Tract Map (TTM) No. 19136 to subdivide the site into a Planned Unit Development (PUD) project with 85 single family residential numbered lots with reduced size and width and 15 lettered lots for private streets, open space, and landscaping and Conditional Use Permit (CUP) No. 20-024 to allow retaining walls over 2 feet tall topped with a 6-foot tall wall/fence. The Planning Commission approved the TTM and CUP on September 28, 2021. No appeal of the Planning Commission's approval of the TTM and CUP was filed within the 10-day appeal period that ended on October 8, 2021. The September 28, 2021 Planning Commission staff report provides a more detailed description and comprehensive analysis of the proposed project (Attachment No. 4).

B. BACKGROUND:

Gisler Middle School operated from 1973 to 1986. Subsequently, Brethren Christian School entered into a lease in 2001 and operated at the site until June 2019. On October 15, 2019, the Board of Trustees of the Huntington Beach City School District adopted a resolution declaring the school as surplus property with the intent to sell. Brookfield Residential submitted the winning bid and entered into a purchase and sale agreement to develop the proposed project.

Planned Unit Development

The project is proposed as a PUD because it includes residential lots with reduced size and width in lieu of minimum 6,000 square feet and 60 feet wide required in the RL zone. PUDs allow for flexibility in development standards to encourage innovative land use development. The proposed residential lots (average 4,952 square feet and 50 feet wide) are larger than most recent examples of other closed school sites that redeveloped to residential communities with a similar PUD request. The lot sizes range from 4,661 to 9,241 square feet with the most common lot size at 4,750 square feet (50 by 95 feet). The largest lots are proposed

along the western boundary where they abut existing homes. Project density is 6.23 dwelling units per net acre, consistent with the proposed RL designation, which permits up to 7 units per acre. Although the request includes reduced lot size/width, the project is designed to meet all development standards such as building height, lot coverage, setbacks, landscaping, and parking.

Closed School Sites with PUD Request		
Project	Average Lot Size	Range of Lot Size
Lamb School (81 homes)	3,600 sq. ft.	3,659 - 6,695 sq. ft.
Wardlow School (49 homes)	4,250 sq. ft.	4,152 - 5,864 sq. ft.
LeBard School (15 homes)	7,216 sq. ft.	6,000 - 10,070 sq. ft.
Franklin School (51 homes)	4,787 sq. ft.	3,870 - 5,835 sq. ft.
Gisler School (85 homes)	4,952 sq. ft.	4,661 - 9,241 sq. ft.

Community Benefits

In accordance with HBZSO Section 210.12 (Planned Unit Development Supplemental Standards and Provisions), the project is required to provide mutual community benefits for the new residents as well as the general public that exceed the minimum infrastructure improvements required for the project itself. The mutual benefits proposed by the applicant include improvements to Gisler Park located immediately south of the project site. The Gisler Park property is owned by Southern California Edison (SCE) but the City has a license agreement to use it for park purposes. The applicant is proposing to:

- Replace the existing tot lot area and construct a new combined play area with new play equipment, benches, and planter areas;
- Replace over 3,500 linear feet of walking path with a 10 foot wide grey concrete path;
- Provide a new walking path in certain sections;
- Replace existing trash cans; and
- Contribute $250,000 towards the installation of sports field lights on a Huntington Beach City School District Property and allow access by a non-profit(s) for recreational use. The money shall be paid to the City prior to issuance of building permits and will be held in an escrow account for two years until the School District is ready to use the funds for the lighting project. The City will have the right to use the funds for another community benefit project if the School District does not complete the lighting project within two years of City Council approval of the project.

These benefits provided a basis for supporting the proposed reduction in lot size and width by providing the City with park and recreation improvements. Community Services staff has had preliminary discussions with SCE about the Gisler Park improvements and does not anticipate SCE taking issue with the improvements.

C. PLANNING COMMISSION MEETING AND RECOMMENDATION:

On September 28, 2021 the Planning Commission held a public hearing on the proposed project. There were 12 speakers (7 in favor and 5 opposed). Those in favor cited the need for additional housing, compatibility of the project with the surrounding neighborhood, ongoing concerns with a

vacant school site, and the financial benefit to the school district. Those in opposition expressed concerns about the loss of soccer fields/open space and having one access only to the new development. After discussing the loss of soccer fields, property rights, and community benefits, the Planning Commission voted to recommend approval of the GPA, ZMA, and MND and approve the TTM and CUP. The Planning Commission modified the TTM conditions of approval to specify that the applicant's $250,000 contribution be used for another park and recreation community benefit in southeast Huntington Beach if not used by the Huntington Beach City School District for a sports field lighting project within two years of City Council approval of the project.

Planning Commission Action on September 28, 2021:

A motion was made by Mandic, seconded by Perkins, to recommend to the City Council approval of GPA No. 20-002, ZMA No. 20-002, and MND No. 20-002 and to approve TTM No. 19136 and CUP No. 20-024 with findings and conditions carried by the following vote:

AYES: Acosta-Galvan, Mandic, Perkins, Scandura, Rodriguez
NOES: Ray
ABSTAIN:
ABSENT:

MOTION PASSED

D. STAFF ANALYSIS:

The staff report for the September 28, 2021 Planning Commission hearing (Attachment No. 4) provides a more 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 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 ZMA will implement the proposed General Plan land use designation.
- The project adds to the City's housing stock.

Environmental Status:
A Mitigated Negative Declaration (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, noise, transportation, and tribal cultural resources. The MND was available for a 20-day public review period from July 22 to August 10, 2021. A response to the six 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. 20-002 and ZMA No. 20-002
2. Resolution No. 2021-51 for GPA No. 20-002
3. Ordinance No. 4236 for ZMA No. 20-002
4. September 28, 2021 Planning Commission Staff Report
5. Vicinity Map
6. Project Narrative received and dated Aug. 27, 2021
7. Existing and Proposed General Plan Land Use and Zoning Maps
8. Letters in Opposition/Support
9. Response To Comments Draft MND No. 20-002
10. Mitigation Monitoring and Reporting Program
11. Draft MND No. 20-002 - available at <https://www.huntingtonbeachca.gov/government/departments/planning/major/major-projects-view.cfm?
12. Tentative Tract Map No. 19136, Site Plan, and Gisler Park Improvements dated July 14, 2021 (For Reference Only)
13. PowerPoint Presentation

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