2000 Main Street,
Huntington Beach, CA
92648

City of Huntington Beach

File #: 22-747 **MEETING DATE:** 9/27/2022

PLANNING COMMISSION STAFF REPORT

TO: **Planning Commission**
FROM: **Ursula Luna-Reynosa, Community Development Director**
BY: **Hayden Beckman, Senior Planner**

SUBJECT:
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)

APPLICANT/ PROPERTY OWNER:

Kristofer Golder, Bella Terra Associates LLC, 7777 Edinger Avenue, Suite 133, Huntington Beach CA 92647

PROJECT PROPOSAL:

The applicant, Bella Terra Associates, LLC (BTA) is proposing to redevelop a section of the Bella Terra shopping center by demolishing an existing 149,000 sq. ft. Burlington department store and 33,300 sq. ft. of adjacent retail space, and construct a new seven-story mixed-use infill project consisting of 300 apartment units, ground floor retail and restaurant uses, an above-ground three-level podium parking garage with 404 spaces, and associated hardscape and landscape improvements on a 3.35 acre portion of the existing Bella Terra Specific Plan area. In order to implement the project, the applicant requests the following entitlements:

- **General Plan Amendment:** 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 in both Area A and Area B.

- **Zoning Text Amendment:** Amend the existing Bella Terra Specific Plan (SP 13) to divide Area B into Subareas B.1 and B.2, revise development standards for Subarea B.2 (subject project site), and text and figure revisions as identified in the legislative draft (Attachment No. 8).

- **Site Plan Review:** To demolish an existing 149,000 sq. ft. Burlington department store and 30,000 sq. ft. of adjacent retail space and construct a seven-story mixed-use infill project.

- **Addendum EIR:** 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.

Background:

A summary of the project site's development history is included in the Study Session staff report, which is included in this report as Attachment No. 9.

Study Session:

The Planning Commission held a Study Session on September 13, 2022 where staff provided an overview of the project applications, and the applicant presented their vision, and outlined the

function and architectural design of the proposed project.

Discussion of the proposed project included vehicular and pedestrian circulation, the existing and proposed parking structures, and future resident amenities. The Commission also identified several edits in the legislative draft of the Bella Terra Specific Plan, to which staff advised that the public hearing staff report would be inclusive of the most recently updated legislative draft of the Specific Plan (Attachment No. 8). Commissioners also expressed a desire to review the two presentations which were subsequently submitted to all Commissioners the following day.

RECOMMENDATION:
That the Planning Commission take the following actions:

A) Recommend approval of Addendum Environmental Impact Report No. 21-002 (Addendum No. 2 to the Bella Terra Specific Plan Environmental Impact Report No. 07-003; Attachment No. 7) as adequate and complete in accordance with CEQA requirements by approving draft City Council Resolution No. 22-XX and forward to the City Council for adoption (Attachment No. 2);

B) Recommend approval of General Plan Amendment No. 21-001 and forward draft City Council Resolution No. 22-XX to the City Council for consideration (Attachment No. 3);

C) Recommend approval of Zoning Text Amendment No. 21-003 and forward draft City Council Ordinance No. XXXX to the City Council for consideration (Attachment No. 4); and

D) Approve Site Plan Review No. 21-002 with findings and suggested conditions of approval (Attachment No. 1).

ALTERNATIVE ACTION(S):
A) Deny Addendum Environmental Impact Report No. 21-002, General Plan Amendment No. 21-001, Zoning Text Amendment No. 21-003, and Site Plan Review No. 21-002 with findings for denial;

B) Continue Addendum Environmental Impact Report No. 21-002, General Plan Amendment No. 21-001, Zoning Text Amendment No. 21-003, and Site Plan Review No. 21-002 and direct staff accordingly.

ISSUES AND ANALYSIS:

Subject Property and Surrounding General Plan Designations, Zoning and Land Uses:

LOCATION	GENERAL PLAN	ZONING	LAND USE

Subject Property:	(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); (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)	SP13 (Bella Terra Specific Plan), Areas A and B	Existing commercial retail and Residences at Bella Terra
North of Subject Property:	M-sp (Maximum 35 du/ac)	SP1 (North Huntington Specific Plan) and SP14 (Beach Edinger Corridors Specific Plan)	Existing commercial and mixed use (Old World)
East of Subject Property:	ROW (Right of Way)	ROW	Beach Boulevard and 405 Freeway on/off ramps
South of Subject Property:	M-sp (Mixed Use - Specific Plan Overlay)	SP14	Existing commercial and religious assembly
West of Subject Property:	M-sp	SP14	Existing Boardwalk and Avalon Mixed Use projects

General Plan Amendment

The subject General Plan Amendment request includes the following:

A. Revise the General Plan Land Use Map by amending the existing planning area boundaries of the Bella Terra Specific Plan to include the proposed development site being moved into Area B;

B. Change the current General Plan Land Use designations of Areas A and B:

1. **Area A Existing**: 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)

   Area A Proposed: CG-sp: Commercial General - Specific Plan Overlay - Maximum 1.5 FAR; and

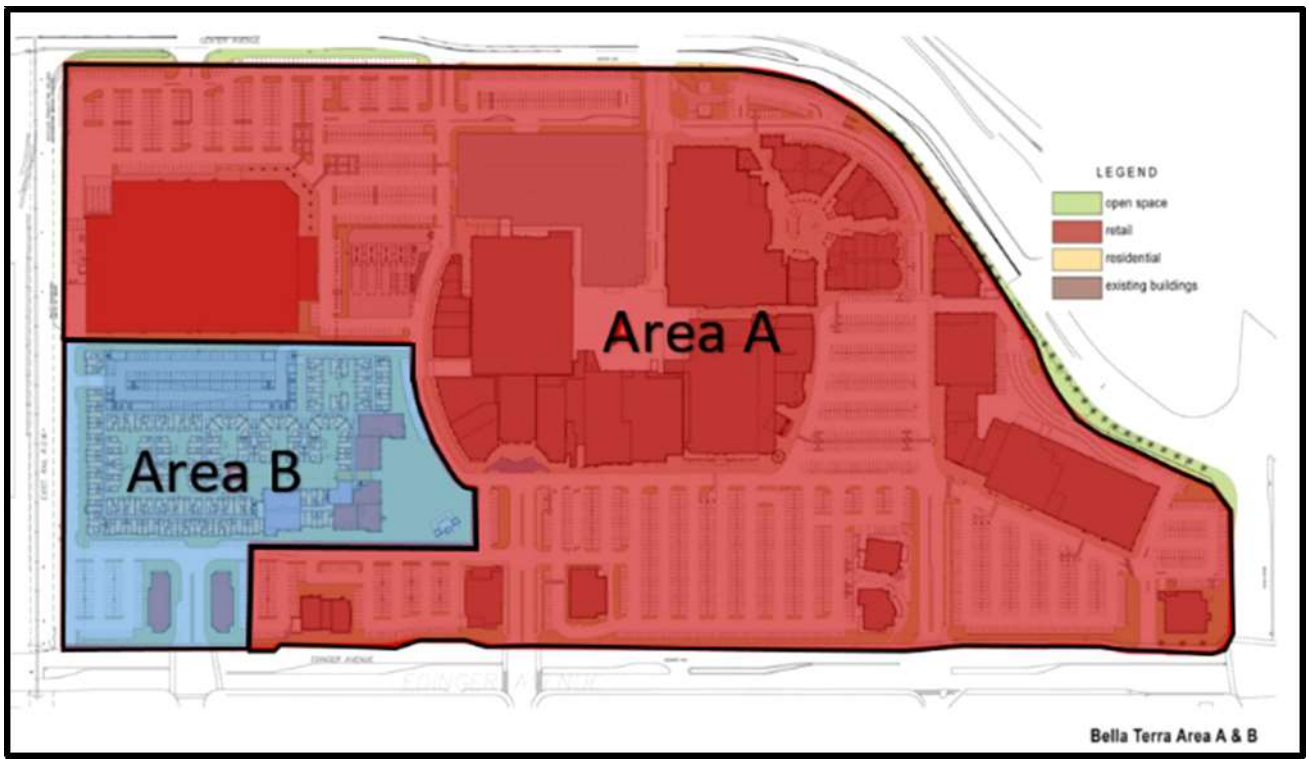
2. **Area B Existing:** CR-F2-sp-mu (F14): Commercial Regional - 0.5 FAR - Specific Plan Overlay - Mixed Use 1.75 FAR (MU-0.7 (Commercial)/Maximum 45 du/acre)

   Area B Proposed: M-sp: Mixed Use - Specific Plan Overlay - Mixed Use 1.75 FAR (MU-0.9(Commercial)/Maximum 45 du/acre).

The primary revision requested as the subject GPA will be an update of the current land use designations of Areas A and B of the Bella Terra Specific Plan. The current designation of Commercial Regional is no longer an applicable land use designation, having been removed when the Land Use Element of the General Plan was updated in 2017. The change from Commercial Regional to Mixed Use appropriately updates the designation and provides for revised development standards for a Mixed Use district in the Bella Terra Specific Plan. The Commercial Regional designation allows for residential uses at a 45 dwelling unit per acre density in both Areas A and B; however, the project includes a ZTA to revise the distribution of residential development potential from Area A to Area B, which would be consistent with the overall planned residential development capacity that was envisioned for the Specific Plan area. The request for a General Plan Amendment will also update the current General Plan land use designations to reflect the current General Plan Land Use Map. In addition, the GPA request will modify the existing Area boundaries and move the project site into planning Area B of the Specific Plan to identify Area B as two portions, with Area B.2 being the proposed project site.

Existing Boundaries

powered by Legistar™



Proposed Boundaries

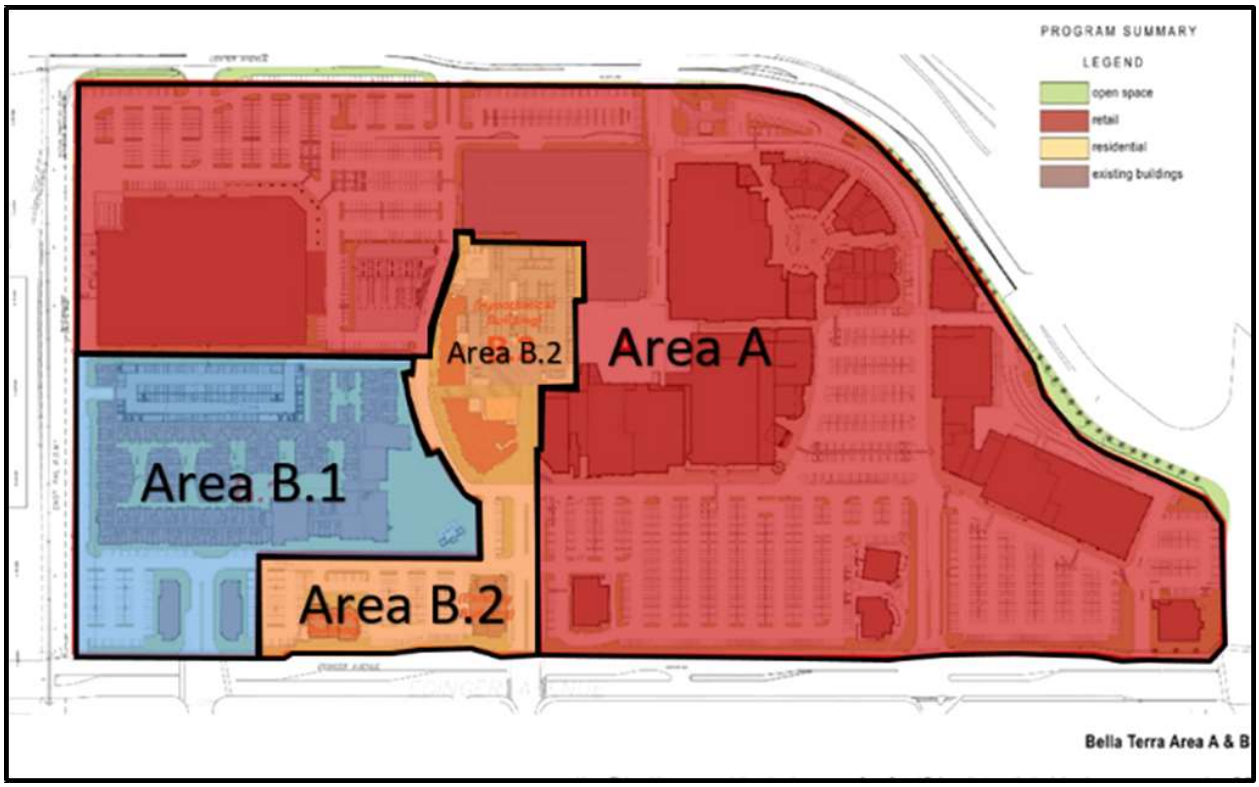


Table 1.A: Existing and Proposed Area Sizes

Area	Existing Acreage	Proposed Acreage
Area A	52.35	45.03
Area B	10.40	17.72
Total	**62.75**	**62.75**

General Plan Conformance:

The applicant is proposing to amend the General Plan land use designations in both Areas A and B of the existing Bella Terra Specific Plan to account for the necessary changes that would implement the proposed project. Development of the project would be consistent with the following goals and policies of the General Plan;

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-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.

Policy LU-2E - Intensify the use and strengthen the role of public art, architecture, landscaping, site design, and development patterns to enhance the visual image of Huntington Beach.

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.

Goal LU-7 - Neighborhoods, corridors, and community subareas are well designed, and buildings, enhanced streets, and public spaces contribute to a strong sense of place.

The project includes a Zoning Text Amendment (ZTA) to implement the land use designations proposed as part of General Plan Amendment No. 21-001, to facilitate the demolition of approximately 182,300 total sq. ft. of existing retail space and construction of a new mixed use project including 300 residential dwelling units, ground floor retail and restaurant space, and an above-ground podium residential parking garage that would support the City's General Plan goals and policies that promote infill residential and commercial development. The project will update the Specific Plan's architectural vision and provide modern Mediterranean and Spanish architectural style motifs within the coastal vernacular that exemplifies the City's built environment/lifestyle. The project exhibits a modern coastal architectural style that is consistent with the proportion, scale, and character of the Bella Terra Specific Plan area and will add to the range of housing types available in the community. Approval of the ZTA will ensure that the project is consistent with the development standards applicable to the existing commercial and residential communities within the Bella Terra Specific Plan. The project will also provide an improved pedestrian vehicular and circulation that

connects the project site with the surrounding commercial and residential areas that will meet the needs of future and existing residents and commercial visitors.

B. Housing Element

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 - 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.

Policy 2.2 - Facilitate the efficient use of land by allowing and encouraging commercial and residential uses on the same property in both horizontal and vertical mixed-use configurations.

Goal 3 - Enhance housing affordability so that modest income households can remain an integral part of the Huntington Beach community.

Policy 3.1 - 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.

Policy 4.2 Provide flexibility in development standards to accommodate new models and approaches to providing housing, such as transit-oriented development, mixed use and live/work housing.

The project would redevelop an existing commercial portion of the Bella Terra Specific Plan area with an infill development located in the center of an existing mixed use site that incorporates a blend of commercial and residential uses in a vertical configuration. The subject site is located near a high concentration of commercial and semi-public land uses and a regional transportation hub that promote walkability both in and around the City. The project provides efficient pedestrian access through and around the project site and remainder of the Bella Terra Specific Plan area that meets the needs of the existing and future residential community as well as commercial visitors. The project will also comply with the Specific Plan's affordable housing requirement to provide 15 percent of the proposed dwelling units as affordable units because the applicant is providing 27 units for families or households of moderate income and 18 units for families or households of very-low income. Therefore, approval of the project will accommodate additional housing, including affordable housing, and add to the City's overall housing stock.

Zoning Compliance:

Zoning Text Amendment:

The revisions requested as the subject ZTA are modifications to the Bella Terra Specific Plan (SP13), which would include text and figure revisions to distinguish the existing Residences at Bella Terra mixed use project from the proposed residential component of the proposed project, and the establishment of development standards that reflect the scope of the proposed development. A legislative draft of the proposed changes to the Specific Plan is included as Attachment No. 8.

Table 1.B below reflects the proposed modifications to the Specific Plan Areas and allocation of

residential and commercial development.

Table 1.B: Development Allocations (Areas A and B)

Area	Current Acreage	Proposed Acreage	Current Commercial (sf)	Proposed Commercial (sf)	Current Residential Units (du)	Proposed Residential Units (du)
Area A	52.35	45.03	837,922	640,141	N/A	0
Area B	10.40	17.72	29,500	69,949	467	767
Total	62.75	62.75	867,422	710,090	467	767
Net Change	**0**		**-157,332 sf**		**+300 du**	

du = dwelling unit
sf = square feet

Table 1.C below identifies the revised development program for Area B as a result of the implementation of the proposed project.

Table 1.C Proposed Area B Revised Development Program

Area	Site Area (acres)	Residential Units	Residential (sf)	Residential (FAR)	Residential (du/ac)	Commercial (sf)	Commercial FAR
Subarea B.1 (Residences at Bella Terra)	10.40	467	424,130	0.94	45	29,500 (existing)	0.07
Subarea B.2 (includes proposed development site)	7.32	300	352,461	1.11	41	25,000 (new); 15,449 (existing)	0.13
Total New Area B	**17.72**	**767**	**776,591**	**1.01**	**43**	**69,949**	**0.09**

Source: Bella Terra Specific Plan (City of Huntington Beach 2010). du/ac = dwelling units per acre FAR = floor area ratio sf = square feet

In the existing condition, Areas A and B each contain their own land uses and development standards. Upon project implementation, and consistent with the General Plan Amendment request, the existing boundary lines of these Areas would be adjusted as identified in the Specific Plan. The proposed project would reduce the size of Area A by 7.315 acres (to 45.03 acres), and increase the size of Area B by that same amount (to 17.72 acres).

The uses and development standards in Area A would remain unchanged. Further, Area B would be amended by increasing total acreage to 17.72 acres, and would be divided into Areas B.1 and B.2. Area B.1, consisting of 10.4 acres, comprises the existing 467-unit “Residences at Bella Terra” mixed use project and includes 29,500 square feet of existing commercial retail development. The uses and development standards applicable to Area B.1 would remain unchanged. Area B.2, consisting of 7.315 acres, is the proposed project site, and overall density would remain unchanged at 45 dwelling units per acre.
Finally, the ZTA will also establish the development standards applicable to the proposed project, as

part of Area B.2. Table 1.D below identifies only those development standards of the current Area B (currently developed as the Residences at Bella Terra project) with those development standards that differ, and will be applicable to the proposed project in Area B.2. All remaining development standards between Areas B.1 and B.2 will remain unchanged.

Table 1.D Area B Proposed Development Standards

Development Standards	Area B.1	Proposed Development Area B.2
Maximum Residential Density	45 du/ac	41 du/ac
Commercial FAR	0.07 FAR	0.13 FAR
Maximum Number of Stories	4 stories along Edinger Avenue, 6 stories with min. 65 ft. setback from Edinger Avenue	7 stories
Maximum Lot Coverage	50%	36%
Minimum Setbacks: Street Side (Edinger Ave. and Center Ave.)	Min. 0 feet-Max. 25 ft. setback if fully landscaped; a greater setback is allowed if angled parking is provided along Edinger Avenue	Proposed Project does not front a street side (Edinger Ave. and Center Ave.) Project is 388’ from Edinger Ave. and 234’-9” from Center Ave..
Minimum Landscaping	8% of total site; 10% of common area.	13% of total site; 54% of common area.
Minimum Drive Aisle Width	26 feet for 90 degree stalls	Per Section 4.4.13 Parking Structures. 25 feet for 90 degree stalls.

The proposed changes to the Specific Plan will allow an existing commercial site to be redeveloped into an infill mixed use project that is consistent with the character of the area and will add to the City’s housing stock.

Adoption of the ZTA will also be in conformity with public convenience, general welfare and good zoning practice because a mixed use residential and commercial project is a more appropriate land use for the site than the existing commercial space, which includes ground floor retail spaces and a big box retail department store that operates at a reduced occupancy in a rapidly changing economic environment. The project site is adjacent to an existing mixed use project (Residences at Bella Terra) as well as existing commercial retail and restaurant uses on all sides, and development of an infill mixed use project on the subject site would result in reduced traffic impacts to existing residential and commercial uses in comparison with the existing commercial space. Furthermore, additional residential units and commercial space will support the long-term economic vitality of the Bella Terra shopping center and generate sales tax revenues. Therefore, adoption of the ZTA will implement the land use designation proposed with General Plan Amendment No. 21-001 and the overarching goals and policies in the Specific Plan, and would result in a land use on the property that is more compatible with the surrounding region.

Site Plan Review:

All new projects within the Bella Terra Specific Plan area are implemented through a Site Plan

Review process, with the exception of interior tenant improvements, general maintenance and repair, or other minor construction activities that do not result in the intensification of use. The applicant has filed Site Plan Review No. 21-002 for the construction of the proposed project, which consists of the demolition of an existing 149,000 sq. ft. Burlington department store and 30,000 sq. ft. of adjacent retail space, and the construction of a new seven-story mixed-use infill project consisting of 300 apartment units, ground floor retail and restaurant uses, an above-ground three-level podium parking garage with 404 spaces, and associated hardscape and landscape improvements. Approximately 352,000 sq. ft. would be developed with residential uses, and approximately 25,000 sq. ft. would be developed with commercial uses, including approximately 15,000 sq. ft. of existing retail that would remain in place.

The residential portion consists of 300 residential dwelling units, comprised of a mix of studio apartment units, 1, 2, and 2 bedroom + den residential dwelling units, and 15,000 sq. ft. of common area for residential amenities and a leasing area.

Height

Under the current Specific Plan development standards, the maximum building height for development in Area B is 75 feet, and a maximum of 6 stories. The project site is located over the footprint of existing commercial spaces, including the Burlington Coat Factory retail building that currently measures 62 ft. high at its roofline. The proposed mixed use project replacing the commercial space including the Burlington building is proposed at a maximum overall building height of 75 feet, in compliance with the existing development standards for Area B. The Zoning Text Amendment request would permit new development to occur in Area B.2 to be designed as 7 stories, in lieu of maximum 6 stories, to permit expanded access paths and enclosed equipment storage and screening areas, as well as a resident amenity sky deck lounge which represents the only resident accessible space above the sixth floor. All occupied square footage of the project is provided in structural space that meets the maximum 75 ft. height requirement.

Also under existing requirements, an additional 15 feet of overall height is permitted for parapet walls, stairways, elevators, and mechanical equipment to provide architectural screening of access ways and equipment, and enhancement of the building elevations by incorporating these elements into the colors and materials of the overall project. Rooftop (above the 7th floor) access is provided by three separate enclosed stairways and four elevators that would measure 85 feet in height, providing maintenance access from the commercial and residential floors below. A total of three peaked roof architectural features are proposed; two along the west elevation, and one along the south facing elevation of the building that would measure 91 feet maximum. These features comply with the maximum architectural feature height of 120 feet, as currently permitted by the Specific Plan.

Parking

The existing Bella Terra Specific Plan provides that the parking requirements for all commercial uses, including the Costco, is based on a shared parking analysis, using divergent peak times of parking demands. Similar to the existing Residences at Bella Terra, the proposed project would provide all required residential parking spaces on-site, within the three level podium parking garage that is incorporated into the development. Based on the mix of bedrooms among the units, a total of parking spaces to comply with the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) is 402. The project applicant will provide a total of 404 on-site parking spaces for residential uses, which is

inclusive of two loading spaces for residents whom are loading or unloading personal items. Please refer to Table 1.E for the applicable parking program as it applies to the subject property in Area B.2.

Remainder of this page left intentionally blank.

Table 1.E Area B.2 Parking Program

Unit	**City Code Parking Requirements** **(§231.04, Off-Street Parking)**	**Existing Residences at Bella Terra**	**Proposed Project Parking (Ratio)**	**Proposed Project Parking (Required)**	**Proposed Project Parking (Provided)**	**Provided Parking Location**
Studio	1.0	1.0	1.0	47	47	On-Site
1-Bed	1.0	1.0	1.0	151	151	On-Site
2-Bed	2.0	1.5	2.0	190	190	On-Site
2-Bed + Den	2.0	2.0	2.0	14	14	On-Site
Guest	0.5	0.2	0.5	150	152	150 spaces Off-Site (Subarea A Parking Structure) *Two (2) Parking Stalls will be provided On-Site as Future Resident Parking.
Retail Restaurant	1: 200 SF 1: 100 SF	1: 200 SF 1: 100 SF	1: 200 SF 1: 100 SF	201	201	Off-Site (SP-13, Shared Parking)
Total				753	755	

As depicted in Table 1.E, all required parking for the residential units is provided on-site, and the associated residential guest and commercial parking generated by the proposed project is provided in both existing surface parking lots and parking structures to the South of the project site, as analyzed by a revised Parking Demand Analysis (Attachment No. X). The requirement for a shared parking analysis is built into the Bella Terra Specific Plan (Section 4.3.8) and permits that commercial uses in the Specific Plan be provided in a shared parking format.

The applicant prepared a Parking supply-demand analysis to estimate the project's peak parking needs. The parking supply assumed for the proposed project includes a combination of residential reserved spaces within a new parking structure (discussed above), the existing retail parking

structure, and a portion of existing parking area south of the project site (Refer to Figure 4 of Attachment No. 11). The survey assumed parking supply of 1,813 parking spaces, which consists of 1,526 parking spaces within the existing retail parking structure, and 287 parking spaces located south of the proposed project, based on a previous shared parking analysis. The project site area is currently developed with the 149,000 sq. ft. Burlington Coat Factory building, and 33,331 sq. ft. of ancillary commercial retail shops, which under HBZSO requirements, generate a demand of 912 parking spaces. The proposed project would construct 9,803 sq. ft. of new retail space, 15,226 sq. ft. of new restaurant space, and 300 new dwelling units. The HBZSO parking standards for the proposed project create a parking demand of 755 spaces, a net decrease in parking demand of 157 spaces. Table 1.F below from the Parking Demand Analysis provides a comparison of parking demand for the existing buildings and the proposed project.

Table 1.F HBZSO Parking Requirement Comparison

CITY CODE PARKING REQUIREMENTS[1]
BELLA TERRA RESIDENTIAL, HUNTINGTON BEACH

Project Description	Size	City of Huntington Beach Code Parking Ratio	Spaces Required
Existing Development			
▪ Burlington Coat Factory	149,001 SF	1 per 200 sq. ft.	912
▪ Bella Terra Shops	33,331 SF		
Proposed Redevelopment			
▪ Retail	9,803 SF	1 per 200 sq. ft.	50
▪ Restaurants	15,226 SF	1 per 100 sq. ft.	153
		Studios/1 bedroom – 1 enclosed space per unit	198
▪ Apartments	300 Dwelling Units[2]	2 bedrooms – 2 spaces (1 enclosed) per unit	204
		Guests – 0.5 spaces per unit	150
		Total Existing Development Spaces Required	912
		Total Proposed Redevelopment Spaces Required	755
		Parking Demand Difference (+/-)	**-157**

The project would update a previously approved shared parking program to account for the modifications in the project boundaries and new commercial development. As identified above, the parking for the project's residential guest parking demand (150 total), and commercial parking demand (203 total) will be provided in surface parking areas just south of the project site (within the boundary of the project site, Area B.2), and from existing parking capacity provided in the parking garage located immediately north of the project site that includes an existing parking supply of 1,526 parking spaces. Parking for the Costco and Residences at Bella Terra portions of the Specific Plan area will remain as-is. (Note: Costco is entitled 207 parking spaces within the parking structure for non-exclusive purposes).

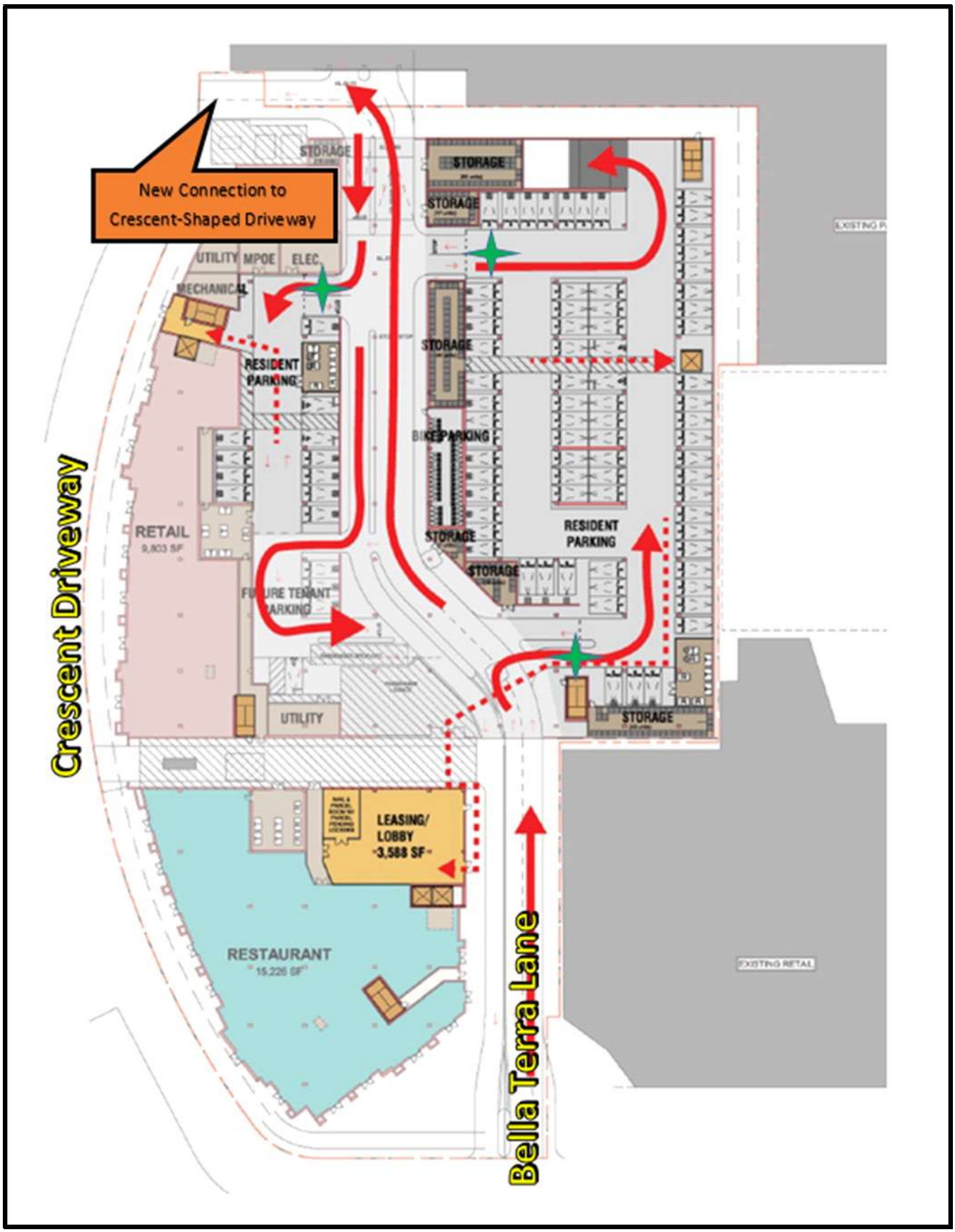
On-site Vehicular and Pedestrian Circulation and Improvements

At the Study Session, the Commission expressed come concerns regarding existing pedestrian and vehicular circulation within the existing Bella Terra project site. The applicant has designed the

proposed project with the intent to enhance the existing conditions of vehicular and pedestrian access of the site through redevelopment and by providing the following improvements:

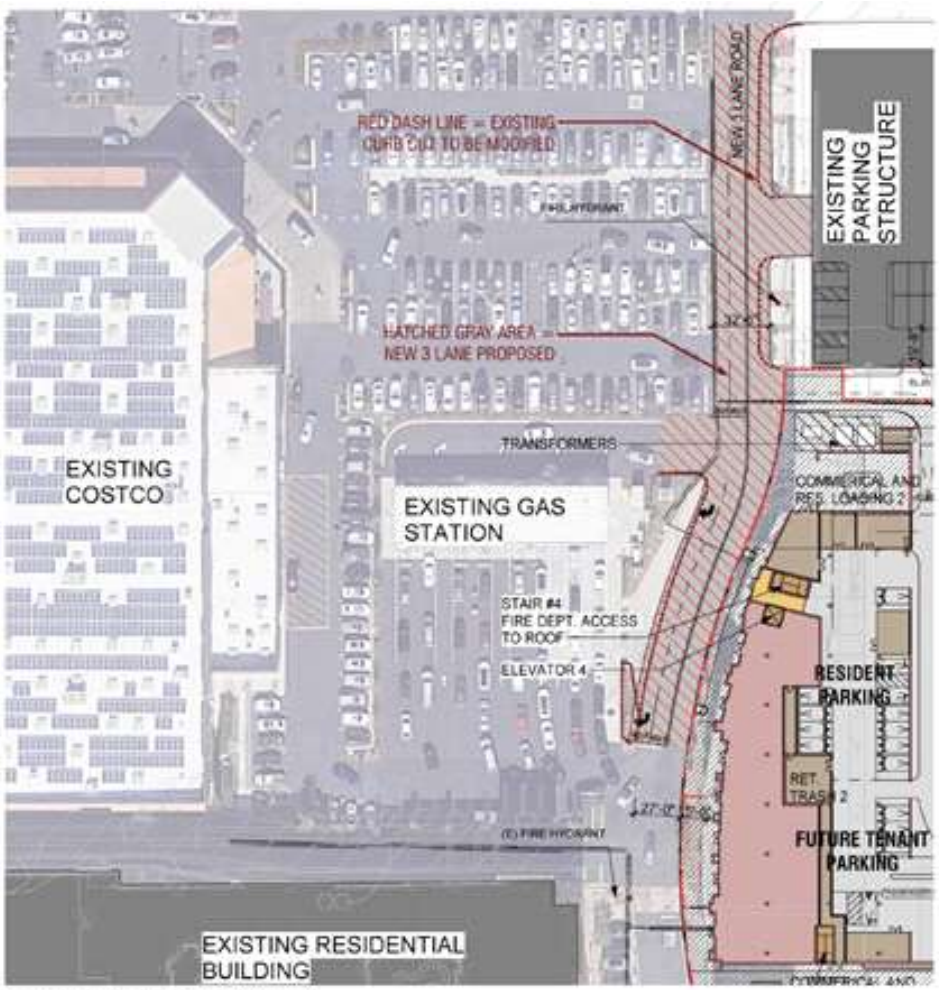
Vehicular Circulation

- Extend Bella Terra Drive on the ground level from the existing driveway that connects with Edinger Avenue at Sher Lane
    - Modify the existing public plaza south of the Burlington store to allow for completion of the northern leg of the intersection of Bella Terra Drive where it meets an internal roadway.
    - Allows for mixing of residential and retail traffic, including a direct entry way into the proposed residential parking garage, and a connection to the existing retail parking structure
- A new connection between the proposed Bella Terra Drive extension and the existing crescent-shaped roadway between Costco and the retail/restaurant space
- Access for the residential parking garage would be provided via three gated driveways along the Bella Terra Drive extension through the proposed development site.
- The ground-floor design would provide a covered passenger pick up and drop off area within the proposed residential parking garage footprint.



powered by Legistar™

- Modify the existing crescent-shaped roadway connecting the southern portion of the Specific Plan area with the northern portion to improve traffic flow along the primary vehicular access through the site
    - Modify the existing curb to provide a 32 ft. 6 in. wide access road
    - Add one additional lane heading southbound past the Costco and fueling station to provide dedicated pass-through access
    - Add new dedicated right-turn lane for fueling station customers adding additional queuing capacity without blocking pass-through traffic
    - Maintain dedicated northbound traffic lane to provide opposite pass-through traffic with access into and out of proposed podium parking garage serving proposed project



ENLARGED LANE DIAGRAM

Pedestrian Circulation

The proposed project is designed to complement and foster pedestrian activity through improved ground level commercial spaces and increased pedestrian access along the crescent circulation street, between the proposed project site and the existing Residences at Bella Terra mixed use project and Costco, as well as the remainder of the Bella Terra Specific Plan area. The project would connect to existing surrounding crosswalks and sidewalks immediately adjacent to the existing retail parking garage, west to the existing Residences at Bella Terra and Costco, and east of the Bella Terra Lane driveway entrance to existing commercial retail uses.

The applicant proposes the following improvements to pedestrian circulation as part of the project:

- Paving treatment, ramp and entryway mirrors, entry lights to separate primary pedestrian entrances from vehicle entryways
- A new Paseo connection allowing pedestrian access between the new internal parking structure and crescent shaped driveway to the exterior
- Provide secondary pedestrian connections:

- Internal sidewalks and crosswalks along the new entry drive aisles into the new parking garage

- Direct connection to the existing retail parking structure, specifically to the existing elevator and stairs

- A new striped walkway east of new parking garage connects the existing parking garage southeast corner stairs to the existing internal corridor that takes pedestrians to the commercial retail areas of the Edinger Plaza

- Pedestrian access to residential areas:

  - From the ground level main lobby and leasing areas (adjacent to the new Paseo)

  - A second residential lobby fronting crescent shaped driveway at to the northeast

  - Elevators and stairways from each level of new parking garage

- Porte-cochere passenger/rideshare pick-up and drop-off within garage footprint immediately adjacent to new Paseo connection and lobby/leasing area

Affordable Housing Plan

The proposed project includes a draft Affordable Housing Plan (Attachment No. 4) consistent with the following requirements, based on 300 dwelling units:

A. 15% of new residential dwelling units (45 units total) would be offered as affordable units and restricted by covenant for approximately 55 years.

B. 60% of the affordable units (27 units total) would be restricted to moderate-income households earning not more than 120% of the County of Orange (County) median income.

C. 40% of the affordable units (18 units total) would be restricted to very low-income households earning not more than 50% of the County median income.

Urban Design Guidelines Conformance:

The proposed project is in substantial conformance with the Urban Design Guidelines, Chapter 6 (Special Consideration Commercial Guidelines for Mixed Use Projects). The Design Guidelines recommend specific design criteria for mixed use projects, including several recommendations for site planning and building design, and recommend incorporation of the following:

- Separate site access drive and parking facilities for residential and commercial uses
- Security gates for access to residential uses and residential parking areas
- Private open space areas for use by residents only

- Consistent architectural style and the use of materials throughout the entire mixed use project
- Storefront design consistent with commercial development guidelines and residential design consistent with multi-family development guidelines
- Separate entrances for residential and commercial uses when both uses are in the same structure.

The proposed project conforms to these design recommendations through the provision of separate access drives and parking facilities for residential and commercial uses, although the main access points to the site are shared. In addition, the project will provide private open space accessible only from the individual units as well as overall common open space for the project. In accordance with the architectural guidelines, the applicant utilizes a variety of building materials, design elements, and colors to differentiate and complement the residential and commercial components of the project.

Environmental Status:
The City of Huntington Beach is the Lead Agency, responsible for deciding whether to approve the proposed project to redevelop a section of the Bella Terra Specific Plan, in consideration of the potential environmental effects that could result from project implementation. The subject site, the Bella Terra Specific Plan, has been developed to date pursuant to the analysis and findings of EIR No. 07-003, adopted by the City Council in 2008, as well as the 2010 projects discussed above, analyzed by a 2010 Addendum to EIR No. 07-003.

The City's review of the proposed project is limited to examining the environmental effects associated with differences between the proposed project and the approved project as reviewed in The Village at Bella Terra EIR No. 07-003, and the 2010 Addendum to EIR No. 07-003. Pursuant to the State CEQA Guidelines, the City has prepared an Addendum to EIR No. 07-003 to provide decision makers with a factual basis for evaluating the specific environmental impacts associated with the proposed project, and to determine whether there are changes in circumstances or new information of substantial importance that would require preparation of a subsequent or supplemental EIR. The Village at Bella Terra EIR No. 07-003 and Addendum to EIR No. 07-003 (2010 Addendum) remain valid and are the certified/approved CEQA documents for future planning actions associated with implementation of the Bella Terra Specific Plan.

As such, a 2022 Addendum to EIR No. 07-003 has been prepared and concludes that the proposed project would result in a less intense project that was evaluated under the Bella Terra Specific Plan EIR, and therefore would not result in new significant impacts or an increase in the severity of a previously identified impact in the Bella Terra Specific Plan EIR. In addition, the project includes several project design features and will be required to comply with City standards and existing mitigation measures outlined in the Bella Terra Specific Plan EIR to ensure that development of the proposed project and approval of the GPA, ZTA, and SPR would not result in an action that requires further evaluation pursuant to CEQA (Attachment No. 7).

Other Departments Concerns and Requirements:
Public Works, Building, Fire, Police, and Community Services staff reviewed the proposed project and identified code requirements applicable to the project. The Public Works and Fire Departments have identified some conditions that have been incorporated into the suggested conditions of approval (Attachment No. 1).

Public Notification:
Legal notice was published in the Huntington Beach Wave on Thursday, September 15, 2022 and notices were sent to property owners of record within a 500 ft. radius of the Bella Terra Specific Plan area, individuals/organizations requesting notification (Community Development Department's Notification Matrix), tenants at the commercial center, applicant, and interested parties. As of September 19, 2022, staff has received one communication (Attachment No. 12).

Application Processing Dates:

DATE OF COMPLETE APPLICATION:	MANDATORY PROCESSING DATE(S):
August 17, 2022	Addendum No. 2 to the Bella Terra Specific Plan - Within 1 year of complete application; GPA/ZTA - None SPR - See Below

The Site Plan Review processing is contingent on the legislative amendments being reviewed and approved by the City Council. The Site Plan Review cannot be approved until the City Council takes action on the legislative items and permits cannot be issued until the legislative items become effective.

PLANNING COMMISSION CONSIDERATIONS:

1. Are the GPA and ZTA necessary for the changing needs and orderly development of the community and consistent with other elements of the General Plan?

2. Are the proposed GPA and ZTA requests compatible with the surrounding area?

3. Does the project satisfy all the findings required for approval of a ZTA, SPR, and an EIR Addendum?

4. Is Addendum Environmental Impact Report No. 21-002 (otherwise referred to as Addendum No. 2 to the Bella Terra Specific Plan EIR No. 07-003) adequate and complete in that it has identified all significant environmental effects of the project?

5. Was the Addendum No. 2 to the Bella Terra Specific Plan EIR prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines?

SUMMARY:
Staff recommends the Planning Commission recommend adoption of Addendum EIR No. 21-002 (Addendum No. 2 to the Bella Terra Specific Plan Environmental Impact Report) and approval of General Plan Amendment No. 21-001, Zoning Text Amendment No. 21-003, and Site Plan Review No. 21-002 with findings to the City Council (Attachment No. 1).

This recommendation is based on the following:

- Addendum EIR No. 21-002 (Addendum No. 2 to the Bella Terra Specific Plan EIR for the Villages at Bella Terra Project) is adequate and complete in that it has identified all potential environmental impacts associated with the project.
- Addendum EIR No. 21-002 (Addendum No. 2 to the Bella Terra Specific Plan EIR for the Villages at Bella Terra Project) demonstrates that the project will not have new or substantially more severe environmental impacts that were not disclosed in the certified Final EIR for the Bella Terra Specific Plan and will not require new mitigation measures or the preparation of a

Subsequent or Supplemental EIR.

- Addendum EIR No. 21-002 (Addendum No. 2 to the Bella Terra Specific Plan EIR for the Villages at Bella Terra Project) was prepared in compliance with the CEQA Guidelines.
- The GPA, ZTA, and SPR are consistent with the General Plan and its goals and policies.
- The GPA, ZTA, and SPR are consistent with surrounding area.
- The request will allow the development of additional housing on the subject site and will add to the City's housing stock.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval for Zoning Text Amendment No. 21-003 and Site Plan Review No. 21-002
2. Draft City Council Resolution for Addendum No. 2 to the Villages at Bella Terra Specific Plan Environmental Impact Report No. 07-003
3. Draft City Council Resolution for General Plan Amendment No. 21-001
4. Draft City Council Ordinance for Zoning Text Amendment No. 21-003
5. Site Plans, Floor Plans, and Elevations receive and dated December 21, 2021
6. Project Description received October 25, 2021
7. Addendum No. 2 to the certified Final EIR for the Villages at Bella Terra EIR (available here: https://www.huntingtonbeachca.gov/government/departments/planning/major/major-projects-
8. Revised Bella Terra Specific Plan (Sp13)/ZTA 21- Legislative Draft
9. Planning Commission Study Session Report, September 13, 2022
10. Draft Affordable Housing Plan
11. Parking Demand Analysis
12. Comment letter from Mary Linares, Attorneys for the Southwest Regional Council of Carpenters received and dated September 13, 2022

powered by Legistar™