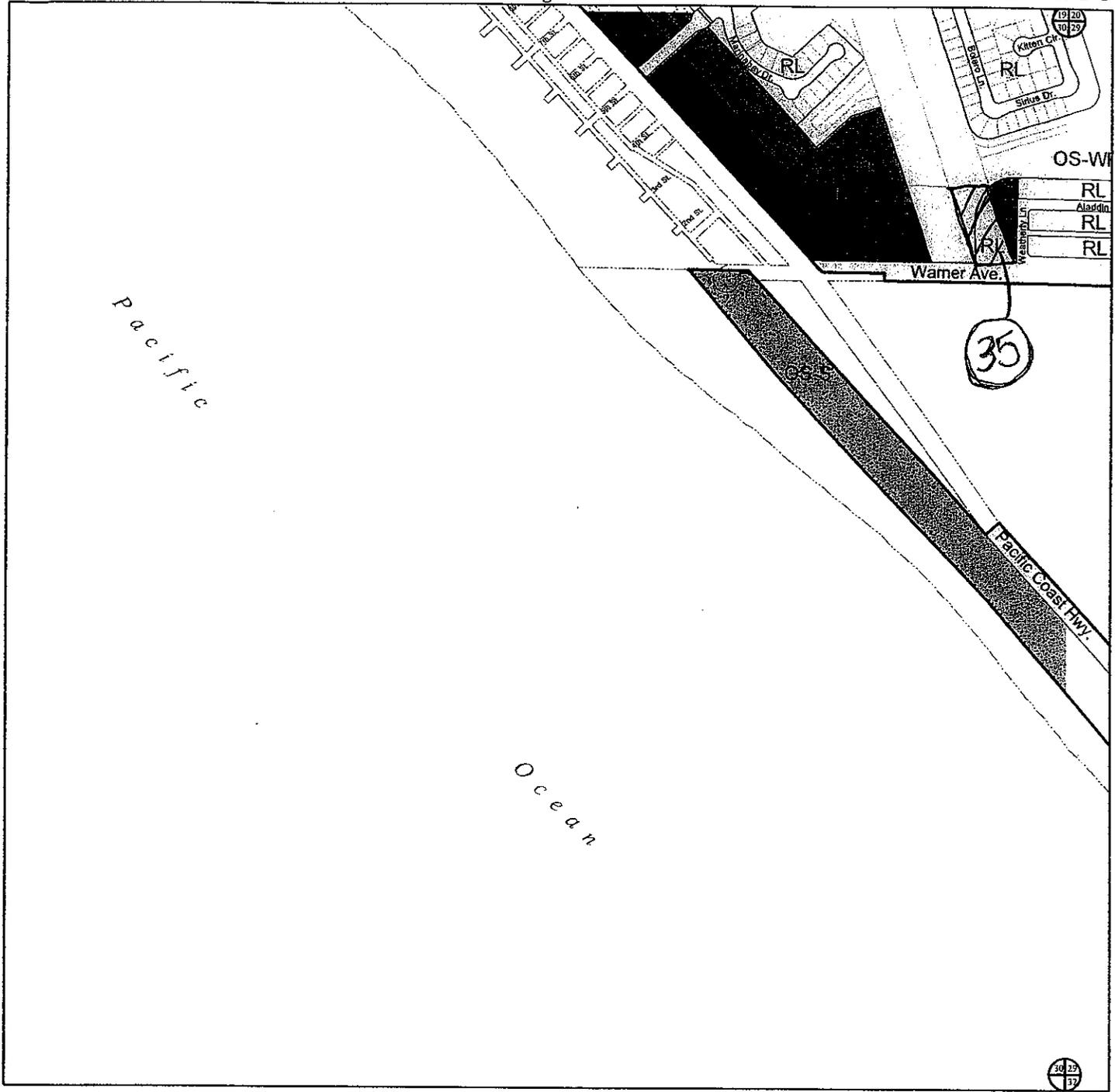


Planning

Zoning

DM 35



OS-WF
 RL
 Aladdin
 RL
 RL

35

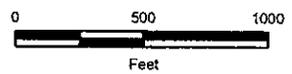
30 29
 37

- | | |
|------------------------|-----------------------|
| RL Zoning Designations | Public Right of Ways |
| Parcels | Private Right of Ways |
| City Boundary | |

SECTIONAL DISTRICT MAP
30-5-11

City of Huntington Beach
Orange County, California

ADOPTED March 20, 1961
 City Council Ordinance No. 824



CAUTION
WHEN USING THIS MAP

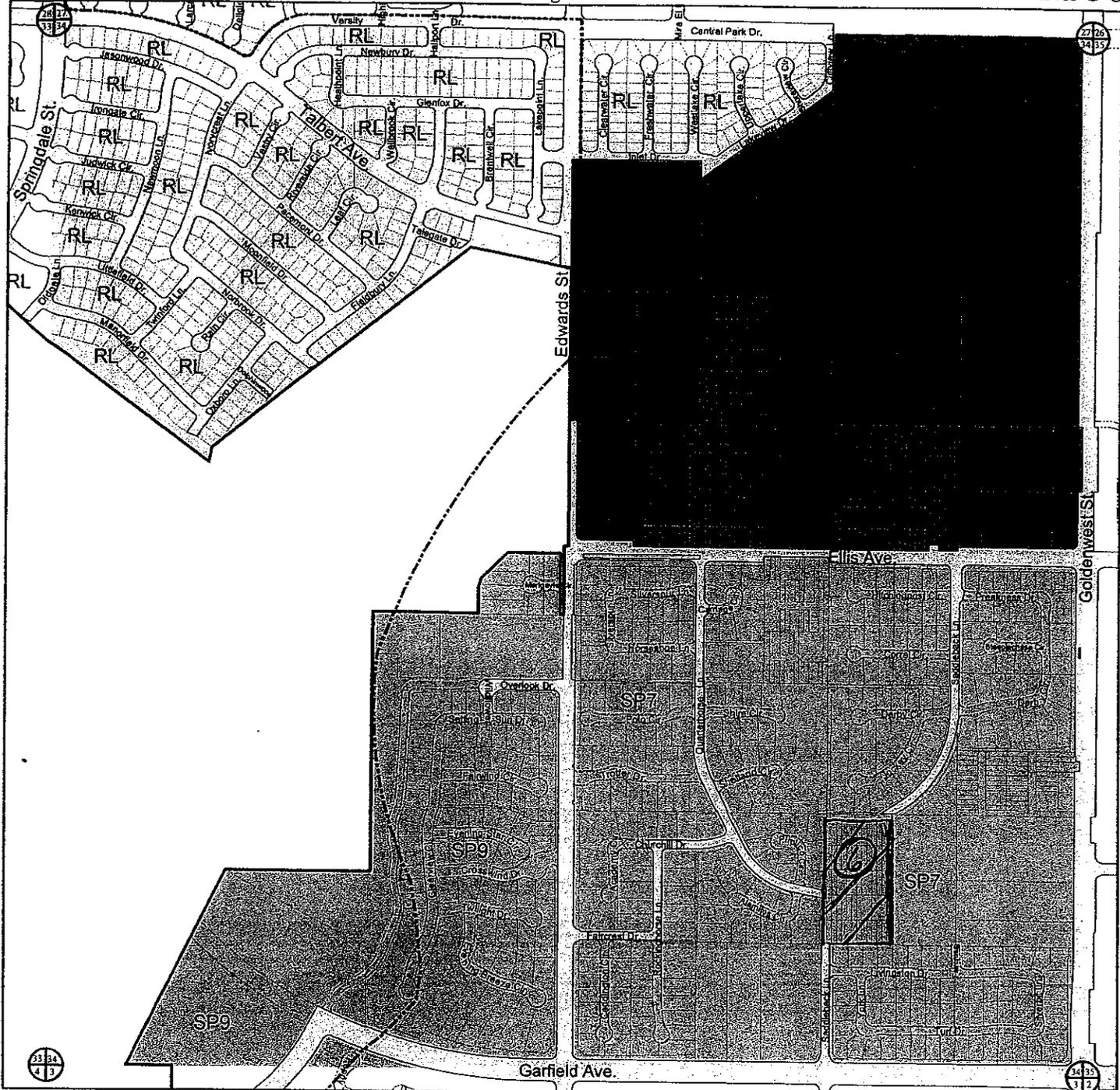
Information shown hereon is a compilation of data from sources of varying accuracy and is provided as a convenience to the user. The City of Huntington Beach does not guarantee its completeness or accuracy.

It is the user's responsibility to verify all information to their own satisfaction.

Notes:

- * See legend page for description of zoning designations
- * Any zone adjoining any right of way is intended to extend to the center of such right of way.

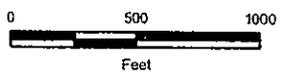
D1.177



| | | | |
|----|---------------------|--|-----------------------|
| RL | Zoning Designations | | Public Right of Ways |
| | Parcels | | Private Right of Ways |
| | City Boundary | | |

SECTIONAL DISTRICT MAP
34-5-11

City of Huntington Beach
Orange County, California



CAUTION
WHEN USING THIS MAP

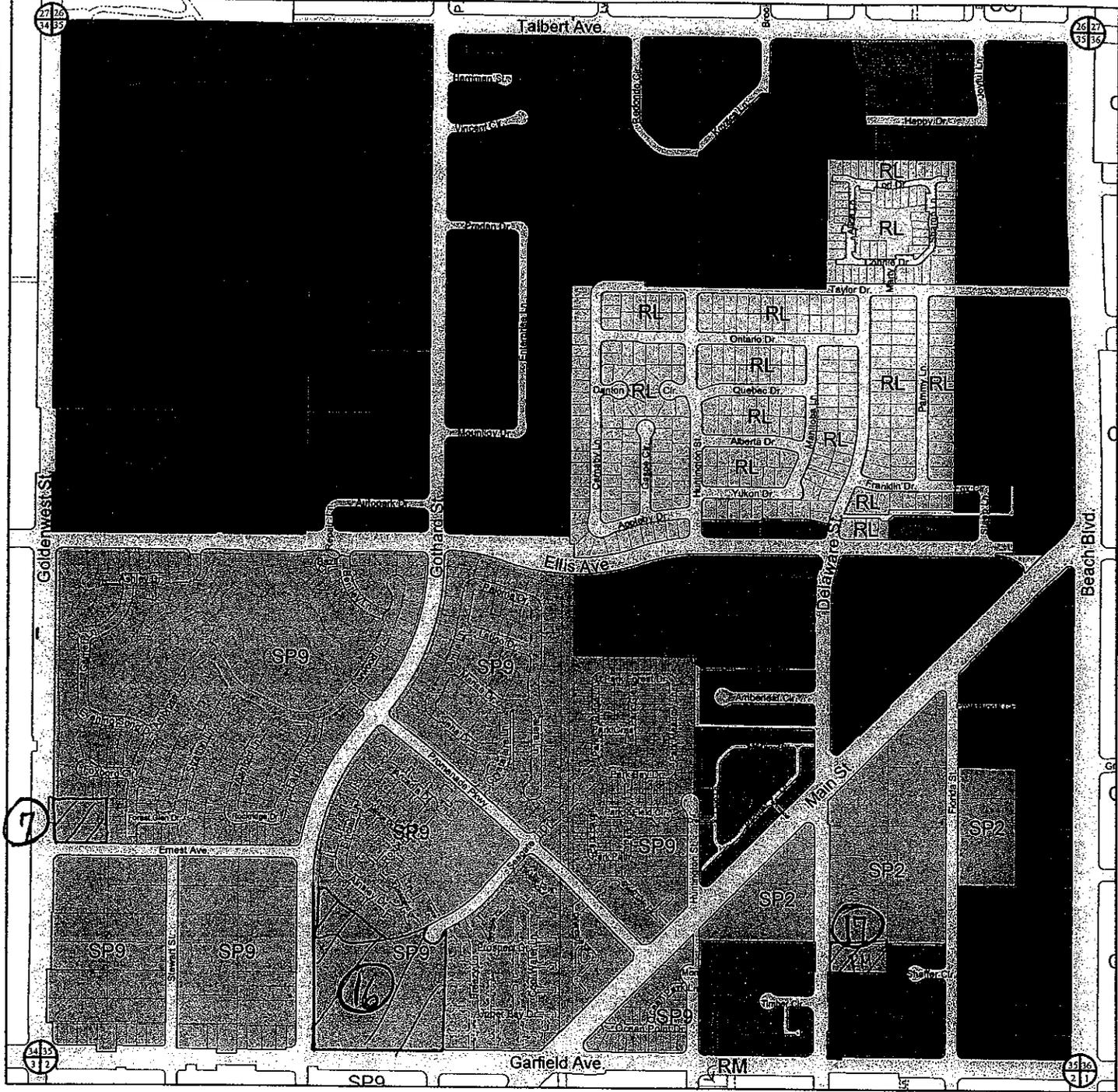
Information shown hereon is a compilation of data from sources of varying accuracy and is provided as a convenience to the user. The City of Huntington Beach does not guarantee its completeness or accuracy.

It is the user's responsibility to verify all information to their own satisfaction.

Notes:

- * See legend page for description of zoning designations
- * Any zone adjoining any right of way is intended to extend to the center of such right of way.

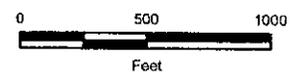
ADOPTED August 15, 1960
City Council Ordinance No. 785



| | | | |
|----|---------------------|--|-----------------------|
| RL | Zoning Designations | | Public Right of Ways |
| | Parcels | | Private Right of Ways |
| | City Boundary | | |

SECTIONAL DISTRICT MAP
35-5-11

City of Huntington Beach
Orange County, California



CAUTION
WHEN USING THIS MAP

Information shown hereon is a compilation of data from sources of varying accuracy and is provided as a convenience to the user. The City of Huntington Beach does not guarantee its completeness or accuracy. It is the user's responsibility to verify all information to their own satisfaction.

Notes:

- * See legend page for description of zoning designations
- * Any zone adjoining any right of way is intended to extend to the center of such right of way.

ADOPTED March 7, 1960
City Council Ordinance No. 754

**INTENTIONALLY
LEFT
BLANK**

**Beach/Edinger Specific Plan – Potential Residential Projects in Edinger Corridor
City of Huntington Beach**

| Sites Map # (Fig 8) | General Plan | Zoning | Lot size (acres) | Realistic Unit Potential | Density Units per Acre | Existing Use/ Site Considerations |
|--------------------------------------------------|-----------------------------------------------------------------|------------------------------------------------------------------------|-------------------------|---------------------------------|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Pending Projects | | | | | | |
| 6 | CG (requires GPA to MV) | CG (requires zone change to Mixed Use) | 3.8 | 440 | 115 | The Ripcurl Project proposal for 440 apartment units. Subject to 10% low income inclusionary requirement. |
| 7 | CR-F2-sp-mu (F9) (1.5 FAR) (requires GPA to change density/FAR) | SP13 Crossings Specific Plan (requires SP change to allow residential) | 15.86 | 500 | 32 | Bella Terra Phase II. Proposal for approx. 500 condominium units. Subject to RDA 15% moderate income inclusionary requirement. |
| Conceptual Residential/Mixed Use Projects | | | | | | |
| 8 | CR-F2-d (requires GPA to MH) | CG (requires zone change to SP or Mixed Use) | 13.8 | 600 | 44 | Existing older shopping center. Concept proposal by Watt Development for redevelopment with 560 apartment units, maintaining 100,000 sq.ft retail. |
| Total | | | 33.46 | 1,540 | | |

The Beach/Edinger Specific Plan is being designed to permit residential use on every parcel in the Edinger Corridor area. The above table is conservative/realistic in that it considers only those projects that are pending or in the pipeline coupled with the probability that many properties will retain their commercial development.

**Sites for Potential Rezoning to Exclusively Residential Use
City of Huntington Beach**

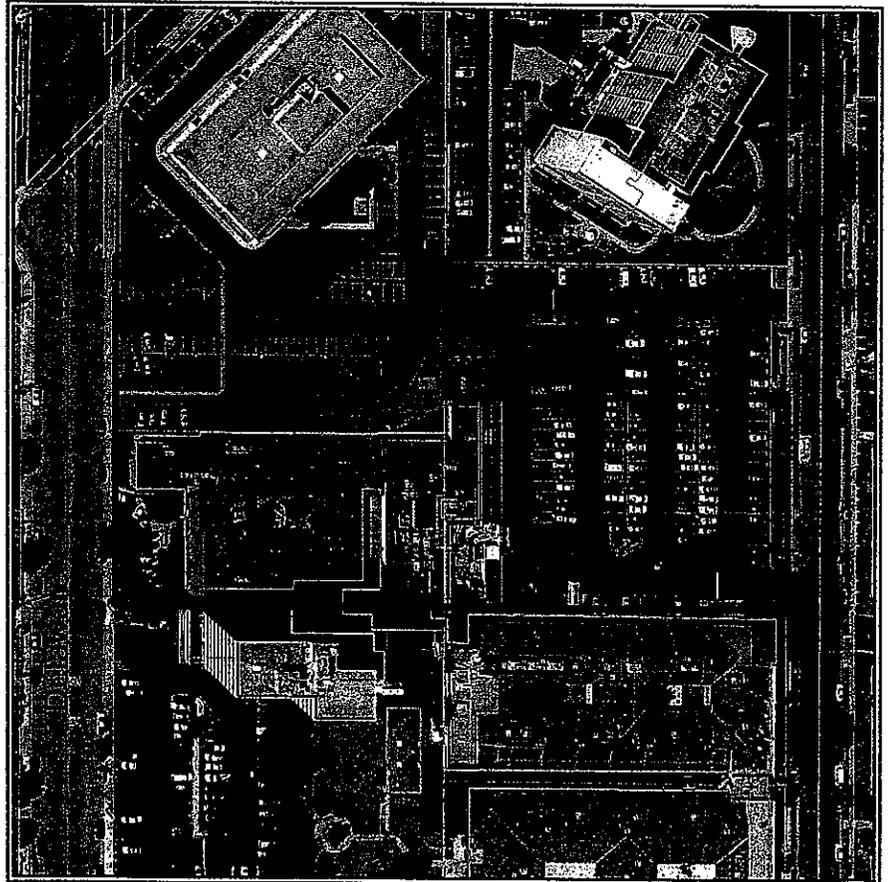
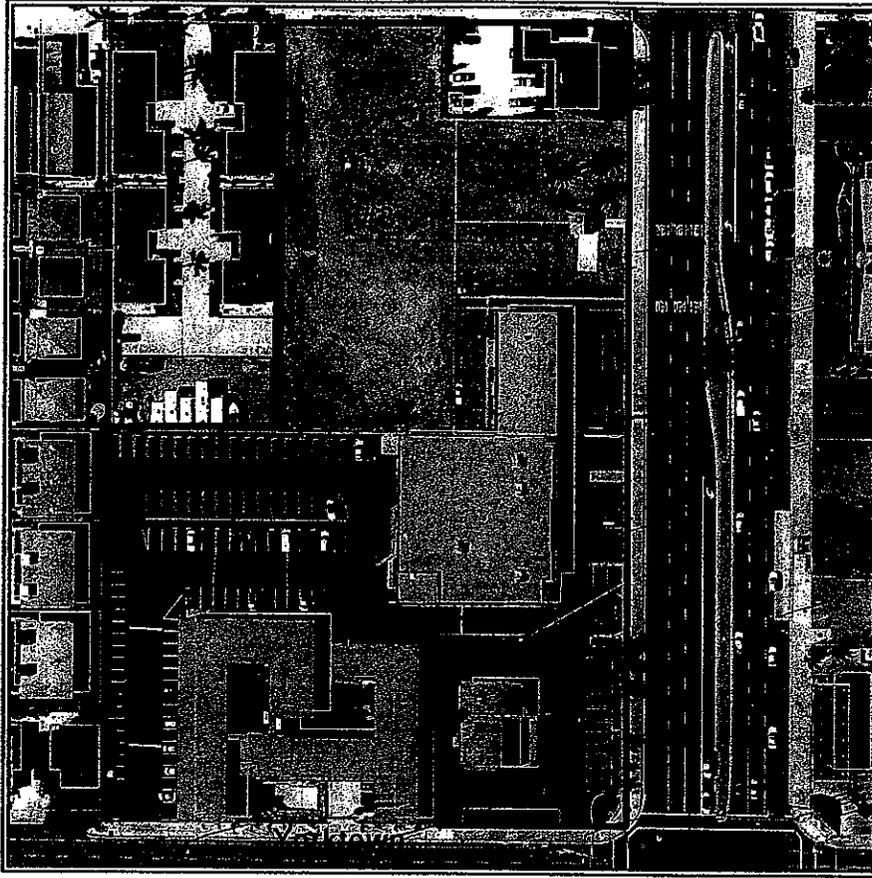
| Key Map # | APN | Location | Current Zoning | Existing Uses/ Site Conditions | Anticipated # of units | Area sq.ft. (acres) | Density |
|-----------------------------|----------------------------------------|----------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------------------|----------------|
| 1 | 025-191-03 | Beach Blvd, S. of Yorktown (Beach/Edinger Specific Plan) | CG | State-owned property; Caltrans maintenance yard; trailer buildings | 70 | 92,411 (2.12) | 33 du/ac |
| 2 | 165-364-04,-06,-24 | Cypress and Elm, behind Beach Blvd (Beach/Edinger Specific Plan) | CG | 3 vacant parcels | 40 | 32,921 (0.76) | 30 du/ac |
| 3 | 025-180-06,-13,-14,-15,-21,-23,-24,-25 | Beach Blvd, N. of Yorktown (Beach/Edinger Specific Plan) | CG | 8 parcels, existing uses ranging from poor to good: Partially vacant site - cars stored on property; 1950's house converted to medical office; produce stand; Big O Tires; mattress store; vacant commercial building; 1960's buildings. | 100 | 136,785 (3.14) | 31 du/ac |
| 4 | 159-121-25,-26,-37,-38 (partial) | Beach Blvd S. of Main (Pacifica Specific Plan) | SP2 | Existing medical building - building permit issued for demolition; surface parking lot | 187 | 136,348 (3.13) | 60 du/ac |
| 5 | 142-073-03 | McFadden Avenue adjacent Golden West College (Beach/Edinger Specific Plan) | IG | Vacant; Redevelopment Agency owned. Agency to issue RFQ for non-profit development with affordable housing | 175 | 118,407 (2.72) | 65 du/ac |
| Total Unit Potential | | | | | 572 | | |

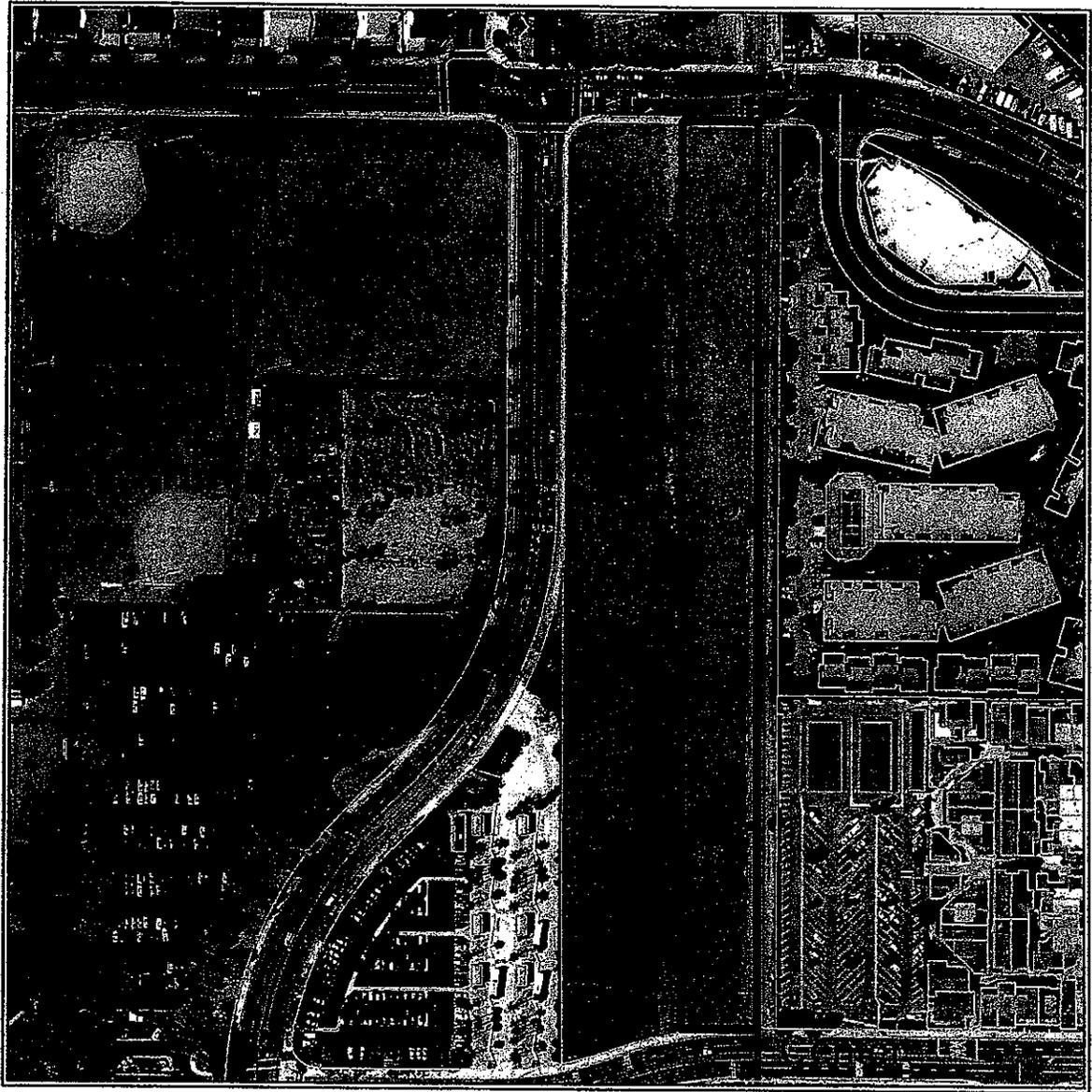
Note: Sites 4 and 5 will be rezoned for exclusively residential use; one or more of sites 1-3 will be rezoned.



D1. 182







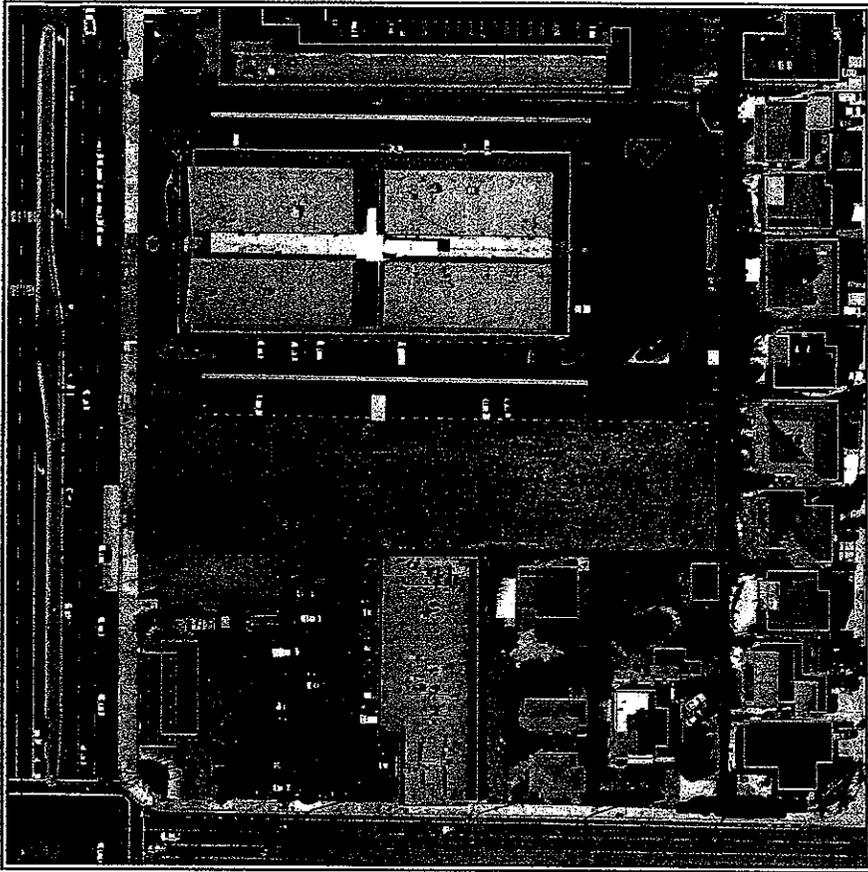
**INTENTIONALLY
LEFT
BLANK**

Beach/Edinger Corridor Example Opportunity Sites

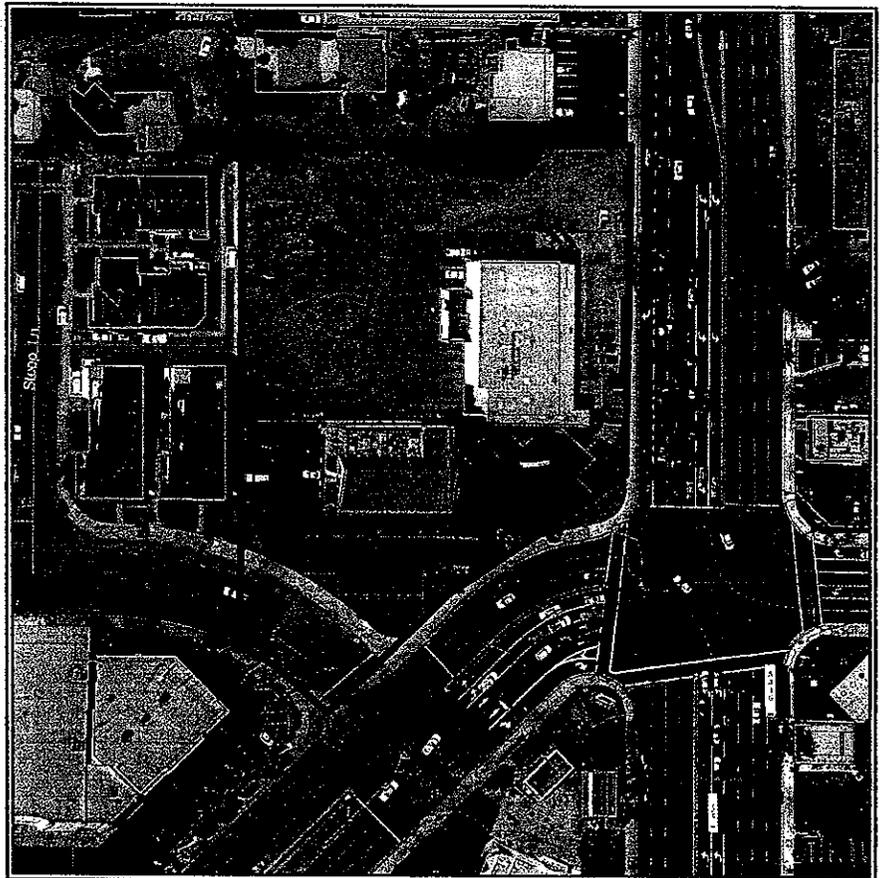
| APN | Zoning | Existing Use/Site Conditions | Anticipated # of Units | Area size s.f. (acres) | Density |
|---------------------------------------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------|------------|
| 153-051-10,-11 | CG | Multi-tenant commercial strip center, constructed late 1970s, ex. Uses include – church tenant, martial arts training center, site conditions – fair; vacant parcel (1 acre) | 200 units | 152,198 s.f. (3.5 acres) | 57 du/acre |
| 159-031-10,-16,-17,-18; 159-101-01 | CG | 2 single-tenant buildings (approx. 10,000 s.f. & 6,000 s.f.) – constructed late 1960s/early 1970s – tire store, restaurant, site conditions – poor/fair; vacant property 1/3 of site (0.8 acres) | 150 units | 105,255 s.f. (2.4 acres) | 62 du/acre |

**INTENTIONALLY
LEFT
BLANK**

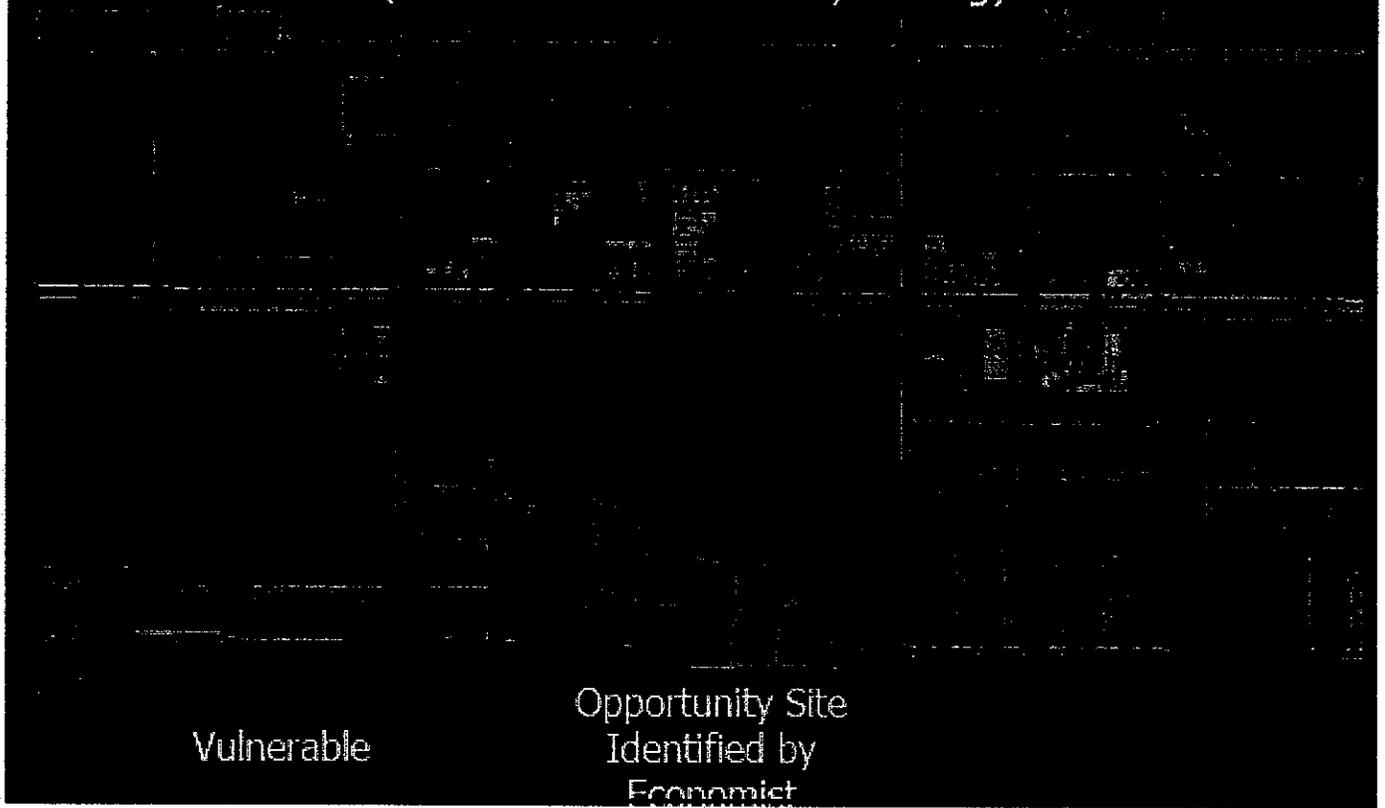
Beach Edinger Corridor Specific Plan Opportunity Sites



D1 . 186



Neighborhood Parkway: Micro-vulnerability analysis (maximum vulnerability to chg)





APPENDIX B

ADEQUATE SITES PROGRAM ALTERNATIVE CHECKLIST

**INTENTIONALLY
LEFT
BLANK**

STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY

ARNOLD SCHWARZENEGGER, Governor

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2843



City of Huntington Beach
Preservation of At-Risk (Wycliffe Gardens)

**AB 438 Compliance Checklist
Per Government Code Section 65583.1(c)**

HE Page #

| | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <p>The provisions set forth in Government Code Section 65583.1(c) (AB 438) are applicable <u>only</u> if a City/County has met at least a portion of the regional share for very low-income (VL) or low-income (L) households in the current or previous planning period. In the current period: In the previous period: 65583.1(c)(2)</p> | <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> | <p>1V-9</p> |
| <p>Identify the specific source of committed assistance funds. (refer to the definition on page 3). <u>Redevelopment Housing Funds</u> Indicate the amount and date when funds will be dedicated (legally enforceable agreement). <u>\$ 2.6 million</u> Date: <u>April 2008</u> (bridge loan)</p> | <p>Also, up to \$8 million loan in permanent financing July 2008</p> | <p>1V-10</p> |
| <p>Do the units qualify for a 1 to 1 reduction of the regional share of up to 25% of the VL & L income need by having affordability covenants greater than 20 years? 65583.1(c)(1)</p> | <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> | <p>1V-10</p> |
| <p>Unit costs/rents are to be affordable to: Very low-income households..... Low-income households 65583.1(c)(1)</p> | <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/></p> | <p>1V-10</p> |
| <p>Indicate the total number of units to be assisted with committed assistance funds (by funding source). Will the funds be sufficient to develop the identified units at affordable costs or rents? 65583.1(c)(1)(B)</p> | <p>VL income units <u>185</u> L income units _____ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> | <p>1V-10</p> |
| <p>Note: If you do not meet <u>all</u> of the general requirements listed above, your jurisdiction is not eligible to utilize the adequate sites provisions set forth in Government Code Section 65583.1(c).</p> | | |
| <p>(A) Substantial Rehabilitation Include reference to specific program description in HE. _____ 65583.1(c)(1)</p> | <p>N/A</p> | |
| <p>Units must result in a net increase of the affordable housing stock. 65583.1(c)(2)(A)</p> | <p>Net # of VL income units _____ Net # of L income units _____</p> | |
| <p>Are units at imminent risk of loss to affordable housing stock? 65583.1(c)(2)(A)(i)</p> | <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> | |

AB 438 Compliance Checklist

HE Page #

| | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|--|
| Will relocation assistance be provided to tenants? Temporary: Permanent: 65583.1(c)(2)(A)(i)(II) | Yes ___ No ___ Yes ___ No ___ | |
| Will tenants will have the right to reoccupy units? 65583.1(c)(2)(A)(i)(III) | Yes ___ No ___ | |
| Are the units subject to a 3 to 1 substitution rate due to affordability covenants of <u>less than 20 years</u> (but greater than 10)? 65583.1(c)(2)(A)(ii) | Yes ___ No ___ | |
| Has a court or code enforcement agency found that the units are unfit for human habitation and vacant or subject to being vacated for 120 days because of following health and safety conditions (must satisfy a minimum of 4 of the 7 conditions listed below): 65583.1(c)(2)(A)(i)(IV) | Yes ___ No ___ | |
| (1) Termination extended interruption or serious defect of gas, water or electric utility systems, not caused by the tenant's failure to pay monthly bill. | Yes ___ No ___ | |
| (2) Serious defects or lack of adequate space and water heating. | Yes ___ No ___ | |
| (3) Serious rodent, vermin or insect infestation. | Yes ___ No ___ | |
| (4) Severe deterioration rendering significant portions of the structure unsafe or unsanitary. | Yes ___ No ___ | |
| (5) Inadequate number of garbage receptacles or services. | Yes ___ No ___ | |
| (6) Unsanitary conditions (faulty plumbing or sewage disposal) affecting significant portion of structure. | Yes ___ No ___ | |
| (7) Inoperable hallway lighting. | Yes ___ No ___ | |
| Affordability and occupancy restrictions will be maintained for ≥ 20 years. 65583.1(c)(2)(A)(ii) | Yes ___ No ___ | |
| (B) Multifamily rental units are to be converted from non-affordable to affordable. Include reference to specific program description in HE. 65583.1(c)(1) | Program No.: N/A | |
| Will the city/county purchase the unit(s) with the use of committed assistance, OR will the city/county purchase affordability covenants? 65583.1(c)(2)(B) | Yes ___ No ___ Yes ___ No ___ | |
| Project consists of multifamily rental complex of 16+ units converting from non-affordable to affordable. 65583.1(c)(2)(B) | Yes ___ No ___ | |
| Is the acquisition an eminent domain action? 65583.1(c)(2)(B) | Yes ___ No ___ | |
| Will the units result in a net increase to the affordable housing stock? 65583.1(c)(2)(B) | Net # of VL income units added ___ Net # of L income units added ___ | |

AB 438 Compliance Checklist

| | | HE Page # |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-----------|
| Are the units currently occupied by VL income or L income households? 65583.1(c)(2)(B)(iii) | Yes ___ No ___ | |
| Will units will be decent, safe, and sanitary upon occupancy. 65583.1(c)(2)(B)(iv) | Yes ___ No ___ | |
| Acquisition price is not > 120% of the median price of housing units within the city/county. 65583.1(c)(2)(B)(v) | Yes ___ No ___ | |
| Affordability and occupancy restrictions will be maintained for not < 30 years. 65583.1(c)(2)(B)(vi) | Yes ___ No ___ | |
| (C) Affordable Units to be Preserved Include reference to specific program description in HE. <u>Ha. Preservation of Wycliffe Gardens</u> 65583.1(c)(1) | | V-18 |
| Will the city/county purchase the unit(s) with the use of committed assistance? Or, will the city/county purchase affordability covenants? 65583.1(c)(2)(C) | Yes <input checked="" type="checkbox"/> No ___ Yes ___ No ___ | V-18 |
| Affordability and occupancy restrictions will be maintained for not < 40 years. 65583.1(c)(2)(C)(i) | Yes <input checked="" type="checkbox"/> No ___ | V-18 |
| Describe/list the specific program that assist in the preservation of units. Federal programs: _____ State programs: <u>9% Tax Credits</u> Local programs: <u>redevelopment housing funds</u> <u>\$2.16 million bridge loan</u> <u>up to \$8 million permanent financing</u> 65583.1(c)(2)(C)(ii) | | IV-10 |
| City/County, via the public hearing process, must find that the unit(s) is/are eligible and are reasonably expected to convert to market rate during the next 5 years due to termination of subsidies, prepayment, or expiration on use. 65583.1(c)(2)(C)(iii) | Yes <input checked="" type="checkbox"/> No ___ | IV-9 |
| Are the units decent, safe, and sanitary? 65583.1(c)(2)(C)(iv) | Yes <input checked="" type="checkbox"/> No ___ | IV-9 |
| At the time the unit was identified for preservation it was affordable to very low and low income households. 65583.1(c)(2)(C)(v) | Yes <input checked="" type="checkbox"/> No ___ | IV-9 |

DEFINITION: Committed Assistance (alternative sites): When a local government has entered into a legally enforceable agreement during the first two years of the housing element planning period obligating funds for affordable units available for occupancy within two years of the agreement.

**INTENTIONALLY
LEFT
BLANK**



APPENDIX C

RESIDENTIAL BUILDING PERMITS

Residential Building Permits 1/1998 - 12/2005

Affordable Projects 1/1998 - 12/2005

Residential Building Permits 1/2006 - 10/2007

**INTENTIONALLY
LEFT
BLANK**

Residential Building Permits: 1/1998 - 12/2005

| PROJECT NAME/LOCATION | DATE PERMIT ISSUED | TOTAL UNITS | 1998-2005 TARGET RHNA DISTRIBUTION | | | | OFF-SITE UNITS | COMMENTS |
|-----------------------|--------------------|-------------|------------------------------------|------------|-----------------|-----------------------|------------------|----------|
| | | | Very Low 368 | Low 255 | Moderate 400 | Above Moderate 972 | | |
| Jan-Dec 98 | | | | | | | | |
| 1502-1504 PCH | 2/27/1998 | 2 | | | | 2 | | |
| 122 22nd | 4/1/1998 | 1 | | | | 1 | | |
| 117-119 Alabama | 4/17/1998 | 2 | | | | 2 | | |
| 410-412 8th | 4/20/1998 | 2 | | | | 2 | | |
| 3671 Venture | 4/27/1998 | 1 | | | | 1 | | |
| 414-416 11th | 5/7/1998 | 2 | | | | 2 | | |
| 615 15th | 5/13/1998 | 1 | | | | 1 | | |
| 302 19th | 6/26/1998 | 1 | | | | 1 | | |
| 18740 Saddleback | 7/23/1998 | 1 | | | | 1 | | |
| 206 16th | 8/6/1998 | 1 | | | | 1 | | |
| 16751 Bolero | 8/7/1998 | 1 | | | | 1 | | |
| 1306-1308 PCH | 8/13/1998 | 2 | | | | 2 | | |
| 321 Huntington | 8/18/1998 | 1 | | | | 1 | | |
| 2013-2016 California | 8/27/1998 | 4 | | | | 4 | | |
| 2014-2016 Huntington | 8/27/1998 | 2 | | | | 2 | | |
| 15951 Carrie | 10/29/1998 | 1 | | 1 | | | Granny Unit | |
| 518-526 14th | 11/2/1998 | 5 | | | | 5 | | |
| 116 22nd | 11/6/1998 | 1 | | | | 1 | | |
| 7740 Sugar | 11/12/1998 | 1 | | | | 1 | | |
| 18741 Jockey | 12/3/1998 | 1 | | | | 1 | | |
| 528 14th | 12/10/1998 | 1 | | | | 1 | | |
| 7742 Sugar | 11/23/1998 | 1 | | | | 1 | | |
| 16402 Grimaud | 11/23/1998 | 1 | | | | 1 | | |
| 9152 Aloha | 12/16/1998 | 1 | | 1 | | | Granny Unit | |
| 601-603 Lake | 12/22/1998 | 2 | | | | 2 | | |
| The Bluffs Project | Various in 1998 | 3 | | | | 3 | | |
| Cyrstalaire Tr 14660 | Various in 1998 | 3 | | | | 3 | | |
| TNR-Goldenwest | Various in 1998 | 4 | | | | 4 | | |
| Cape Ann Tr 15531 | Various in 1998 | 42 | | | 42 | | Affordable Proj. | |
| Westport-Peninsula | Various in 1998 | 22 | | | | 22 | | |
| Promenade | Various in 1998 | 80 | | | 80 | | Affordable Proj. | |
| Ocean Colony Project | Various in 1998 | 20 | | | | 20 | | |
| Pacific Landing | Various in 1998 | 29 | | | 5 | 24 | | |
| Riviera-Peninsula | Various in 1998 | 22 | | | | 22 | | |
| St. Augustine I | Various in 1998 | 66 | | | | 66 | | |
| Greystone Keys | Various in 1998 | 75 | | | 12 | 63 | | |
| Turnberry | Various in 1998 | 8 | | | | 8 | | |
| Lyon Shores | Various in 1998 | 4 | | | | 4 | | |
| Sandpiper | Various in 1998 | 18 | | | | 18 | | |
| Seacountry | Various in 1998 | 30 | | | | 30 | | |
| Total Units | | 465 | 0 | 2 | 139 | 324 | | |
| Jan-Dec 1999 | | | | | | | | |
| 511-513 Lake | 3/3/1999 | 2 | | | | 2 | | |
| 215-221 Baltimore | 3/9/1999 | 4 | | | | 4 | | |
| 310 22nd | 3/10/1999 | 1 | | | | 1 | | |
| 208 16th | 3/11/1999 | 1 | | | | 1 | | |
| 312 22nd | 3/11/1999 | 1 | | | | 1 | | |
| 6802 Derby | 3/29/1999 | 1 | | | | 1 | | |
| 927 10th | 3/30/1999 | 1 | | | | 1 | | |
| 508 A&B 7th | 4/27/1999 | 2 | | | | 2 | | |
| 16252 Tisbury | 4/30/1999 | 1 | | | | 1 | | |
| 109-115 Huntington | 5/6/1999 | 4 | | | | 4 | | |
| 306 9th | 5/25/1999 | 1 | | | | 1 | | |
| 218-220 14th | 6/4/1999 | 2 | | | | 2 | | |
| 1718-1720 Huntington | 6/15/1999 | 3 | | | | 3 | DUP + SFD | |

Residential Building Permits: 1/1998 - 12/2005

| | | | | | | | |
|-----------------------|-----------------|------------|----------|----------|-----------|------------|------------------|
| 205 Alabama | 8/3/1999 | 1 | | | | 1 | |
| 437-447 Lake | 8/11/1999 | 6 | | | | 6 | |
| 610-612 Main | 8/20/1999 | 2 | | | | 2 | |
| 609-611 Lake | 8/20/1999 | 2 | | | | 2 | |
| 222-224 9th | 9/24/1999 | 2 | | | | 2 | |
| 521-523 9th | 10/1/1999 | 2 | | | | 2 | |
| 114 22nd | 10/7/1999 | 1 | | | | 1 | |
| 2202 PCH | 10/15/1999 | 1 | | | | 1 | |
| 309 9th | 10/27/1999 | 1 | | | | 1 | |
| 928 10th | 10/27/1999 | 1 | | | | 1 | |
| 1811 Pine | 11/18/1999 | 1 | | | | 1 | |
| 521-523 8th | 12/17/1999 | 2 | | | | 2 | |
| 1310-1312 PCH | 12/21/1999 | 2 | | | | 2 | |
| 2110 PCH | 12/28/1999 | 1 | | | | 1 | |
| St. Augustine I | Various in 1999 | 2 | | | | 2 | |
| Sassounian-7821 Daisy | Various in 1999 | 10 | | | | 10 | |
| Hamptons | Various in 1999 | 13 | | | | 13 | |
| Ellis/GW Tract | Various in 1999 | 24 | | | | 24 | |
| Cyrstalair Tr 14660 | Various in 1999 | 68 | | | | 68 | |
| Peninsula Tr 15675 | Various in 1999 | 21 | | | | 21 | |
| The Bluffs Project | Various in 1999 | 70 | | | | 70 | |
| Cape Ann Tr 15531 | Various in 1999 | 90 | | | 90 | | Affordable Proj. |
| Total Units | | 347 | 0 | 0 | 90 | 257 | |
| Jan-Dec 2000 | | | | | | | |
| 2204-2206 PCH | 1/4/2000 | 2 | | | | 2 | |
| 2212 PCH | 1/18/2000 | 1 | | | | 1 | |
| 2104 PCH | 1/21/2000 | 1 | | | | 1 | |
| 809 Lake | 2/1/2000 | 1 | | | | 1 | |
| 2214 PCH | 2/1/2000 | 1 | | | | 1 | |
| 513-517 Pecan | 2/16/2000 | 3 | | | | 3 | |
| 413-415 21st | 2/16/2000 | 2 | | | | 2 | |
| 411 21st | 2/16/2000 | 1 | | | | 1 | |
| 218 10th | 2/29/2000 | 1 | | | | 1 | |
| 314-316 22nd | 2/29/2000 | 2 | | | | 2 | |
| 1508 PCH | 3/13/2000 | 1 | | | | 1 | |
| 1506 PCH | 3/14/2000 | 1 | | | | 1 | |
| 902-906 California | 3/17/2000 | 3 | | | | 3 | |
| 18732 Jockey | 4/4/2000 | 1 | | | | 1 | |
| 613-615 Frankfort | 4/6/2000 | 2 | | | | 2 | |
| 617-619 8th | 4/6/2000 | 2 | | | | 2 | |
| 121 21st | 4/7/2000 | 1 | | | | 1 | |
| 705-707 Delaware | 4/10/2000 | 2 | | | | 2 | |
| 311 8th | 4/19/2000 | 1 | | | | 1 | |
| 309 8th | 4/20/2000 | 1 | | | | 1 | |
| 218-222 Rochester | 4/24/2000 | 3 | | | | 3 | |
| 203 Alabama | 5/11/2000 | 1 | | | | 1 | |
| 16551 Carousel | 5/19/2000 | 1 | | | | 1 | |
| 2210 PCH | 6/7/2000 | 1 | | | | 1 | |
| 5412 Old Pirate | 6/8/2000 | 1 | | | | 1 | |
| 2116 PCH | 6/8/2000 | 1 | | | | 1 | |
| 16851 Coral Cay | 6/16/2000 | 1 | | | | 1 | |
| 1118-1120 Delaware | 6/22/2000 | 2 | | | | 2 | |
| 2422 England | 6/27/2000 | 1 | 1 | | | | Habitat for Hum |
| 2419 Florida | 6/27/2000 | 1 | 1 | | | | Habitat for Hum |
| 202-204 8th | 7/20/2000 | 2 | | | | 2 | |
| 2501 England | 8/9/2000 | 1 | 1 | | | | Habitat for Hum |
| 16311 Niantic | 8/21/2000 | 1 | | | | 1 | |
| 322 8th | 8/22/2000 | 1 | | | | 1 | |
| 406 Huntington | 9/8/2000 | 1 | | | | 1 | |
| 421-423 11th | 9/12/2000 | 2 | | | | 2 | |
| 20431 Densmore | 9/15/2000 | 1 | | | | 1 | |
| 17201 Ash | 9/19/2000 | 6 | | | 6 | | |
| 909-911 California | 9/26/2000 | 2 | | | | 2 | |

Residential Building Permits: 1/1998 - 12/2005

| | | | | | | | |
|----------------------------|-----------------|------------|----------|----------|-----------|------------|------------------|
| 601-605 California | 9/28/2000 | 3 | | | | 3 | |
| 322-324 7th | 10/13/2000 | 2 | | | | 2 | |
| 3282 Devon | 11/7/2000 | 1 | | | | 1 | |
| 17231 Marina View | 11/14/2000 | 1 | | | | 1 | |
| 3781 Ragtime | 11/28/2000 | 1 | | | | 1 | |
| 2014-2016 California | 12/18/2000 | 3 | | | | 3 | |
| 2016 Huntington | 12/18/2000 | 1 | | | | 1 | |
| Peninsula Tr 15675 | Various in 2000 | 70 | | | | 70 | |
| The Bluffs Project | Various in 2000 | 12 | | | | 12 | |
| Ocean Colony Project | Various in 2000 | 3 | | | | 3 | |
| Cape Ann Tr 15531 | Various in 2000 | 14 | | | 14 | | Affordable Proj. |
| Meadowlark Project | Various in 2000 | 195 | | | | 195 | |
| Sandover Tr 15734 | 4/7/2000 | 16 | | | | 16 | |
| Crystal Island Tract 14321 | 3/3/2000 | 7 | | | | 7 | |
| Cyrstalaire Tr 14660 | Various in 2000 | 27 | | | | 27 | |
| Total Units | | 416 | 3 | 0 | 20 | 393 | |
| Jan-Dec 2001 | | | | | | | |
| 417-419 9th | 1/17/2001 | 2 | | | | 2 | |
| 1841 Park | 1/17/2001 | 1 | | | | 1 | |
| 3912 Sirius | 1/23/2001 | 1 | | | | 1 | |
| 326-328 14th | 2/9/2001 | 2 | | | | 2 | |
| 317-319 California | 3/12/2001 | 2 | | | | 2 | |
| 319-321 9th | 3/23/2001 | 2 | | | | 2 | |
| 1302-1304 PCH | 4/2/2001 | 2 | | | | 2 | |
| 526-528 12th | 4/9/2001 | 2 | | | | 2 | |
| 19682 Surfbreaker | 5/2/2001 | 1 | | | | 1 | |
| 19773 Shorecliff | 5/2/2001 | 1 | | | | 1 | |
| 19652 Oceanaire | 5/2/2001 | 1 | | | | 1 | |
| 421 Crest | 5/17/2001 | 1 | | | | 1 | |
| 408 Huntington | 5/25/2001 | 1 | | | | 1 | |
| 829-831 Frankfort | 5/25/2001 | 2 | | | | 2 | |
| 18831-18839 Huntington | 6/4/2001 | 3 | | | 1 | 2 | |
| 18951-18971 Pearl Island | 6/20/2001 | 9 | | | | 9 | 1 Bridges |
| 206 2nd | 6/21/2001 | 1 | | | | 1 | |
| 313-315 19th | 6/21/2001 | 2 | | | | 2 | |
| 512 Indianapolis | 6/26/2001 | 1 | | | | 1 | |
| 604-608 Indianapolis | 7/3/2001 | 2 | | | | 2 | |
| 220-222 6th | 8/2/2001 | 2 | | | | 2 | |
| 404 8th | 8/20/2001 | 1 | | | | 1 | |
| 501-503 7th | 8/20/2001 | 2 | | | | 2 | |
| 712 Orange | 8/20/2001 | 1 | | | | 1 | |
| 321-323 2nd | 8/23/2001 | 2 | | | | 2 | |
| 421-423 13th | 8/31/2001 | 2 | | | | 2 | |
| 609-611 Frankfort | 9/7/2001 | 2 | | | | 2 | |
| 16601 Graham | 9/18/2001 | 1 | | | | 1 | |
| 6742 Shetland | 9/26/2001 | 1 | | | | 1 | |
| 113 12th | 9/28/2001 | 1 | | | | 1 | |
| 326-328 7th | 10/12/2001 | 2 | | | | 2 | |
| 117-119 7th | 10/31/2001 | 2 | | | | 2 | |
| 212-214 Joliet | 11/15/2001 | 2 | | | | 2 | |
| 320 10th | 11/16/2001 | 1 | | | | 1 | |
| 2188 PCH | 11/19/2001 | 1 | | | | 1 | |
| 219 6th | 11/19/2001 | 1 | | | | 1 | |
| 426 12th | 11/20/2001 | 1 | | | | 1 | |
| 17039 Edgewater | 11/26/2001 | 1 | | | | 1 | |
| 16602 Graham | 12/6/2001 | 1 | | | | 1 | |
| Mystic Point TR 16192 | Various in 2001 | 4 | | | | 4 | |
| Boardwalk TR 15795 | Various in 2001 | 88 | | | | 88 | |
| Meadowlark Project | Various in 2001 | 118 | | | | 118 | |
| Beach & Atlanta Tract | Various in 2001 | 86 | | | | 86 | 6 Bridges |
| Delaware/Memphis | 10/31/2002 | 30 | | | | 30 | |
| The Tides | Various in 2001 | 65 | | | 12 | 53 | |
| Total Units | | 457 | 0 | 0 | 13 | 444 | |

Residential Building Permits: 1/1998 - 12/2005

| | | | | | | | |
|-------------------------|-----------------|------------|-----------|-----------|------------|------------|-----------------|
| Jan-Dec 2002 | | | | | | | |
| 1916-1918 PCH | 1/23/2002 | 2 | | | | 2 | |
| 16541 Carousel | 1/29/2002 | 1 | | | | 1 | |
| Bowen Court | 1/31/2002 | 20 | 20 | | | | Senior Project |
| 1017 California | 3/22/2002 | 1 | | | | 1 | SFD |
| 2724-2728 17th | 4/1/2002 | 2 | | | | 2 | |
| 2716-2720 17th | 4/1/2002 | 2 | | | | 2 | SFD |
| The Fountains | 4/11/2002 | 271 | 55 | 25 | 191 | | |
| 321-323 18th | 4/11/2002 | 2 | | | | 2 | |
| 318 10th | 4/17/2002 | 1 | | | | 1 | SFD |
| 2101-2113 Alabama | 4/15/2002 | 6 | | | 1 | 5 | 6 SFD |
| 2105 Alabama | 4/25/2002 | 1 | | | | 1 | SFD |
| 2218 PCH | 5/1/2002 | 1 | | | | 1 | |
| 425 14th | 5/7/2002 | 1 | | | | 1 | SFD |
| 427 14th | 5/7/2002 | 1 | | | | 1 | SFD |
| 1746 Park | 5/9/2002 | 1 | | | | 1 | |
| 17205 Elm | 5/14/2002 | 1 | | | | 1 | |
| 305-307 2nd | 5/23/2002 | 2 | | | | 2 | |
| Boardwalk TR 15795 | various in 2002 | 100 | | | | 100 | |
| Mystic Point TR 16192 | various in 2002 | 61 | | | | 61 | |
| 1108-1110 Delaware | 7/11/2002 | 2 | | | | 2 | |
| 1112 Delaware | 7/11/2002 | 1 | | | | 1 | |
| 1014 Delaware | 8/19/2002 | 1 | | | | 1 | SFD |
| 1016 Delaware | 8/19/2002 | 1 | | | | 1 | SFD |
| 1018 Delaware | 8/19/2002 | 1 | | | | 1 | SFD |
| 1020 Delaware | 8/19/2002 | 1 | | | | 1 | SFD |
| 517-519 Twelfth | 7/12/2002 | 2 | | | | 2 | |
| 1708-1710 PCH | 8/1/2002 | 2 | | | | 2 | |
| 302 7th | 7/23/2002 | 1 | | | | 1 | |
| 304 7th | 8/13/2002 | 1 | | | | 1 | |
| 306, 308 Huntington | 8/21/2002 | 2 | | | | 2 | |
| 119 Twenty-First | 8/30/2002 | 1 | | | | 1 | |
| 626, 628 Eleventh | 9/10/2002 | 2 | | | | 2 | |
| 2216 PCH | 9/13/2002 | 1 | | | | 1 | |
| 1013-1015 Florida | 9/25/2002 | 2 | | | | 2 | |
| 1845 Park | 10/14/2002 | 1 | | | | 1 | |
| 7671-7725 Timber | 10/21/2002 | 20 | | | | 20 | Tr16196 |
| Edwards Hill Tract | 10/24/2002 | 8 | | | | 8 | |
| 1712 PCH | 10/31/2002 | 1 | | | | 1 | |
| 1714 PCH | 10/31/2002 | 1 | | | | 1 | |
| 1716 PCH | 10/31/2002 | 1 | | | | 1 | |
| 228 6th | 11/6/2002 | 1 | | | | 1 | |
| 224 6th | 11/6/2002 | 1 | | | | 1 | |
| 226 6th | 11/6/2002 | 1 | | | | 1 | |
| Sunrise Assisted Living | | | | | | | |
| 9341 Tahiti | 11/27/2002 | 1 | | | | 1 | |
| 3452 Gilbert | 12/2/2002 | 1 | | | | 1 | |
| 903 California | 12/3/2002 | 1 | | | | 1 | |
| 402 Eleventh | 12/4/2002 | 1 | | | | 1 | |
| 404 Eleventh | 12/4/2002 | 1 | | | | 1 | |
| 802 Huntington | 12/6/2002 | 1 | | | | 1 | |
| Total Units | | 539 | 75 | 25 | 192 | 247 | |
| Jan-Dec 2003 | | | | | | | |
| 17142 Ash | 1/13/2003 | 1 | | | | 1 | |
| 426-428 Eighth | 1/15/2003 | 2 | | | | 2 | |
| Main Street | 2/13/2003 | 29 | | 26 | | 3 | Siena Apts |
| 1214-1216 England | 3/16/2003 | 2 | | | | 2 | |
| 1318 PCH | 3/13/2003 | 1 | | | | 1 | |
| 220 Joliet | 4/8/2003 | 1 | | | | 1 | |
| 222 Joliet | 4/8/2003 | 1 | | | | 1 | |
| 16791-16793 Roosevelt | 4/8/2003 | 3 | | 1 | | 2 | |
| 7445-7465 Clay | 4/11/2003 | 4 | | | | 4 | TR 16287-4units |

Residential Building Permits: 1/1998 - 12/2005

| | | | | | | | |
|--------------------------|------------|------------|-----------|-----------|----------|------------|-------------------|
| 7303-7371 Clay | 4/11/2003 | 7 | | | | 7 | TR 16289 -7units |
| 19081-19097 Holly, 7348- | 4/11/2003 | 10 | | | | 10 | Tr 16288-10 units |
| 111-121 18th | 4/16/2003 | 6 | | | | 6 | |
| 626-628 12th | 4/16/2003 | 2 | | | | 2 | |
| 316 Ninth | 5/21/2003 | 1 | | | | 1 | |
| 613 California | 5/23/2003 | 1 | | | | 1 | |
| Tides | 5/27/2003 | 12 | | | | 12 | |
| 17072 Baruna | 5/29/2003 | 1 | | | | 1 | |
| 803 Delaware | 6/3/2003 | 1 | | | | 1 | |
| 805 Delaware | 6/3/2003 | 1 | | | | 1 | |
| 405 Delaware | 6/13/2003 | 1 | | | | 1 | |
| 407 Delaware | 6/13/2003 | 1 | | | | 1 | |
| 312 Seventh | 6/18/2003 | 1 | | | | 1 | |
| Waterfront Project | 6/18/2003 | 4 | | | | 4 | |
| Peninsula Pt.-Brynn | 6/19/2003 | 1 | | | | 1 | Tr 15964 |
| 1019 England | 6/20/2003 | 1 | | | | 1 | |
| 1017 England | 6/20/2003 | 1 | | | | 1 | |
| 519 Ninth | 7/3/2003 | 1 | | | | 1 | |
| 517 Ninth | 7/3/2003 | 1 | | | | 1 | |
| 8102 Ellis | 7/10/2003 | 107 | 47 | 59 | | 1 | SRO |
| 16611 Graham | 7/11/2003 | 1 | | | | 1 | |
| 1103 Huntington | 7/23/2003 | 1 | | | | 1 | |
| Waterfront Project | 7/28/2003 | 12 | | | | 12 | |
| Peninsula Pt | 8/5/2003 | 12 | | | 2 | 10 | Tr 15964 |
| 214-216 10th | 8/6/2003 | 2 | | | | 2 | |
| 308 10th | 8/8/2003 | 2 | | | | 2 | 1 up/1 down |
| 216-218 8th | 8/19/2003 | 2 | | | | 2 | |
| 505 Crest | 9/8/2003 | 1 | | | | 1 | |
| 220 8th | 9/8/2003 | 1 | | | | 1 | |
| 1108-1110 Huntington | 9/30/2003 | 2 | | | | 2 | |
| 16971 Bolero | 10/3/2003 | 1 | | | | 1 | |
| 17021 Bolero | 10/3/2003 | 1 | | | | 1 | |
| 1102 Huntington | 10/3/2003 | 1 | | | | 1 | |
| 19635 Larchmont | 10/3/2003 | 1 | | | | 1 | |
| 1104-1106 Huntington | 10/6/2003 | 2 | | | | 2 | |
| 112-114 Nineteenth | 10/15/2003 | 2 | | | | 2 | |
| 116 Nineteenth | 10/15/2003 | 1 | | | | 1 | |
| 118 Nineteenth | 10/15/2003 | 1 | | | | 1 | |
| 120 Nineteenth | 10/15/2003 | 1 | | | | 1 | |
| 122 Nineteenth | 10/15/2003 | 1 | | | | 1 | |
| Waterfront Project | 10/23/2003 | 16 | | | | 16 | Tr.15549 |
| 308 Thirteenth | 10/24/2003 | 1 | | | | 1 | |
| 310 Thirteenth | 10/24/2003 | 1 | | | | 1 | |
| 701-703 Delaware | 10/29/2003 | 2 | | | | 2 | |
| 115-117 Fifteenth | 11/12/2003 | 2 | | | | 2 | |
| 1100 Main | 11/25/2003 | 1 | | | | 1 | |
| Waterfront Project | 11/25/2003 | 17 | | | | 17 | Tr.15549 |
| 1606-1610 PCH | 12/1/2003 | 3 | | | | 3 | |
| 1113-1115 California | 12/2/2003 | 2 | | | | 2 | |
| 1614-1616 PCH | 12/12/2003 | 2 | | | | 2 | |
| 16831 Marinabay | 12/30/2003 | 1 | | | | 1 | |
| Total Units | | 301 | 47 | 86 | 2 | 166 | |
| Jan-Dec 2004 | | | | | | | |
| 613-615 Twelfth | 1/9/2004 | 2 | | | | 2 | |
| 727 Lake | 1/13/2004 | 1 | | | | 1 | |
| 3382 Gilbert | 1/12/2004 | 1 | | | | 1 | |
| 422-424 Ninth | 1/26/2004 | 2 | | | | 2 | |
| 314-316 Sixth | 1/30/2004 | 2 | | | | 2 | |
| 501 & 503 Pecan | 1/31/2004 | 2 | | | | 2 | |
| 1002 & 1004 California | 2/6/2004 | 2 | | | | 2 | |
| 309-311 Second | 2/10/2004 | 2 | | | | 2 | |
| 205-207 Lincoln | 2/12/2004 | 2 | | | | 2 | |
| 209-211 Geneva | 2/13/2004 | 2 | | | | 2 | |

Residential Building Permits: 1/1998 - 12/2005

| | | | | | | | | |
|------------------------|------------|------------|----------|----------|----------|------------|-----------|-------------|
| Waterfront Project | 2/17/2004 | 12 | | | | 12 | | Tr.15549 |
| 502 Ninth | 2/18/2004 | 1 | | | | 1 | | |
| 404 22nd | 2/23/2004 | 1 | | | | 1 | | |
| 510 Eleventh | 3/17/2004 | 1 | | | | 1 | | |
| Waterfront Project | 3/30/2004 | 24 | | | | 24 | | Tr.15549 |
| 901-903 Huntington | 4/13/2004 | 2 | | | | 2 | | |
| 202 Alabama | 4/16/2004 | 1 | | | | 1 | | |
| Waterfront Project | 4/20/2004 | 15 | | | | 15 | | Tr.15549 |
| Waterfront Project | 4/27/2004 | 17 | | | | 17 | | Tr.15549 |
| 1604 PCH | 5/11/2004 | 1 | | | | 1 | | |
| 16331 Rhone | 5/17/2004 | 1 | | 1 | | | | Granny Unit |
| 17001 Bolero | 5/21/2004 | 1 | | | | 1 | | |
| 512 10th | 6/3/2004 | 1 | | | | 1 | | |
| 306-308 Second | 6/10/2004 | 2 | | | | 2 | | |
| 2106-2108 PCH | 6/11/2004 | 2 | | | | 2 | | |
| Waterfront Project | 6/11/2004 | 16 | | | | 16 | | Tr.15549 |
| PCL Bel Air Project | 6/15/2004 | 4 | | | | 4 | | |
| 318 Ninth | 6/15/2004 | 1 | | | | 1 | | |
| 2120 PCH | 6/16/2004 | 1 | | | | 1 | | |
| 7645 Clay | 6/22/2004 | 1 | | | | 1 | | |
| 2011 Huntington | 6/25/2004 | 1 | | | | 1 | | |
| PCL Bel Air Project | 6/28/2004 | 28 | | | | 28 | | |
| 616 Eighth | 7/7/2004 | 1 | | | | 1 | | |
| 526-528 Sixteenth | 7/15/2004 | 2 | | | | 2 | | |
| PCL Bel Air Project | 7/19/2004 | 1 | | | | 1 | | |
| 1214-1216 Delaware | 7/22/2004 | 2 | | | | 2 | | |
| Waterfront Project | 7/22/2004 | 12 | | | | 12 | | Tr.15549 |
| 220-222 Thirteenth | 7/28/2004 | 2 | | | | 2 | | |
| 916 Acacia | 7/27/2004 | 2 | | | | 2 | | duplex |
| 16492 Somerset | 8/16/2004 | 1 | | | | 1 | | |
| 1106-1108 England | 8/17/2004 | 2 | | | | 2 | | |
| 317-319 Second | 8/17/2004 | 2 | | | | 2 | | |
| 509 Seventh | 8/18/2004 | 1 | | | | 1 | | |
| PCL Bel Air Project | 8/18/2004 | 23 | | | | 23 | | |
| 119 Sixth Street | 9/3/2004 | 1 | | | | 1 | | |
| Seacliff Palms Project | 9/2/2004 | 20 | | | 3 | 17 | | Tr.16497 |
| 514 Fifteenth | 9/9/2004 | 1 | | | | 1 | | |
| 516 Fifteenth | 9/9/2004 | 1 | | | | 1 | | |
| 626 & 628 Thirteenth | 9/16/2004 | 2 | | | | 2 | | |
| 1612 Pacific Coast Hwy | 9/16/2004 | 1 | | | | 1 | | |
| 209 Atlanta | 10/1/2004 | 1 | | | | 1 | | |
| 525 & 527 Fifteenth | 10/1/2004 | 2 | | | | 2 | | |
| 613-615 18th | 10/4/2004 | 2 | | | | 2 | | |
| 714-716 Delaware | 10/6/2004 | 2 | | | | 2 | | |
| 17212 Sims | 10/18/2004 | 1 | | | | 1 | | |
| 625-627 Eighth Street | 10/26/2004 | 2 | | | | 2 | | |
| 528 Tenth | 10/28/2004 | 1 | | | | 1 | | |
| 526 Tenth Street | 10/29/2004 | 1 | | | | 1 | | |
| 217 Sixth Street | 11/4/2004 | 1 | | | | 1 | | |
| 17065 Edgewater | 11/15/2004 | 1 | | | | 1 | | |
| 418-420 Eight Street | 11/17/2004 | 2 | | | | 2 | | |
| Seaside Terrace | 12/1/2004 | 10 | | | | 10 | 2 Bridges | Tr16438 |
| 116-118 Seventeenth | 12/8/2004 | 2 | | | | 2 | | |
| 519 Crest | 12/9/2004 | 1 | | | | 1 | | |
| 1214-1216 Huntington | 12/9/2004 | 2 | | | | 2 | | |
| 806-808 Geneva | 12/9/2004 | 2 | | | | 2 | | |
| 1118-1120 California | 12/10/2004 | 2 | | | | 2 | | |
| 116-118 Eleventh | 12/20/2004 | 2 | | | | 2 | | |
| 120-122 Eleventh | 12/20/2004 | 2 | | | | 2 | | |
| Total Units | | 268 | 0 | 1 | 3 | 264 | 0 | |
| Jan-Dec 2005 | | | | | | | | |
| 16602 Graham | 2/3/2005 | 1 | | | | 1 | | |
| 722 Thirteenth | 2/7/2005 | 1 | | | | 1 | | |

Residential Building Permits: 1/1998 - 12/2005

| | | | | | | | |
|----------------------------------|------------|--------------|---------------|---------------|----------------|----------------|-----------------|
| 714 Alabama | 2/11/2005 | 1 | | | | 1 | |
| 305 Sixteenth | 2/22/2005 | 1 | | | | 1 | |
| 16581 Peale | 2/23/2005 | 1 | | | | 1 | |
| 16572 Somerset | 2/24/2005 | 1 | | | | 1 | |
| PCL Bel Air Project | 2/25/2005 | 26 | | | | 26 | 26 of 77 |
| 1020 & 1022 California | 3/21/2005 | 2 | | | | 2 | |
| 204 & 206 Joliet | 3/23/2005 | 2 | | | | 2 | |
| 613 Seventh | 3/23/2005 | 1 | | | | 1 | |
| 409 & 411 Eighth | 3/24/2005 | 2 | | | | 2 | |
| Waterfront Condos | 3/29/2005 | 18 | | | | 18 | T15549 18-132 |
| 6521 Trotter | 4/11/2005 | 1 | | | | 1 | |
| 2324-2344 Delaware | 4/19/2005 | 6 | | 1 | | 5 | 2 DUP + SFD |
| 5071 Audrey | 5/5/2005 | 1 | | | | 1 | |
| Bel Air Project | 5/10/2005 | 20 | | | | 20 | 20 of 51 |
| 301 & 303 Sixteenth | 5/12/2005 | 2 | | | | 2 | |
| 614 & 616 Twenty-first | 5/17/2005 | 2 | | | | 2 | |
| 616 Tenth | 5/23/2005 | 1 | | | | 1 | |
| 314 & 316 Thirteenth | 5/26/2005 | 2 | | | | 2 | |
| 202 Joliet | 6/7/2005 | 1 | | | | 1 | |
| 19028-19058 Delaware | 6/15/2005 | 8 | | | 1 | 7 | Tr. 16675-4 Dup |
| Waterfront Condos | 6/17/2005 | 6 | | | | 6 | |
| 505 & 507 Sixteenth | 6/22/2005 | 2 | | | | 2 | |
| 422, 424 Eleventh | 7/1/2005 | 2 | | | | 2 | |
| 111, 113 Sixth | 7/19/2005 | 2 | | | | 2 | |
| 16111 Santa Barbara | 7/21/2005 | 1 | | | | 1 | |
| 1107-1109 Delaware | 8/9/2005 | 2 | | | | 2 | |
| 205-207 Chicago | 8/15/2005 | 2 | | | | 2 | |
| 526-528 15th | 9/21/2005 | 2 | | | | 2 | |
| 323 13th | 10/10/2005 | 1 | | | | 1 | |
| 17012 Baruna | 10/19/2005 | 1 | | | | 1 | |
| 526-528 Seventh St. | 11/7/2005 | 2 | | | | 2 | |
| 522-524 Seventh St. | 11/14/2005 | 2 | | | | 2 | |
| 317-319 Seventh St. | 11/16/2005 | 2 | | | | 2 | |
| 2502 Delaware | 11/18/2005 | 1 | 1 | | | | Habitat for Hum |
| 211-213 Baltimore | 12/2/2005 | 2 | | | | 2 | |
| 1119 Pine St. | 12/13/2005 | 1 | | | | 1 | |
| 622-624 16th St. | 12/15/2005 | 2 | | | | 2 | |
| 207 W. Adams | 12/19/2005 | 1 | | | | 1 | |
| 221 20th St. | 12/22/2005 | 1 | | | | 1 | |
| 305 20th St. | 12/22/2005 | 1 | | | | 1 | |
| Total Units | | 137 | 1 | 1 | 1 | 134 | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| All Years | | | | | | | |
| Total Units | | 2,930 | 126 | 115 | 460 | 2,229 | 0 |
| Percentage of RHNA Target | | | 32.47% | 45.10% | 115.00% | 229.32% | |

**Residential Building Permits: 1/1998-2005
Affordable Projects**

Projects for which Affordable Housing Obligations met off-site

| | | Total Units | Off-Site Units Via a Non-Profit |
|-----------------------------|-----------------|-------------|---------------------------------|
| TNR-Goldenwest | Various in 1998 | 4 | 1 |
| Hamptons | Various in 1999 | 15 | 2 |
| Ellis/GW Tract | Various in 1999 | 24 | 3 |
| Meadowlark Project | Various in 2000 | 313 | 32 |
| Sandover Tr 15734 | 4/7/2000 | 16 | 2 |
| 18951-18971 Pearl Island Ct | 6/20/2001 | 9 | 1 |
| Beach & Atlanta Tract | Various in 2001 | 86 | 9 |
| 7671-7725 Timber | 10/21/2002 | 20 | 2 |
| Seaside Terrace | 12/1/2004 | 10 | 1 Tr16438 |
| | | 497 | 53 |

| | | Total Units | Off-Site Units satisfied by the Redevelopment Agency |
|----------------------|-----------------|-------------|------------------------------------------------------|
| Waterfront Project | 6/18/2003 | 184 | 184 Not all permits issued during 98-05 period |
| Ocean Colony Project | Various in 1998 | 53 | 53 Not all permits issued during 98-05 period |
| | | 237 | 237 |

Specific Projects Used in Very Low, Low and Moderate Income Categories

| Project Name Location | Date Permit Issued | Total Units | 1998-2005 RHNA | | | | Comments |
|--------------------------|-----------------------|----------------|--------------------|------------|-----------------|--------------------------|-----------------------|
| | | | Very Low 388 | Low 230 | Moderate 400 | Above Moderate 972 | |
| 15951 Carrie | 10/29/1998 | 1 | | 1 | | | Granny Unit |
| 9152 Aloha | 12/16/1998 | 1 | | 1 | | | Granny Unit |
| Cape Ann Tr 15531 | 1998-2000 | 146 | | | 146 | | Affordable Proj. |
| Promenade | Various in 1998 | 80 | | | 80 | | Affordable Proj. |
| Pacific Landing | Various in 1998 | 29 | | | 5 | 24 | |
| Greystone Keys | Various in 1998 | 75 | | | 12 | 63 | 1/2 of Project in '97 |
| 2422 England | 6/27/2000 | 1 | 1 | | | | Habitat for Hum |
| 2419 Florida | 6/27/2000 | 1 | 1 | | | | Habitat for Hum |
| 2501 England | 8/9/2000 | 1 | 1 | | | | Habitat for Hum |
| 17201 Ash | 9/19/2000 | 6 | | | 6 | | |
| 18831-18839 Huntington | 6/4/2001 | 3 | | | 1 | 2 | |
| The Tides | Various in 2001 | 77 | | | 12 | 53 | |
| Bowen Court | 1/31/2002 | 20 | 20 | | | | Senior Project |
| The Fountains | 4/11/2002 | 270 | 55 | 25 | 190 | | |
| 2101-2113 Alabama | 4/15/2002 | 6 | | | 1 | 5 | 6 SFD |
| Main Street | 2/13/2003 | 29 | | 26 | | 3 | Siena Apts |
| 16791-16793 Roosevelt | 4/8/2003 | 3 | | 1 | | 2 | |
| 8102 Ellis | 7/10/2003 | 107 | 47 | 59 | | 1 | SRO |
| Peninsula Pt | 8/5/2003 | 12 | | | 2 | 10 | Tr 15964 |
| 16331 Rhone | 5/17/2004 | 1 | | 1 | | | Granny Unit |
| Seacliff Palms Project | 9/2/2004 | 20 | | | 3 | 17 | Tr.16497 |
| 2324-2344 Delaware | 4/19/2005 | 6 | | 1 | | 5 | 2 DUP + SFD |
| 19028-19058 Delaware | 6/15/2005 | 8 | | | 1 | 7 | Tr. 16675-4 Dup |
| 2502 Delaware | 11/18/2005 | 1 | 1 | | | | Habitat for Hum |
| | | 904 | 126 | 115 | 459 | 192 | |

Residential Building Permits: 1/2006 - 10/07

| PROJECT NAME/LOCATION | DATE PERMIT ISSUED | TOTAL UNITS | Income Level | | | | COMMENTS |
|------------------------|--------------------|-------------|--------------|-----|----------|----------------|---------------------------------|
| | | | Very Low | Low | Moderate | Above Moderate | |
| Jan/Dec 2006 | | | | | | | |
| 1210 Pecan | 1/23/2006 | 1 | | | | 1 | |
| 4785 Los Patos | 1/12/2006 | 1 | | | | 1 | |
| 209 Chicago | 1/31/2006 | 1 | | | | 1 | |
| 211 Chicago | 1/31/2006 | 1 | | | | 1 | |
| 602 Geneva | 2/28/2006 | 1 | | | | 1 | |
| 604 Geneva | 2/28/2006 | 1 | | | | 1 | |
| 16912 Marinabay | 2/1/2006 | 1 | | | | 1 | |
| 1201 Delaware | 2/9/2006 | 1 | | | | 1 | |
| 1203 Delaware | 2/9/2006 | 1 | | | | 1 | |
| 420 11th | 3/9/2006 | 1 | | | | 1 | |
| 414 15th | 3/21/2006 | 1 | | | | 1 | |
| 1120 Main | 3/6/2006 | 1 | | | | 1 | |
| 416 15th | 3/21/2006 | 1 | | | | 1 | |
| 505 12th | 3/15/2006 | 1 | | | | 1 | |
| 507 12th | 3/15/2006 | 1 | | | | 1 | |
| 617 12th | 3/7/2006 | 1 | | | | 1 | |
| 20161 Marina | 3/29/2006 | 1 | | | | 1 | |
| 7836 Glencoe | 4/27/2006 | 1 | | | | 1 | |
| 7834 Glencoe | 4/27/2006 | 1 | | | | 1 | |
| 1040 13th | 4/20/2006 | 1 | | | | 1 | |
| 313 8th | 4/11/2006 | 1 | | | | 1 | |
| 216 Geneva | 5/31/2006 | 1 | | | | 1 | |
| 218 Geneva | 5/31/2006 | 1 | | | | 1 | |
| 16401 Ardsley | 6/23/2006 | 1 | | | | 1 | |
| 1802 Pine | 6/16/2006 | 1 | | | | 1 | |
| 1202 Huntington | 6/30/2006 | 1 | | | | 1 | |
| 701 Huntington | 6/27/2006 | 1 | | | | 1 | |
| 19252 Harding | 6/2/2006 | 1 | | | | 1 | |
| 703 California | 6/27/2006 | 1 | | | | 1 | |
| 701 California | 6/27/2006 | 1 | | | | 1 | |
| 609 7th | 6/8/2006 | 1 | | | | 1 | |
| 615 7th | 6/8/2006 | 1 | | | | 1 | |
| 727 Lake | 7/25/2006 | 2 | | | 1 | 1 | SFD w/ Granny Flat |
| 3582 Sagamore | 7/21/2006 | 1 | | | | 1 | |
| 7832 Cypress | 7/6/2006 | 1 | | | | 1 | |
| 519 Crest | 8/21/2006 | 1 | | | | 1 | |
| 413 Delaware | 8/14/2006 | 1 | | | | 1 | |
| 16602 Graham | 8/7/2006 | 1 | | | | 1 | |
| 2120 Pacific Coast Hwy | 8/8/2006 | 1 | | | | 1 | |
| 124 9th | 8/9/2006 | 1 | | | | 1 | |
| 126 9th | 8/9/2006 | 1 | | | | 1 | |
| 610 16th | 9/11/2006 | 1 | | | | 1 | |
| 612 16th | 9/11/2006 | 1 | | | | 1 | |
| 614 16th | 9/18/2006 | 1 | | | | 1 | |
| 2202 Hess | 9/18/2006 | 1 | | 1 | | | Rec. Room Conv't'd to Unit |
| 720 Huntington | 9/11/2006 | 1 | | | | 1 | |
| 117 6th | 10/12/2006 | 1 | | | | 1 | |
| 427 Lake | 10/4/2006 | 1 | | | | 1 | |
| 429 Lake | 10/4/2006 | 1 | | | | 1 | |
| 19111 Alexa | 10/6/2006 | 4 | | | 1 | 3 | Tr16740-28units-Tuscany Project |
| 19131 Alexa | 10/6/2006 | 4 | | | 1 | 3 | Tr 16740 |
| 19149 Alexa | 10/6/2006 | 4 | | | 1 | 3 | Tr 16740 |
| 19150 Alexa | 10/6/2006 | 4 | | | 1 | 3 | Tr 16740 |
| 7244 Lisamarie | 10/6/2006 | 4 | | | 1 | 3 | Tr 16740 |
| 7285 Lisamarie | 10/6/2006 | 4 | | | | 4 | Tr 16740 |
| 7233 Richard | 10/6/2006 | 4 | | | | 4 | Tr 16740 |
| 609 9th | 10/20/2006 | 1 | | | | 1 | |
| 608 9th | 10/20/2006 | 1 | | | | 1 | |
| 225 11th | 10/4/2006 | 1 | | | | 1 | |
| 227 11th | 10/4/2006 | 1 | | | | 1 | |
| 16722 Baruna | 10/9/2006 | 1 | | | | 1 | |

Residential Building Permits: 1/2006 - 10/07

| | | | | | | | |
|-----------------------------------|------------|------------|----------|----------|-----------|------------|------------------------------------|
| 718 Huntington | 10/19/2006 | 1 | | | | 1 | |
| 123 7th | 11/13/2006 | 1 | | | | 1 | |
| 125 7th | 11/13/2006 | 1 | | | | 1 | |
| 127 7th | 11/13/2006 | 1 | | | | 1 | |
| 7821 Talbert | 11/27/2006 | 1 | | | | 1 | Convert SF to Duplex |
| 16841 Roosevelt | 12/13/2006 | 4 | | | | 4 | Tr16682-2 AFF Off-site at 7912 |
| 16849 Roosevelt | 12/13/2006 | 3 | | | | 3 | Tr 16682 |
| 16859 Roosevelt | 12/13/2006 | 3 | | | | 3 | Tr 16682 |
| 16861 Roosevelt | 12/13/2006 | 3 | | | | 3 | Tr 16682 |
| 7224 Rosemarie | 12/15/2006 | 2 | | | 1 | 1 | Tr16846-19units-The Villas |
| 7254 Rosemarie | 12/15/2007 | 4 | | | 1 | 3 | Tr 16846 |
| 19070 Eric | 12/15/2006 | 4 | | | 1 | 3 | Tr 16846 |
| 19071 Max Ct. | 12/15/2006 | 4 | | | 1 | 3 | Tr 16846 |
| 19073 Max Ct. | 12/15/2006 | 2 | | | | 2 | Tr 16846 |
| 19085 Max Ct. | 12/15/2006 | 3 | | | | 3 | Tr 16846 |
| Total: Jan-Dec 2006 | | 120 | 0 | 1 | 10 | 109 | |
| Jan-Oct 2007 | | | | | | | |
| 1110 Pacific Coast | 1/12/2007 | 1 | | | | 1 | |
| 1112 Pacific Coast Hwy | 1/12/2007 | 1 | | | | 1 | |
| 1815 Pine St | 1/12/2007 | 1 | | | | 1 | |
| 406 15th | 1/11/2007 | 1 | | | | 1 | |
| 408 15th | 1/11/2007 | 1 | | | | 1 | |
| 501 16th | 1/12/2007 | 1 | | | | 1 | |
| 503 16th | 1/12/2007 | 1 | | | | 1 | |
| 507 Frankfort | 1/8/2007 | 2 | | 2 | | | 2 units added over garage |
| 1119 Florida | 2/13/2007 | 1 | | | | 1 | |
| 1117 Florida | 2/13/2007 | 1 | | | | 1 | |
| 1112 Park | 2/23/2007 | 1 | | | | 1 | |
| 212 9th | 2/23/2007 | 1 | | | | 1 | |
| 214 9th | 2/23/2007 | 1 | | | | 1 | |
| 720 Huntington | 2/26/2007 | 1 | | | | 1 | |
| 227 11th | 3/13/2007 | 1 | | | | 1 | |
| 313 2nd St. | 3/22/2007 | 1 | | | | 1 | |
| 315 2nd St. | 3/22/2007 | 1 | | | | 1 | |
| 7901 Liberty | 4/16/2007 | 1 | | | | 1 | |
| 7907 Liberty | 4/16/2007 | 1 | | | | 1 | |
| 714 14th | 4/13/2007 | 1 | | | | 1 | |
| 3952 Sirius | 4/20/2007 | 1 | | | | 1 | |
| 1204 Huntington | 5/16/2007 | 1 | | | | 1 | |
| 7751 Alhambra #101 | 5/2/2007 | 2 | | | | 2 | duplex |
| 835 13th | 5/2/2007 | 1 | | | | 1 | |
| 111 7th St. | 5/3/2007 | 1 | | | | 1 | |
| 113 7th St. | 5/3/2007 | 1 | | | | 1 | |
| 115 7th St. | 5/3/2007 | 1 | | | | 1 | |
| 17022 Baruna Ln. | 5/18/2007 | 1 | | | | 1 | |
| 313 2nd St. | 5/29/2007 | 1 | | | | 1 | |
| 315 2nd St. | 5/29/2007 | 1 | | | | 1 | |
| 5121 Dunbar | 6/13/2007 | 4 | | | | 4 | affordable off-site - Bridges |
| 219 11th | 6/6/2007 | 1 | | | | 1 | |
| 214 5th | 7/23/2007 | 2 | | | | 2 | Mixed use bldg w/ retail/office |
| 711 13th | 7/11/2007 | 1 | | | | 1 | |
| 122 9th | 7/17/2007 | 1 | | | | 1 | |
| 4021 Diablo | 7/19/2007 | 1 | | | | 1 | |
| 17022 Baruna Ln. | 7/30/2007 | 1 | | | | 1 | |
| 120 9th | 8/8/2007 | 1 | | | | 1 | |
| 17002 Marinabay | 8/21/2007 | 1 | | | | 1 | |
| 9571 Albacore | 10/2/2007 | 1 | | | 1 | | Granny Unit |
| 737 Main | 10/4/2007 | 1 | | | | 1 | |
| 10092 Cliff | 10/4/2007 | 1 | | | | 1 | |
| 220 Lincoln | 10/25/2007 | 1 | | | | 1 | |
| 222 Lincoln | 10/25/2007 | 1 | | | | 1 | |
| 5121 Dunbar | 10/25/2007 | 4 | | | | 4 | condo proj./aff off-site - Bridges |
| Total: Jan-Oct 2007 | | 54 | 0 | 2 | 1 | 51 | |
| Total Units:1/2006-10/2007 | | 174 | 0 | 3 | 11 | 160 | |



APPENDIX D

PUBLIC COMMENTS

Public Meeting Notice

Housing Element Notification List

Planning Commission Study Session - Agenda and Comments

Ad Hoc Council Committee on Affordable Housing - Agenda, Comments, Sign-In

City Council Study Session - Agenda and Meeting Minutes

**INTENTIONALLY
LEFT
BLANK**



PUBLIC NOTICE
CITY OF HUNTINGTON BEACH DEPARTMENT OF PLANNING

NOTICE OF PUBLIC MEETINGS
FOR THE HOUSING ELEMENT UPDATE

Notice of Public Meetings for the Housing Element Update

The consulting firm of Karen Warner Associates, under contract to the City of Huntington Beach, is in the process of preparing an update to the City's Housing Element of the General Plan. Several meetings will take place to discuss relevant issues as they pertain to housing and the Housing Element. The meetings will take place on the following dates and times:

| <u>Date</u> | <u>Time</u> | <u>Meeting</u> | <u>Location</u> |
|---------------------------|-------------|--------------------------------------------------------|-----------------------------------|
| Tuesday, October 23, 2007 | 5:15 p.m. | Planning Commission Study Session | Room B-8, City Hall – Lower Level |
| Tuesday, October 30, 2007 | 5:00 p.m. | Ad Hoc Council Committee on Affordable Housing Meeting | Room B-8, City Hall – Lower Level |
| Monday, November 5, 2007 | 4:00 p.m. | City Council Study Session | Room B-8, City Hall – Lower Level |

Project Description:

The Housing Element is one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588 for the 2008-2014 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the housing element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs.

After the above referenced meetings, a draft Housing Element will be sent to the State Department of Housing and Community Development (HCD) for review and comment. The Housing Element will be scheduled for local public hearings in early 2008.

For further information, please contact Jennifer Villasenor at 714-374-1661 or jvillasenor@surfcity-hb.org.

**INTENTIONALLY
LEFT
BLANK**

Housing Element Notification List

President
HB Chamber of Commerce
19891 Beach Blvd., Suite 140
Huntington Beach, CA 92648

Roger Kinoshita
500 N. State College Blvd., Suite 100
Orange, CA 92868

Kerry Smith
Harbinger Homes
2728 17th Street
Huntington Beach, CA 92648

Dave Stefanides
OC Association of Realtors
25552 LaPaz Road
Laguna Hills, CA 92653

Dick Harlow
1742 Main Street
Huntington Beach, CA 92648

Michael C. Adams Associates
PO Box 382
Huntington Beach, CA 92648-0382

Bijan Sassounian
21190 Beach Blvd.
Huntington Beach, CA 92648

Dick and Kevin Kelter
18281 Gothard Street, Suite 203
Huntington Beach, CA 92648

Jeff Bergsma
Team Design/Construction
221 Main street, Suite S
Huntington Beach, CA 92648

Duf Sfreddo
5622 Research Drive, Suite A
Huntington Beach, CA 92649

Keith Dawson
15581 Placid Circle
Huntington Beach, CA 92647

Gil Aousizerat
17912 Gothard Street
Huntington Beach, CA 92647

President
HB Tomorrow
PO Box 865
Huntington Beach, CA 92648

Ed Bonnani
5622 Research Drive, Suite A
Huntington Beach, CA 92649

Hearthside Homes
Ed Mountford
6 Executive Circle, suite 250
Irvine, CA 92614

Julie Vandermost
BIA-OC
17744 Sky Park Circle, #170
Irvine, CA 92614-4441

Michael Gagnet
Makar Properties, LLC
PO Box 7080
Newport Beach, CA 92660

Joe Gergen
211-B Main Street
Huntington Beach, CA 92648

Richard Spicer
SCAG
818 West 7th, 12th Floor
Los Angeles, CA 90017

Bob Reed
528 14th Street
Huntington Beach, CA 92648

John & Kathy Zehnder
614 20th Street
Huntington Beach, CA 92648

Sarah Phan
2500 Fairview St., #P
Santa Ana, CA 92704

John Laing Homes
Celena Chen
3121 Michelson drive, Suite 200
Irvine, CA 92612-7672

Larry Brose
Robert Mayer Corp.
660 Newport Center Drive, Suite 1050
Newport Beach, CA 92660

Shea Homes
Ron Metzler
603 S. Valencia Avenue
Brea, CA 92823

Dave Birt
John Laing Homes
6401 Warner Avenue, Apt. 408
Huntington Beach, CA 92647

Duc Nguyen, AIA
11770 E. Warner Avenue, #216
Fountain Valley, CA 92708

William D. Holman
PLC
19 Corporate Plaza Drive
Newport Beach, CA 92660-7912

Dave MacLeod
19671 Beach Blvd., Suite 101
Huntington Beach, CA 92648

Teryll Hopper
OC Association of Realtors
25552 LaPaz Road
Laguna Hills, CA 92653

Housing Element Notification List

Vickie Talley
OC Housing Providers
25241 Paseo de Alicia, Suite 120
Laguna Hills, CA 92653

Shelly Amendola
OC Housing Providers
25241 Paseo de Alicia, Suite 120
Laguna Hills, CA 92653

Linda Tang
Kennedy Commission
17701 Cowan Avenue, Suite 200
Irvine, CA 92614

E.T.I. Corral 100
Mary Bell
20292 Eastwood Circle
Huntington Beach, CA 92646

Mary Lou Beckman
Ocean View Elementary School District
17200 Pinehurst Lane
Huntington Beach, CA 92647

Planning Director
City of Westminster
8200 Westminster Blvd.
Westminster, CA 92683

Planning Director
City of Seal Beach
211 Eighth Street
Seal Beach, CA 90740

Planning Director
City of Fountain Valley
10200 Slater Avenue
Fountain Valley, CA 92708

Marc Ecker
Fountain Valley Elementary School
District
17210 Oak Street
Fountain Valley, CA 92708

Jeffrey M. Oderman
Rutan & Tucker, LLP
611 Anton Blvd., 14th Floor
Costa Mesa, CA 92626-1950

Planning Director
City of Newport Beach
PO Box 1768
Newport Beach, CA 92663-8915

Dr. Gary Rutherford, Super.
HB City Elementary School District
20451 Cramer Lane
Huntington Beach, CA 92648

David Perry
HB City Elementary School District
20451 Cramer Lane
Huntington Beach, CA 92648

Goldenwest College
Attn: Fred Owens
15744 Goldenwest Street
Huntington Beach, CA 92647

Cindy Carcamo
O.C. Register
17777 Newhope Street
Fountain Valley, CA 92708

Stephen Ritter
HB Union High School District
10251 Yorktown Avenue
Huntington Beach, CA 92646

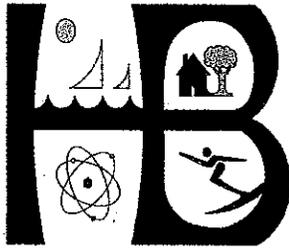
Habitat For Humanity of O.C.
2200 S. Ritchey Street
Santa Ana, CA 92705

Jamboree Housing Corp.
17701 Cowan Avenue, Suite 200
Irvine, CA 92614

Orange County Community Housing
Corp.
1833 E. 17th Street, Suite 207
Santa Ana, CA 92705

Shelter for the Homeless O.C.
15161 Jackson Street
Midway City, CA 92655

Orange Housing Development Corp.
414 E. Chapman Avenue
Orange, CA 92866



AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, OCTOBER 23, 2007

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *Shier-Burnett, Speaker, Livengood, Scandura, Shaw, Dwyer, Farley*

AGENDA APPROVAL

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. ZONING TEXT AMENDMENT NO. 07-001 (AMENDING CHAPTER 244 DESIGN REVIEW) – Rosemary Medel

A-2. GENERAL PLAN AMENDMENT NO. 07-002 (HOUSING ELEMENT UPDATE) – Jennifer Villasenor

B. STUDY SESSION ITEMS

B-1. Code Enforcement Activity Report – Bill Zylla

B-2. Planning Commission Goals 2007

C. PLANNING COMMISSION COMMITTEE REPORTS

D. PUBLIC COMMENTS – Regarding Project Review and Study Session portions of Meeting

Anyone wishing to speak on Project Review or Study Session items during PUBLIC COMMENTS may do so by filling out a Request To Speak form and giving it to the Secretary. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

E. PLANNING COMMISSION COMMENTS

ADJOURNMENT: Adjourn to the next regularly scheduled meeting of November 13, 2007.

7:00 P.M. – COUNCIL CHAMBERS

CANCELLED: NO PUBLIC HEARING

**INTENTIONALLY
LEFT
BLANK**

**HUNTINGTON BEACH PLANNING COMMISSION
STUDY SESSION ON 2008-2014 HOUSING ELEMENT UPDATE
October 23, 2007**

Overview of Comments

Planning Commissioner Comments

Commissioner Dwyer: Asked for clarification as to if we are asking for a greater percentage of affordable units from developers to meet City's affordable housing need.

Commissioner Farley: Stated that City should try to be aggressive in meeting the very-low and low income RHNA numbers and aggressively meet the goals that are in the housing element. Declining number of families in Huntington Beach highlight the need for affordable housing.

Commissioner Shaw: Asked how Huntington Beach compared with other Orange County cities in terms of meeting RHNA numbers for the previous planning period; Would like to see a program that includes rehabilitation of units in deteriorating areas and turning them into affordable units.

Commissioner Livengood: Wanted to know the number of mobile home parks in the deteriorated/deteriorating areas; The age of existing single-family housing stock is an important factor in housing rehabilitation needs; Rapidly changing housing market necessitates update of Figure 5 (Housing sales prices) to 2007; Questioned if cost of mobile home park space rents is figured into housing costs in the Needs Assessment.

Commissioner Speaker: Wanted to know if RHNA and inclusionary housing requirements for City must be met solely within the City of Huntington Beach – can it be met in other cities, areas outside of city limits?

Commissioner Scandura: Does the Housing Element address child care, senior day care services, hospice, etc? Where in general plan are these uses covered?; The Housing Element needs to address conditions in which multiple families are living in one unit (overcrowding); Important to preserve existing assisted rental housing at-risk of conversion, as well as existing mobile home parks; Wanted to know if vacancy rates have anything to do with driving the provision of housing; Estimate of homeless in the community drives the need for emergency shelters.

Public Comments

Dick Harlow (Ad Hoc Committee on Affordable Housing): The community should be allowed adequate time to respond to the Draft Housing Element; Federal/State money should contribute to meeting the community's lower income housing needs – private

developers should focus on addressing moderate income needs; Planning Commission and City Council should think carefully about how City/Agency money for housing is spent (cited high City subsidy for Habitat for Humanity project); Provision of rental housing is a more cost effective way of providing affordability, and should be prioritized over ownership housing.

Mike Adams (Ad Hoc Committee on Affordable Housing): Feels a disproportionate burden is placed on residential developers to address the City's affordable housing need – City should also look to commercial development and employers to contribute; Cost of land is not the only constraint to providing housing – city should look at development standards and making them easier to provide housing; Mixed use should not be limited to Beach/Edinger – need to have a citywide mixed use ordinance – opportunities for mixed use exist on other arterials such as Warner, Adams, and Brookhurst.

AGENDA

Ad Hoc Council Committee on Affordable Housing 2008-2014 Housing Element Update (GPA No. 07-002)

October 30, 2007 - 5:00 pm
Huntington Beach City Hall, Room B8
2000 Main Street
Huntington Beach, CA

- I.** Welcome and Introductions

- II.** Housing Element Overview
 - A. Powerpoint Presentation on draft Housing Element
 - B. Section IV (Housing Resources)
 - 1. Residential Sites Inventory
 - 2. Realistic Unit Potential
 - C. Section V (Housing Plan)
 - 1. Housing Programs

- III.** Discussion Topics
 - A. Mobile Home Park Preservation
 - B. Residential Condo Conversions
 - C. Beach/Edinger Corridor Specific Plan
 - D. SB 2 – Emergency Shelters
 - E. Preservation of At-Risk Housing

- IV.** Question/Comment Session

**INTENTIONALLY
LEFT
BLANK**

**HUNTINGTON BEACH AFFORDABLE HOUSING AD HOC COMMITTEE
MEETING ON 2008-2014 HOUSING ELEMENT UPDATE
October 30, 2007**

Overview of Comments

Ad Hoc Committee Comments:

Under City's proposed Workforce Housing program, what is the definition of workforce housing? (Staff response - Economic Development working on definition, likely 120-150% MFI)

Interested in counting preservation of mobile home parks towards regional housing needs. Important issue in Huntington Beach, provides a viable housing alternative and should be credited towards Housing Element goals.

Is it possible to create strict affordable housing requirements for converted mobile home parks so that if they are recycled with new housing projects, City can ensure loss of affordable housing is sufficiently replaced.

Can we take advantage of people with market rate rental units to convert to affordable condos? Can provide lower cost homeownership alternative, as well as upgrading housing stock. Is the City going to consider requiring a minimum rental vacancy factor before permitting condo conversions?

The City needs rental stock to maintain a balance of housing choices. The new inclusionary housing in-lieu fee for 3-9 unit projects should be structured to assist as many people as possible, which can more effectively be achieved through rental than ownership housing.

Provision of higher density and mixed use housing along Beach/Edinger is a realistic approach – it is the only way to provide for growth in a built out City. Need to go vertical, or risk intensifying neighborhoods, losing mobile home parks.

City should pursue a program to explore converting older shopping centers to mixed use developments, and should adopt a citywide mixed use ordinance to facilitate.

What is the cost to the Agency to preserve Huntington Villa Yorba?

Can 2nd dwelling units count toward RHNA? Any single-family property should be able to have a second unit – should not just be limited to 6,000 s.f. properties. We need to look at worker housing in commercial and industrial zones and within existing developments.

Identification of appropriate zones for emergency shelters (SB 2) needs to ensure access to transit and commercial services, and distancing from residential neighborhoods.

Public Comment:

Roseann Andrus (Local Investment in Child Care Project). Over 10,000 children in Huntington Beach with lower income, working parents. Not only need for affordable housing for these families, but also child care facilities. Encourages the City to adopt child care policy in the Housing Element.

2008-2014 Housing Element Update

Affordable Housing Ad Hoc Committee Meeting Sign-In Sheet

(Please print legibly)

| Name | Affiliation (if any) | Mailing Address | Did you receive a notice for this meeting? (Y/N) | If you did NOT receive a notice in the mail, would you like to be added to the project mailing list? (Y/N) |
|-------------------|---------------------------------------|---------------------------------------|--------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| VIVIAN YOUNG | - | 9291 GREENWICH DR HB 92646 | Y | Y |
| Todd Cottle | CFC Development Orange Housing Dev | 1110 E Chapman Ave Orange CA 92666 | Y | |
| BEVERLY SCHUBERTH | THE KENNEDY COMMISSION | 17701 COWAN AVE #200 IRVINE 92614 | Y | |
| Eddie Johnson | Starline State | 6541 Woodside Circle, HB 92617 | Y | |
| Mike Adams | HB. Chandler | P.O. Box 382 HB 92648 | Y | |
| Ken Miles | STAR HE | 6452 Beaumont Ave HB | Y | |
| Jean Tietgen | Star Red Estate | 20951 Brookhurst HB | Yes | |
| Chuck Beaman | " | | Y | |
| Dick Kerkow | Harkness | | Y | |
| Teryl Hopper | OAR | 25552 La Paz Rd CA 92553 | Y | |

| Name | Affiliation (if any) | Mailing Address | Did you receive a notice for this meeting? (Y/N) | If you did NOT receive a notice in the mail, would you like to be added to the project mailing list? (Y/N) |
|----------------|-----------------------------|--------------------------------------------|--------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| ROSEANN ANDRUS | ORANGE COUNTY UNITED WAY | 18012 MITCHELL AVE. SO. FRUITE CA 92626 | N | Y |
| Sallie Adams | R.E. | 7054 Toledo Ct. HB 92668 | Y | Y |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

MEETING ASSISTANCE NOTICE - AMERICANS WITH DISABILITIES ACT

In accordance with the Americans with Disabilities Act the following services are available to members of our community who require special assistance to participate in City Council and Redevelopment Agency meetings. If you require special assistance, 72-hour prior notification will enable the city to make reasonable arrangements. For American Sign Language interpreters, a reader during the meeting, and/or large print agendas, please call: **Office of the City Clerk (714) 536-5227**. To make arrangements for an assisted listening system (ALD) for the hearing impaired, please contact: the **Sergeant at Arms** at the meeting or the **City Clerk (714) 536-5227**.

AGENDA

**CITY COUNCIL/REDEVELOPMENT AGENCY
CITY OF HUNTINGTON BEACH**

MONDAY NOVEMBER 5, 2007

4:30 P.M. - Room B-8
6:00 P.M. - Council Chambers
Civic Center, 2000 Main Street
Huntington Beach, California 92648

4:00 P.M. - Room B-8
The City Clerk will recess the 4:00 P.M. portion of the Meeting to 4:30 P.M. due to an anticipated lack of quorum. Council will reconvene in the Council Chambers at that time.

Call City Council/Redevelopment Agency Meeting to Order

Roll Call Bohr, Carchio, Cook, Coerper, Green, Hansen, Hardy

Pursuant to the Brown (Open Meetings) Act the City Clerk Announces Late Communications Received by Her Office Which Pertain to Items on the Study Session and Closed Session Portion of the Agenda

(1) The Brown (Open Meetings) Act requires that copies of late communications submitted by City Councilmembers or City Departments are to be made available to the public at the City Council meeting. **(2)** Late communications submitted by members of the public are to be made available to the public at the City Clerk's Office the morning after the Council meeting. (Late Communications are communications regarding agenda items that have been received by the City Clerk's Office following distribution of the agenda packet.)

Public Comments Regarding 4:00 P.M. Portion of Council Meeting for Study Session and Closed Session Agenda Items

(City Council/Redevelopment Agency) Study Session on the City of Huntington Beach Housing Element Update – The Housing Element is a Citywide plan for housing, including the provision of affordable housing, in the City of Huntington Beach. It is one of the seven State mandated elements of the General Plan and was last updated in 2000. Pursuant to California

Government Code Section 65588, the Housing Element must be updated for the 2008-2014 planning period.

NOTICE IS HEREBY GIVEN that on Monday, November 5, 2007, at 4:00 PM in Room B-8, City Hall – Lower Level, 2000 Main Street, Huntington Beach, the City Council will hold a Study Session on General Plan Amendment No. 07-002, Housing Element Update.

The Housing Element is one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588 for the 2008-2014 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the housing element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs.

All interested persons are invited to attend said meeting. The City Council will not take action on the Housing Element Update at this meeting. A separate public hearing will be scheduled for City Council action subsequent to review of the document by the California State Department of Housing and Community Development. Questions or comments on the Housing Element Update may be directed to Jennifer Villasenor, Associate Planner, City of Huntington Beach Planning Department, 2000 Main Street, Huntington Beach, CA 92648.

**Minutes
Council/RDA Meeting
City Council/Redevelopment Agency
City of Huntington Beach**

Monday, November 5, 2007
4:00 P.M. - Room B-8
6:00 P.M. - Council Chambers
Civic Center, 2000 Main Street
Huntington Beach, California 92648

**An audio recording of the 4:00 p.m. portion of this meeting
and a video recording of the 6:00 p.m. portion of this meeting
are on file in the Office of the City Clerk and are archived at
www.surfcity-hb.org.**

The 4:00 p.m. portion of the meeting was recessed by Deputy City Clerk Kelly Mandic to 4:30 p.m. in Room B-8, due to a lack of quorum.

Call to Order — 4:30 p.m.

City Council/Redevelopment Agency Meeting Roll Call

Present: Bohr, Carchio, Cook, Coerper, Green, Hansen, and Hardy.
Absent: None.

Councilmember Hansen arrived at 4:36 p.m.

City Clerk Joan Flynn Announced a Late Communication Pertaining to the Study Session Portion of the Meeting

Communication submitted by the Planning Department, dated November 5, 2007, and titled *Huntington Beach 2008-2014 Housing Element*, prepared by Karen Warner and Associates.

Communication submitted by Stanley Smalewitz, Economic Development Director, dated November 5, 2007, titled *Workforce Housing*, a memorandum to the City Council.

Public Comments

Roseann Andrus, representative of Local Investment in Child Care (LINCC) Project, a countywide initiative to promote childcare as an essential community infrastructure that supports local economic development. She asked Council to consider as part of the critical needs of the Housing Element the expansion of more affordable housing to serve children of low-income families. She reported that the City of Huntington Beach has 10,158 children that have working, low-income parents with annual income below \$39,000/year. Her current LINCC Housing project is working on a strategy with community partners to integrate workforce housing, affordable housing and childcare facilities. She welcomed the chance to work with the City to develop strategies to increase incentives, and thanked Council for their past involvement.

Beverly Schuberth, representative of The Kennedy Commission, a coalition of members and individuals as advocates for low-income housing, targeting individuals who make \$10/hour or less. She commended staff on the draft Housing Element and reported attending the Affordable Housing Task Force meeting. She indicated The Kennedy Commission's enthusiasm to work with the City to serve that population, and thanked Council for their involvement.

(City Council/Redevelopment Agency) Study Session Held — City of Huntington Beach Housing Element Update

City Administrator Penelope Culbreth-Graft called on Mary Beth Broeren, Principal Planner, to provide a brief overview of Housing Element Update activity to date. She introduced Karen Warner of Karen Warner and Associates, who gave a PowerPoint presentation that included the following information: Presentation Overview, What is the Housing Element, 2000-2006 Housing Accomplishments, 1998-2006 Regional Housing Needs Assessment (RHNA) Progress, Benefits of Housing and Community Development (HCD) Compliance, Demographic Trends, Income Trends, Housing Costs, Housing Conditions, At-Risk Rental Housing, RHNA, Sites Availability, RHNA and Sites Availability, 2008-2014 Housing Element Programs, and Additional Issues for Discussions (raised by Planning Commission and Ad-Hoc Committee).

Planner Broeren discussed options available for consideration and statistics for submittal to the State of California. She also discussed the number of units identified in the Beach/Edinger Specific Plan for low and very-low-income families.

Councilmember Green asked if staff has looked at the childcare component. Planner Broeren identified childcare facilities in the different zones, land use issues and program studies initiated by the Community Services Department. Councilmember Green asked what the income limits are for 1- and 2-person households and Consultant Warner said she would get back to her with that information. Councilmember Green asked for clarification on the Golden West College student housing of 175 units. Stanley Smalewitz, Economic Development Director, replied that the units are shared units that will house 300 students.

Councilmember Carchio voiced concerns regarding the demographic trend number pertaining to our senior citizens. Kathe Head, Principal, Keyser Marston Associates consultant, replied that the City is bound by proportionality, reflective in the low- and very-low income households citywide. Councilmember Carchio indicated that he believes the number of senior households is growing, and his emphasis would focus on the 40% reported that live alone, and 1/3 reported as disabled. Consultant Head indicated that the city is bound by the 2000 census until 2014.

Councilmember Bohr referred to the Beach/Edinger Corridor Specific Plan affordable housing component. Planner Broeren responded that the developer's 10% requirement is to be provided onsite, unless alternate options are considered. Director Smalewitz stated that development standards would dictate density of the projects. Councilmember Bohr confirmed that Bella Terra has a 15% requirement. Councilmember Hansen explained the focus of discussions during the ad hoc committee meeting and perceived direction related to mixed-use housing. Planner Broeren indicated that at the end of the Specific Plan process, the City would have an opportunity to re-adjust or change the number of housing units at that time.

Councilmember Green asked about the status of the mobilehome park preservation component and Planner Broeren replied that existing or new mobilehomes do not count towards RHNA compliance. Councilmember Hardy discussed ways the ad-hoc committee can lobby more

credits for built-out communities. Consultant Warner indicated credits are given for mobilehomes as preserved, but not counted for RHNA credit.

Councilmember Green questioned the exclusion of childcare within the Housing Element. Planner Broeren clarified that childcare is included within other elements in the General Plan. She also addressed SB 2 (Cedillo) — Emergency Shelters, explaining that jurisdictions must allow shelters in their City without any discretionary action, and therefore, must provide identification within the Housing Element. Councilmember Hardy asked if the Ripcurl proposal should include numbers allowed or proposed, and Planner Broeren responded that the City could put in a minimum requirement and qualify that these units are in process.

Mayor Pro Tem Cook asked if past deficiencies will carry over with penalties. Planner Broeren replied "no," explaining that each housing element period starts fresh without prior credit or penalty. Mayor Pro Tem Cook asked why the City overbuilt in the moderate and above-income categories. Planner Broeren discussed private market housing and selling prices determined by developers and it was noted that moderate-income accounted for Cape Ann, Promenade and subsequent neighborhoods built at that time.

Mayor Coerper inquired as to the State's mandate of emergency shelters, clarifying the need to build a shelter in the community. It was noted that appropriate zone(s) have to be identified for that use. He also referred to surplus school sites and the 63 units indicated at Lamb School, and discussed the Ripcurl project's application for 440 units. He thanked staff for an outstanding report.

Mayor Coerper asked Planner Broeren if action was needed from Council this evening, and Planner Broeren responded in the negative, thanked Council for its guidance and confirmed that Beach/Edinger numbers will remain as reported.

**INTENTIONALLY
LEFT
BLANK**

D1 . 220

ATTACHMENT #3

**INTENTIONALLY
LEFT
BLANK**



City of Huntington Beach Planning Department

STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Jennifer Villasenor, Associate Planner *JV*
DATE: May 27, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 07-002/ NEGATIVE DECLARATION NO. 08-002 (2008-2014 HOUSING ELEMENT UPDATE)

APPLICANT: City of Huntington Beach
LOCATION: Citywide

STATEMENT OF ISSUE:

- ♦ General Plan Amendment No. 07-002 is a request to update the General Plan Housing Element for the 2008-2014 planning period.
- ♦ Negative Declaration No. 08-002 is a request to analyze the potential environmental impacts associated with implementation of the proposed project.
- ♦ Staff's Recommendation: Approve Negative Declaration No. 08-002 and General Plan Amendment No. 07-002 and forward to the City Council for adoption for the following reasons:
 - The proposed Housing Element Update will not result in any significant impacts on the environment.
 - The updated Housing Element is consistent with the General Plan and State law requirements.
 - The Housing Element identifies specific programs to address the community's housing needs, including adequate site provision, removal of governmental constraints, the preservation and development of affordable housing and equal housing opportunity.

RECOMMENDATION:

Motion to:

- A. "Approve Negative Declaration No. 08-002 with findings (Attachment No.1); and"
- B. "Approve General Plan Amendment No. 07-002 and forward Resolution No. 1621 (Attachment No.2) to the City Council for adoption."

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. "Deny Negative Declaration No. 08-002 and General Plan Amendment No. 07-002 with findings for denial."
- B. "Continue Negative Declaration No. 08-002 and General Plan Amendment No. 07-002 and direct staff accordingly."

D1 . 221

#B-1

PROJECT PROPOSAL:

The Housing Element is a citywide plan for housing, including the provision of affordable housing, in the City of Huntington Beach. It is one of the seven State mandated elements of the General Plan and was last updated in 2000. Pursuant to California Government Code Section 65588, the Housing Element must be updated for the 2008-2014 planning period.

State Housing Element Law (Article 10.6 of Chapter 3 of the Government Code) establishes requirements for the content of local agencies' housing elements in order to ensure that housing issues are adequately and thoroughly addressed. The City has retained a consultant to assist staff in the preparation of the Housing Element Update in meeting the State's requirements and ultimately obtaining certification from the California State Department of Housing and Community Development (HCD).

Background:

There were three initial public meetings held in 2007 to discuss the Housing Element Update. The three meetings included a Planning Commission Study Session, an Affordable Housing Ad Hoc City Council Committee meeting and a City Council Study Session. The purpose of these meetings was to introduce key components of the Housing Element Update and provide the City's policy makers and interested parties an opportunity to comment on the data, analysis and programs included in the draft Housing Element. The Planning Commission raised a number of questions and had several comments at the study session related to how the following issues would be addressed in the Housing Element: child care and senior care services, overcrowded housing conditions, rehabilitation of units in deteriorating areas for affordable housing, mobile home parks as an affordable housing resource, the preservation of existing assisted rental housing, City vacancy rates, the City's homeless population and the need for emergency shelters and how the City intends to meet its share of the regional housing need for very-low and low income housing units.

Comments from the Planning Commission study session as well as the two other public meetings were incorporated into the draft Housing Element, which was completed in December 2007 and subsequently sent to HCD for a 60-day review period. The draft Housing Element was also forwarded to the Planning Commission and made available to the public for a 60-day review and comment period.

Based on comments received from the public and HCD, the Housing Element was revised and sent to HCD for further review on April 7, 2008. The revised draft Housing Element was also forwarded to the Planning Commission and discussed at a study session meeting on April 22, 2008. Staff has discussed the revised Housing Element with HCD and as a result, several pages of the draft Housing Element have been revised based on HCD's most recent review (Attachment No.3).

Upon adoption by the Planning Commission and City Council, the document will be sent to HCD for a final 90-day review period.

ISSUES:

General Plan Conformance:

As a component of the General Plan, the Housing Element must be internally consistent with the other General Plan Elements. This section first identifies the proposed goals of the updated Housing Element and then reviews other components of the General Plan for consistency.

There are five overall goals identified in the Housing Element Update.

1. Conserve and improve existing affordable housing in Huntington Beach.
2. Provide adequate housing sites to accommodate regional housing needs.
3. Assist in development of affordable housing.
4. Remove governmental constraints.
5. Provide equal housing opportunity.

The proposed goals of the updated Housing Element are consistent with the existing goals, objectives and policies of the City's General Plan, including those of the Land Use, Air Quality and Environmental Resources/Conservation Elements.

A. Land Use Element

Goal LU9: Achieve the development of a range of housing units that provides for the diverse economic, physical, and social needs of existing and future residents of Huntington Beach.

The focus of the five goals of the Housing Element, in addition to the policies and programs proposed to achieve these goals, is to provide housing for all economic segments of the community. Several policies and programs are geared toward providing equal housing opportunity and social support services for special needs groups. Furthermore, the Housing Element includes an analysis of governmental constraints and programs to remove these constraints to encourage and facilitate the provision of a diverse range of housing units such as homeless shelters, group housing and housing for disabled persons.

Objective LU 9.2: Provide for the preservation of existing residential neighborhoods.

The Housing Element proposes several programs for the preservation of existing housing including: financial assistance for single-family home repairs; multi-family acquisition and rehabilitation projects; neighborhood preservation and code enforcement efforts; and preservation of assisted rental housing.

Objective LU 9.5: Provide for the development of housing for senior citizens, the physically and mentally challenged, and very low, low and moderate income families.

Policy LU 9.5.1: Accommodate the development of housing types, such as multifamily development and Single Room Occupancies (SRO), intended to meet the special needs of senior citizens, the physically and mentally challenged, and, very low, low and moderate income households in areas

designated for residential and mixed-use on the Land Use Plan Map, in accordance with the Housing Element.

The Housing Element discusses the special housing needs of groups such as seniors, female-headed households, large families, disabled persons, homeless persons and low income households. The programs and policies in the Housing Element encourage and facilitate the provision of housing for these special needs groups.

Policy LU 11.1.3: Establish incentives for the inclusion of day-care, public meeting rooms and other community-oriented facilities in mixed-use districts; possibly including the use of bonus densities, expedited entitlements, or other techniques.

The Housing Element includes a program to increase the number of childcare facilities in the City and facilitate the provision of childcare facilities in residential development projects by establishing incentives such as expedited entitlement processing.

B. Environmental Resources/Conservation Element

Goal ERC 5: Conserve the natural environment and resources of the community for the long-term benefit and enjoyment of its residents and visitors.

Objective ERC 5.2.1: Provide ample opportunities for businesses and residents of the community to conserve and reuse natural resources.

The Housing Element incorporates a “green building” program to enhance resource efficiency and sustainability. The program proposes to establish a comprehensive green building program and provide dedicated staff for implementation.

C. Air Quality Element

Policy AQ 1.10.1: Continue to require the utilization and installation of energy conservation features in all new construction.

The Green Building program of the Housing Element will require all residential and mixed-use developments receiving Redevelopment Agency assistance to include sustainable design features to lessen a project or building’s overall environmental impact.

Zoning Compliance: Not applicable.

Urban Design Guidelines Conformance: Not applicable.

Environmental Status:

Staff has reviewed the environmental assessment and determined that no significant impacts are anticipated as a result of the proposed Housing Element Update. Subsequently, Negative Declaration No. 08-002 (Attachment No. 4) was prepared pursuant to Section 240.04 of the HBZSO and the provisions of the California Environment Quality Act (CEQA).

The Planning Department advertised draft Negative Declaration No. 08-002 for 30 days commencing on April 17, 2008 and ending on May 16, 2008. Four written comment letters, including one from the Environmental Board, were received during the comment period. The letters as well as responses to the comment letters are included in draft Negative Declaration No. 08-002.

Environmental Board Comments:

The Environmental Board was notified of the Negative Declaration. On May 15, 2008 the Environmental Board provided a letter addressing several issues including: the Housing Element's impacts on other elements of the General Plan, the relationship between affordable housing and green building, impacts to hydrology and water quality and the Housing Element's impact on AB32 and Title 24 requirements.

Prior to any action on General Plan Amendment No. 07-002, it is necessary for the Planning Commission to review and act on Negative Declaration No. 08-002. Staff, in its initial study of the project, is recommending that the negative declaration be approved with findings.

Coastal Status: Not applicable.

Redevelopment Status: Not applicable.

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Economic Development Department has coordinated with Planning staff and the City's consultant in the preparation of the draft Housing Element. Comments from other City departments are not required.

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on May 15, 2008. In lieu of sending notices to all property owners of record in the city, notices were sent to interested parties and a minimum 1/8 page advertisement was used pursuant to Section 65353 of the State Planning Law. As of May 20, 2008 one comment letter, submitted by the Kennedy Commission, regarding the Housing Element Update has been received (Attachment No. 5).

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

Not Applicable

MANDATORY PROCESSING DATE(S):

June 30, 2008 due to HCD

ANALYSIS:

D1 . 225

State Housing Element Law requires that housing elements contain an identification and analysis of existing and projected housing needs, an inventory of resources and constraints relevant to meeting these needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement and development of housing. The 2008-2014 Housing Element Update consists of five sections meeting the statutory requirements for housing elements.

Section I - Introduction

While not substantive in nature, this section provides an introduction to the Housing Element, outlines the goals of the Housing Element, discusses the organization of the topics and issues addressed in the document and lists sources of information and describes the public participation process utilized in developing the Housing Element.

Section II – Housing Needs Assessment

Section II provides a discussion of the City's population and housing stock characteristics in determining the City's housing needs. The housing needs assessment is comprised of the following components: a demographic profile; a household profile; housing stock characteristics; and regional housing needs.

Regional Housing Needs Assessment (RHNA)

State Housing Element Law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. In the southern California region, the agency responsible for assigning the regional housing needs to each jurisdiction is the Southern California Association of Governments (SCAG). SCAG has determined that Huntington Beach has a regional housing need (RHNA) of 2,092 units for the 2008-2014 planning period. The table below provides a breakdown of the RHNA allocation by various household income categories.

City of Huntington Beach RHNA Allocation

| Income Level | Percent of AMI* (Area Median Income) | Number of Units | Percentage of Units |
|---------------------|-------------------------------------------------|------------------------|--------------------------------|
| Very Low | 0-50% | 454 | 22% |
| Low | 51-80% | 369 | 17% |
| Moderate | 81-120% | 414 | 20% |
| Above Moderate | >120% | 855 | 41% |
| Total | | 2,092 | 100% |

*AMI = \$58,820 (Orange County households, 2000 Census)

The policies and programs identified in Section V (Housing Plan) of the Housing Element propose to encourage and facilitate the provision of housing in order to meet the City's housing needs based on the demographic and economic data in the needs assessment as well as the City's RHNA allocation.

Section III – Housing Constraints

Section III analyzes the various governmental, market, infrastructure and environmental factors that can serve as a constraint to the provision of housing in the City of Huntington Beach. Development standards and land use controls, site improvement requirements and development fees can all be considered potential governmental constraints. The analysis in the Housing Element indicates that the City's zoning ordinance should be revised to encourage and facilitate the provision of a variety of housing types such as multi-family housing, transitional housing and housing for disabled persons. The Housing Element contains several programs for the removal of governmental constraints by proposing to reduce processing procedures for multi-family residential development, revise the zoning code to permit transitional and supportive housing in residential zones by right and provide reasonable accommodations for disabled persons. New legislation can also cause existing zoning provisions to become constraints as the laws change. For instance, a new California senate bill (SB2) now requires jurisdictions with an unmet need for emergency shelters to identify zoning where they will be permitted without a discretionary permit. As

such, the City of Huntington Beach has incorporated a program in the Housing Element to identify emergency shelters as a permitted use in industrial zones.

Market constraints such as the availability of financing, the price of land and cost of construction can constrain the provision of housing in the City and affect product type development and unit price. Similarly, existing environmental conditions can constrain the provision of housing. Many properties in the City of Huntington Beach have environmental hazards such as designation in a floodplain, the presence of oil facilities and hazardous waste related to abandoned oil wells, the presence of methane gas, wetlands and environmentally sensitive habitat areas and seismic and tsunami hazards. While market and environmental constraints can be difficult to eradicate, they have not served as a major constraint to the overall development of housing in the City. However, they can constrain the development of affordable housing as they create additional cost burdens on the developer. Programs such as the Affordable Housing Density Bonus Program and Fee Reimbursement Program will provide incentives for the development of affordable housing.

Section IV – Housing Resources

This section describes and analyzes the land, financial and administrative resources available for the preservation and development of housing in the City of Huntington Beach. As described in Section II of the Housing Element, SCAG has determined that Huntington Beach has a regional housing need (RHNA) of 2,092 units for the 2008-2014 planning period. The City plans to fulfill its share of the regional housing need using a combination of the methods listed below:

1. Development on vacant sites already zoned for residential use;
2. Residential projects with development entitlements (Pacific City, Blue Canvas, the Villas);
3. Committed assistance for preservation of at-risk housing (Wycliffe Gardens);
4. Residential development on surplus school sites (Lamb and Wardlow);
5. Beach/Edinger Corridor Specific Plan (mixed use projects); and
6. Rezoning of sites for exclusively residential use (encompassing sites within the Beach/Edinger Specific Plan and Pacifica Community Specific Plan).

The City can also count the 174 residential building permits issued in 2006 and 2007 toward the RHNA. These years are known as the RHNA “gap period” since the previous planning period ended in 2005.

Methods 1 – 4, in addition to the units produced during the “gap period”, will result in 1,077 units that may be counted toward fulfilling the City’s RHNA of 2,092 units. The shortfall of 1,015 units, including 704 lower income units, will be addressed through the development of mixed use projects proposed within the Beach/Edinger Corridor Specific Plan area and through the rezoning of sites for exclusively residential use. The Beach/Edinger Specific Plan and the rezoning of sites are further discussed under Section V.

Section V – Housing Plan

The Housing Plan considers the housing needs, constraints and resources established in each of the previous sections to set forth the goals, policies and programs required to meet the City’s housing needs for the 2008-2014 planning period. Section V also considers the accomplishments from the 2000-2005 Housing Element and evaluates the effectiveness of the housing plan in determining which programs would be appropriate for inclusion in the 2008-2014 Housing Element Update.

2000-2005 Housing Element Accomplishments

In general, the 2000-2005 Housing Element was successful in meeting the City's housing needs. Major accomplishments included the following: providing housing rehabilitation assistance to 143 lower income homeowners; assisting 466 single-parent households through Project Self-Sufficiency; implementing a Neighborhood Preservation Program to pro-actively address the City's deteriorating neighborhoods; and assisting in the development of 700 affordable housing units through provision of land disposition, regulatory incentives, inclusionary requirements and direct financial assistance. A summary of the City's progress in fulfilling the quantified objectives in the 2000-2005 Housing Element is detailed in the table below.

Summary of Quantified Objectives (2000-2005 Housing Element)

| Income Level | New Construction* | | Rehabilitation** | | Conservation*** | |
|----------------|-------------------|---------------------|------------------|-------------------|-----------------|------------------|
| | Goal | Progress | Goal | Progress | Goal | Progress |
| Very Low | 388 | 126 (33%) | 50 | 215 | 452 | 445 |
| Low | 255 | 115 (45%) | 85 | 166 | 147 | |
| Moderate | 400 | 460 (115%) | 40 | 1 | | |
| Above Moderate | 972 | 2,229 (229%) | | | | |
| Totals | 2,015 | 2,930 (145%) | 175 | 382 (218%) | 599 | 445 (74%) |

* Reflects RHNA

(Source: Table V-2, 2008-2014 Housing Element)

** Reflects single-family rehabilitation and acquisition/rehabilitation projects

*** Reflects preservation of at-risk projects

Housing Programs

The 24 housing programs proposed for the 2008-2014 planning period consist of existing programs incorporated from the previous housing element, revised programs based on a review of the previous Housing Element's accomplishments and new programs to address the City's unmet housing needs. Some of the new programs that are being proposed for the 2008-2014 planning period are:

- Green Building Program: requires adoption of a Citywide Green Building Program and utilization of sustainable design features in all Redevelopment Agency-assisted projects;
- Residential Processing Procedures Program: proposes to undertake amendments to the HBZSO to increase the threshold that triggers a CUP requirement for multi-family residential projects;
- Second Units Program: implements the City's accessory dwelling ordinance to accommodate second units and educates the public on the availability of the program.

All of the proposed housing programs include a goal and objective, responsible agency, funding source and program schedule, as required by State law, to ensure that the City's housing goals can be achieved within the prescribed planning period.

Residential Rezoning Program

As discussed in Section IV, the City plans to use a number of methods to meet the regional housing need. However, there is a shortfall of sites to accommodate 1,015 units including 704 lower income units. The Beach/Edinger Corridor Specific plan is anticipated to provide for 3,000 new units within the Edinger Avenue Corridor and 2,000 units within the Beach Boulevard Corridor. Several mixed use projects such as The Ripcurl, The Village at Bella Terra and the Levitz Development Property have already been proposed for the Edinger Corridor. These projects, as with all residential and mixed use development projects proposing three or more units, will be required to provide a percentage of affordable units. While redevelopment of the Beach/Edinger Corridor anticipates development of approximately 5,000 units, State law (AB 2348) requires that when a city has a shortfall of sites to meet the lower income regional housing need, 50 percent of the lower income shortfall must be accommodated on sites zoned for exclusively residential uses and be permitted by right. Therefore, the City intends to rezone properties within the Beach/Edinger Corridor for exclusively residential development.

As part of the Residential Rezoning Program, the City has identified sites within the Beach/Edinger Corridor Specific Plan and the Pacifica Community Specific Plan, and has committed to rezoning several of these sites for exclusively residential uses to accommodate 50 percent of the lower income RHNA shortfall. These sites were chosen due to their feasibility for redevelopment of residential uses and were identified as most vulnerable to change through the preparation of the Beach/Edinger Corridor Specific Plan. Detailed development standards will be included in the Specific Plans to guide development of these sites.

SUMMARY:

The 2008-2014 Housing Element Update adequately addresses housing needs in the City of Huntington Beach and complies with State requirements. It identifies appropriate programs to assist the City in meeting its housing goals, objectives and policies. Staff recommends the Planning Commission approve the updated Housing Element for the following reasons:

- ◆ The updated Housing Element is consistent with the General Plan and State law requirements.
- ◆ The Housing Element identifies specific programs to address the community's housing needs, including adequate site provision, removal of governmental constraints, the preservation and development of affordable housing and equal housing opportunity.

ATTACHMENTS:

1. Suggested Findings for Approval – ND No. 08-002
2. Planning Commission Resolution No. 1621
3. Errata pages to the April 7, 2008 Revised Draft Housing Element
4. Negative Declaration No. 08-002 (Includes Environmental Checklist, Response to Comments and Comment Letters)
5. Letter from the Kennedy Commission, dated May 9, 2008

SH:MBB:jv

D1 . 229

**INTENTIONALLY
LEFT
BLANK**

ATTACHMENT NO. 1

SUGGESTED FINDINGS OF APPROVAL

NEGATIVE DECLARATION NO. 08-002

SUGGESTED FINDINGS FOR APPROVAL - NEGATIVE DECLARATION NO. 08-002:

1. Negative Declaration No. 08-002 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of 30 days. Comments received during the comment period were considered by the Planning Commission prior to action on the Negative Declaration and General Plan Amendment No. 07-002.
2. There is no substantial evidence in light of the whole record before the Planning Commission that the project will have a significant effect on the environment. The Housing Element is a policy document that is consistent with growth identified in the 1996 General Plan and includes policies and programs to help conserve, improve and develop housing within the City, including affordable housing. Its policies and programs are consistent with the other General Plan elements. The specific environmental effects of future development discussed in the Housing Element policies and programs will be evaluated as individual project proposals or plans are submitted, with any needed mitigation measures or conditions of approval identified at that time.

**INTENTIONALLY
LEFT
BLANK**

RESOLUTION NO. 1621

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON BEACH FOR GENERAL PLAN AMENDMENT NO. 07-002 FOR THE 2008-2014 HOUSING ELEMENT UPDATE RECOMMENDING APPROVAL TO THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH

WHEREAS, the City Council of the City of Huntington Beach desires to update and refine the General Plan in keeping with changing community needs and objectives; and

WHEREAS, on October 23, 2007 and April 22, 2008 study sessions were held with the Planning Commission for consideration of revisions to the adopted Housing Element; and

WHEREAS, on February 11, 2008 a Notice of Availability was published in a newspaper of general circulation and sent to 54 interested parties for review of the draft Housing Element update for a period of 60 days; and

WHEREAS, pursuant to California Government Code Sections 65587-65588, the City must update the Housing Element to meet the provisions of Title 7, Division 1, Chapter 3, Article 10.6, commencing with Sections 65580, et seq by June 30, 2008; and

WHEREAS, the Planning Commission, after giving notice as prescribed by law, held at least one public hearing to consider said General Plan Amendment No. 07-002; and

WHEREAS, pursuant to the California Environmental Quality Act, the Planning Commission finds that General Plan Amendment No. 07-002 will not have any significant adverse effects on the environment; and

WHEREAS, the Planning Commission of the City of Huntington Beach hereby makes the following findings:

1. The proposed 2008-2014 Housing Element will not facilitate the creation of any additional housing units beyond those anticipated and accounted for in the 1996 General Plan EIR.
2. Proposed new housing programs will improve the quality of existing housing and encourage and facilitate the provision of housing for all economic segments of the community.
3. Adoption of the 2008-2014 Housing Element will not result in any significant adverse environmental effects.

D1 . 231

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Huntington Beach, pursuant to Title 7, Division 1, Chapter 3, Article 6 of the California Government Code, commencing with Section 65350, that General Plan Amendment No. 07-002 to update the City's General Plan Housing Element is hereby recommended for approval to the City Council.

PASSED AND ADOPTED by the Planning Commission of the City of Huntington Beach at a regular meeting held on the 27th day of May 2008.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Scott Hess, Secretary

Planning Commission Chairperson

D1 . 232

SECTION III

- Page III-13: Update of number of homeless persons in need of housing

D1 . 233

ATTACHMENT NO. 3.1

Supportive housing is generally defined as permanent, affordable housing that is linked to on-site or off-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. Most transitional housing includes a supportive services component. The City of Huntington Beach regulates supportive housing as a residential use, provided supportive services are ancillary to the primary use.

Huntington Beach's zoning provisions have not served as a constraint to the provision of transitional or supportive housing. Nonetheless, as a means of clarifying zoning provisions and thereby facilitating the provision of these housing types, the City has included a program in the Housing Element to modify the Zoning Ordinance to: 1) include transitional housing and supportive housing as a separate use within the definition section of the Code; and 2) to list these as permitted uses within residential zoning districts.

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." The Huntington Beach Zoning Code currently allows emergency shelters in the CG zone, subject to a CUP. If the shelter is 5,000 square feet or less, the Zoning Administrator approves the CUP; the Planning Commission approves the CUP for shelters greater than 5,000 square feet. Emergency shelters are also conditionally permitted in the IL and IG zones.

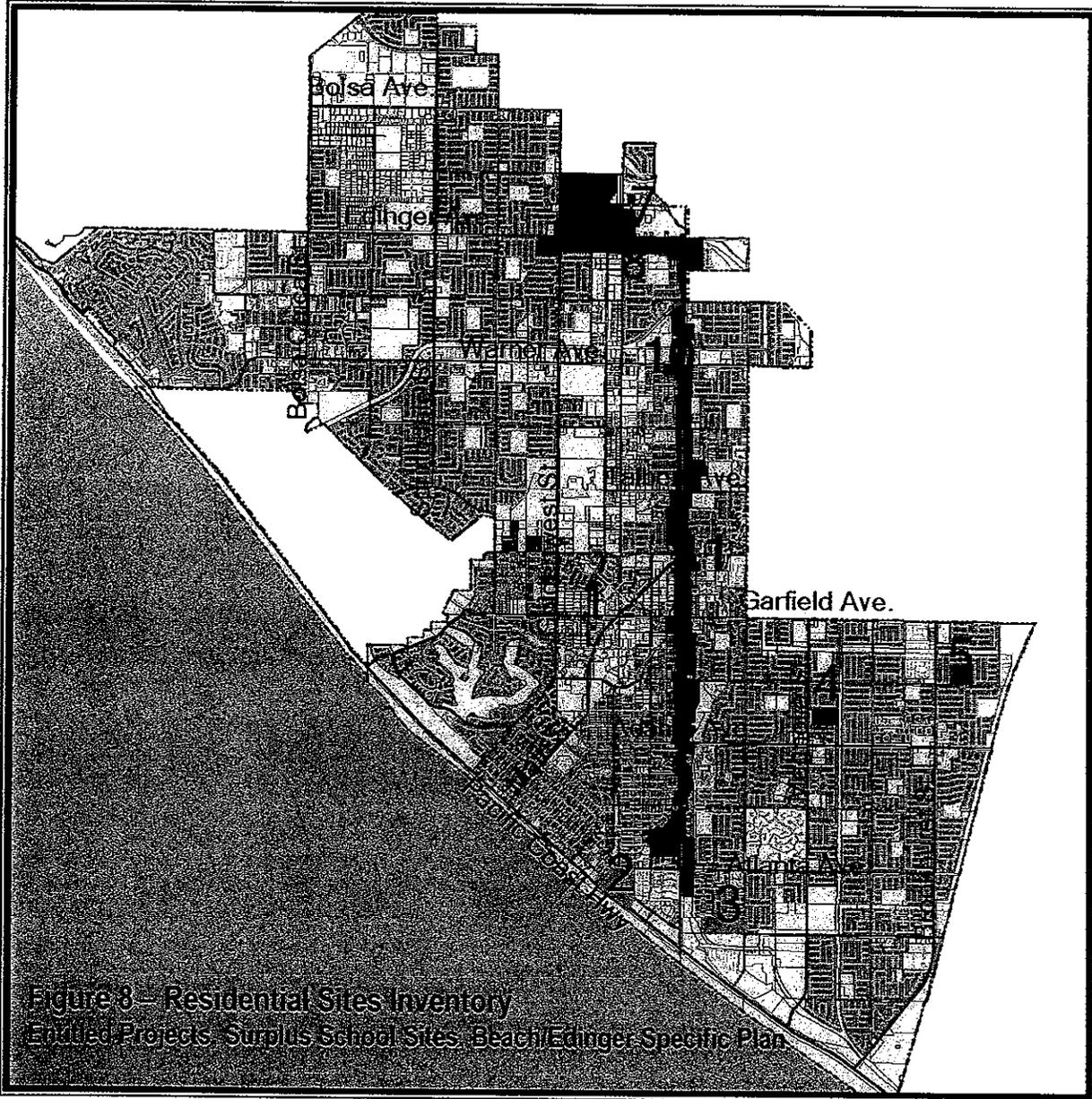
Pursuant to recent changes in State law (SB 2), jurisdictions with an unmet need for emergency shelters are now required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

As discussed in the homeless section of the Housing Element Needs Assessment (Chapter II), the Huntington Beach Police Department estimates the City's visible homeless population at around 50 **individuals, and American Family Housing in adjacent Midway City reports providing transitional housing for 14 Huntington Beach families and individuals in 2007. However, with 322 homeless children and youth reported in the Huntington Beach Union High School District and another 56 in the Huntington Beach City School District, a much higher population of persons living on the edge of homelessness exist in the City.** While there is a twelve-bed youth shelter and several transitional housing facilities in Huntington Beach, there currently is no emergency shelter to address the needs of homeless adults or families.

SECTION IV

- Page IV-2: Figure 8 revised to include Beach/Edinger Specific Plan sites
- Pages IV-13 – 17: Three additional opportunity sites were identified to give a broader example of the adequacy of the Beach/Edinger Specific Plan in providing sites to accommodate development of affordable housing; More detail provided for Pacifica community Specific Plan site

Figure 8 Residential Sites Inventory



Legend

Entitled Projects

1. The Villas
2. Pacific City
3. Blue Canvas

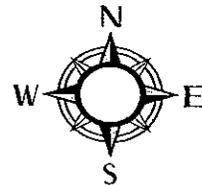
Surplus School Sites

4. Wardlow School Site
5. Lamb School Site

Beach/Edinger Specific Plan

6. The Ripcurl
7. The Village at Bella Terra
8. Watt Development Property
9. former Levitz property
10. Beach & Warner
11. Beach & Ellis

D1 . 236



*Note: Detailed parcel-specific maps depicting vacant residential sites are included in appendix A.

ATTACHMENT NO. 3.4

the Beach/Edinger Corridor Specific Plan. Land use and form-based development standards established in the specific plan will replace existing zoning regulations, and will set forth a series of new public improvements to enhance the corridors' physical image. A conceptual draft land use plan for the Edinger corridor has been reviewed by the community, and a review of the Plan's recommendations for Edinger were presented to City Council in January 2008. Subsequent to Council endorsement of the plan for Edinger, the land use plan for Beach Boulevard will be developed, with the entire Specific Plan targeted for adoption in 2008.

A key finding of the Plan's market study is that there is a strong demand for residential development, and little demand for a net increase in retail within the Plan area. Consistent with this finding, a major component of the specific plan is the integration of higher density housing along the corridors, with the following goals:

- **3,000** new units within Edinger Avenue Corridor Area
- 2,000 new units within the Beach Boulevard Corridor Area
- Beach Boulevard in the vicinity of Ellis Avenue - Residential Medium High Density
- Beach Boulevard between Talbert and Heil - residential/commercial mixed use

The Beach/Edinger Corridor Specific Plan is being developed to permit residential use by right² on every parcel in the Edinger Corridor area, with additional residential capacity to be accommodated along Beach Boulevard. Certain locations within the Specific Plan will require residential development to include ground floor commercial use, while other areas will permit stand-alone multi-family residential without a commercial component. The Plan's form-based zoning will not include prescriptive density or Floor Area Ratio limitations, but will instead regulate development based on building form and scale. A building height of up to six stories will generally be permitted, with reduced parking standards being evaluated as part of the Plan's development. The Specific Plan will be designated Mixed Use (M) in the General Plan to allow maximum design flexibility, as indicated by the General Plan Mixed Use land use description:

Permitted Uses

- Single uses including residential, neighborhood commercial or general commercial
- Mixed uses that may include vertically integrated housing or horizontally integrated housing

Development Standards

- The exact density, location and mix of uses in this category is intended to be governed by a Specific Plan to allow greater design flexibility

While the Beach /Edinger Corridor Specific Plan presents significant capacity for high density, multi-family residential and mixed use development more than sufficient to address the City's regional housing needs, by way of

² Residential uses permitted "by right" shall not require a conditional use permit, planned development permit, or other discretionary approval which constitutes a project under CEQA. Residential projects within the Specific Plan will however still be subject to design review.

example, the following short term “opportunity sites” have been identified based on currently proposed projects.

Two large mixed-use projects are in the early stages of entitlement on the Edinger Avenue Corridor, with rezoning to occur in advance of the Specific Plan. The Ripcurl project is proposing approximately 440 apartment units and 10,000 square feet of neighborhood serving commercial uses on a 3.8 acre site, and would require a General Plan amendment from its current General Commercial designation. The Village at Bella Terra is also proposing a mix of approximately 500 new ownership and rental units in conjunction with 136,000 square feet of commercial uses adjacent to the million square foot Bella Terra retail mall (formerly the Huntington Center Mall), and would also require an amendment to the General Plan. Pursuant to the City’s inclusionary housing requirements, a minimum ten percent of the units in The RipCurl would be deed restricted as affordable, and because Bella Terra falls within a Redevelopment Project Area, fifteen percent of its units would be restricted as affordable. A third project is being proposed by Watt Development for redevelopment of an older shopping center with 560 apartment units, while maintaining 100,000 square feet of retail; rezoning of this shopping center site will occur in conjunction with the Beach/Edinger Specific Plan. A fourth project would redevelop the former Levitz site, a 12.5-acre property located at the northeast corner of Edinger Avenue and Gothard Street. The proposed project is a mixed-use residential, live-work and commercial development and envisions six new residential and/or mixed-use blocks around a 3/4-acre private park. The development concept proposes up to 1,260 residential units and up to 60,000 square feet of retail primarily along Edinger Avenue. Project-level environmental review on the proposed project will occur in conjunction with the EIR on the Specific Plan.

There are also two mixed use projects proposed on the Beach Boulevard corridor that are being evaluated at a project level in the Specific Plan EIR. These projects include partial redevelopment of an existing center at Beach Boulevard and Warner Avenue and another mixed use project at Beach Boulevard and Ellis Avenue. These projects will provide approximately 390 additional units and, as with all developments with three or more residential units, will be subject to the City’s inclusionary requirements for providing affordable units.

Table IV-6 summarizes the residential development proposed on these six sites. Five of these projects meet the default density of 30 units/acre for lower income households, with one project at a density suitable to support moderate income development. Combined with the overall capacity for approximately 5,000 new high density units in the Specific Plan, these short term “opportunity sites” provide suitable sites to address the City’s RHNA shortfall for 311 moderate income units, and 352 lower income units permitted to be part of a mixed use development.

**Table IV-6
Beach/Edinger Corridor Specific Plan – Example Mixed Use Projects**

| Projects | Number of New Units | Site Acreage | Project Density |
|--------------------------------------|----------------------------|--------------------------|------------------------------|
| <u>Edinger Avenue</u> | | | |
| The Ripcurl | 440 apartment units | 3.8 acres | 115 units/acre |
| The Village at Bella Terra* | 500 units | 15.8 acres | 32 units/acre |
| Watt Development Property | 600 units | 13.8 acres | 44 units/acre |
| <u>former Levitz property</u> | <u>1,260 units</u> | <u>12.5 acres</u> | <u>101 units/acre</u> |
| <u>Beach Boulevard</u> | | | |
| <u>Beach & Warner</u> | <u>270 units</u> | <u>9.4 acres</u> | <u>29 units/acre</u> |
| <u>Beach & Ellis</u> | <u>120 units</u> | <u>2.6 acres</u> | <u>46 units/acre</u> |
| Total | <u>3,190 units</u> | | |

*Located on Edinger in The Crossings Specific Plan adjacent to Beach/Edinger Specific Plan area.

Rezoning for Exclusively Residential Use

As a means of complying with AB 2348 which requires at least half of sites rezoned to address a lower income RHNA shortfall to be designated exclusively for residential uses, the City has identified sites both within and adjacent to the Beach/Edinger Specific Plan appropriate for development as entirely residential. The City will rezone three or more of the sites identified in Table IV-7 (illustrated in Figure 9), encompassing targeted sites on Beach Boulevard; parcels within the Pacifica Specific Plan (off Beach Blvd); and a Redevelopment Agency owned site on McFadden Avenue adjacent to Goldenwest College. The City is currently able to commit to rezoning Sites 4 and 5; determination of which sites among 1-3 will be redesignated for exclusively residential will need to be confirmed as part of the Beach/Edinger Specific Plan process. Rezoning of three or more of the sites in Table IV-7 will more than address the City's lower income RHNA shortfall for 352 units on exclusively residential sites (50% of total 704 lower income RHNA shortfall).

D1 . 239

**Table IV-7
Sites for Potential Rezoning to Exclusively Residential Use**

| Map # | Location | Current Zoning | Anticipated # of units | Site Acreage | Density |
|--------------|-------------------------------------|----------------|------------------------|--------------|----------|
| 1 | Beach Blvd, S. of Yorktown | CG | 70 | 2.12 | 33 du/ac |
| 2 | Cypress and Elm, behind Beach Blvd. | CG | 40 | .76 | 30 du/ac |
| 3 | Beach Blvd, N. of Yorktown | CG | 100 | 3.14 | 31 du/ac |
| 4 | Pacifica Specific Plan | SP2 | 187 | 3.13 | 60 du/ac |
| 5 | McFadden Ave (RDA owned site) | IG | 175 | 2.7 | 65 du/ac |
| Total | | | 572 | | |

The City used the following process to develop the inventory of sites for rezoning to exclusively residential use. As part of the Beach/Edinger Specific Plan, a "micro-vulnerability" analysis was conducted along Beach Boulevard to identify those sites most vulnerable to change from existing use (refer to Appendix A). City staff then evaluated these sites to determine which would be most appropriate for redesignation to an exclusively residential use, and identified sites 1-3 on Table IV-7. As depicted in the Rezoning Sites Table and accompanying aerial photos in Appendix A, these sites are characterized by a mix of older, economically marginal uses; parking lots; and vacant parcels - all factors contributing to their identification as vulnerable to change. The City's consultant for the Specific Plan estimated the dwelling unit potential on each of these sites based on an expected residential product type, providing the basis for the units identified in Table IV-7. The Beach/Edinger Specific Plan is structured as a form based Development Code, and does not establish maximum residential densities. The densities presented for sites 1-3 are not prescribed and do not represent maximum densities, but rather reflect the anticipated density based on an assumed product type.

Site #4 in Table IV-7 falls just outside the Beach/Edinger Specific Plan within the Pacifica Community Plan. The four parcels that comprise this former hospital site consist of surface parking lots, and a medical office building slated for demolition. A portion of this site had a previous proposal for development with 130 senior condominiums, and several developers have expressed an interest to the City in developing the site with housing at densities ranging from 70-80 units/acre. The Pacifica Community Plan identifies residential as a conditionally permitted use with no density cap. The City is committed to amending the Specific Plan to allow housing by right, and modifying the Plan's development standards as necessary to facilitate development at 60 units/acre.

Although Site #4 consists of 4 separate parcels, all of the parcels are held under one ownership and would be required to be consolidated prior to development of the site. Additionally, all but one of the parcels would be able to accommodate a minimum of 16 units if sold and developed separately. It

should be noted that the parcel that would not be able to accommodate a minimum of 16 units is tied to an adjacent parcel and would not be developed on its own as it is substandard in size and does not have street access.

Site #5 is a 2.7 acre vacant site on McFadden Avenue adjacent to Golden West College owned by the Redevelopment Agency, and has been targeted for development with affordable housing. The Agency intends to issue a Request for Qualifications in mid-2008 to non-profit housing developers for development of the site, and complete negotiations with the selected developer by year end; environmental review on the site will be conducted as part of the EIR on the Beach/Edinger Specific Plan. The Agency's goal is to develop the site as exclusively residential, and to accommodate a minimum of 175 affordable units on the site. This property is currently designated for Mixed Use in the General Plan and zoned General Industrial; the City will amend the General Plan and Zoning for this site to allow only residential use.

Adequacy of Rezoning Program to Address RHNA Shortfall

As indicated in Table IV-5, Huntington Beach has a shortfall of currently zoned sites to accommodate a portion of its regional housing needs for 704 lower income and 311 moderate income units. The City is committing to a rezoning program as part of the Housing Element (Program #9A) to provide adequate sites at appropriate densities to address this shortfall, and to address the following parameters of AB 2348: a) rezoned sites for lower income households provide for residential uses "by right"; b) rezoned sites accommodate a minimum of 16 units; c) at least 50% of sites rezoned to address the lower income housing shortfall are accommodated on sites designated for exclusively residential use.

As illustrated in Table IV-6, by way of example, the City has identified six near term "opportunity sites" to be redesignated for mixed use based on pending projects within the Beach/Edinger Specific Plan and The Crossings Specific Plan, providing over 3,100 units. Five of these projects meet the default density of 30 units/acre for lower income households, with one project at a density suitable to support moderate income development. Combined with the overall capacity for approximately 5,000 new high density units in the Specific Plan, the City has provided suitable sites to address the City's RHNA shortfall for 311 moderate income units, and 352 lower income units permitted to be part of a mixed use development. Table IV-7 demonstrates the City's site capacity to address its shortfall of 352 lower income units on sites designated for exclusively residential use.

5. Availability of Infrastructure and Public Services

As a completely urbanized community, the City of Huntington Beach has already in place all of the necessary infrastructure to support future development. All land designated for residential use is served by sewer and water lines, streets, storm

**INTENTIONALLY
LEFT
BLANK**

SECTION V

- ♦ Page V-13: A policy has been added to encourage the provision of affordable housing within the Beach/Edinger Specific Plan
- ♦ Page V-21: An objective has been added to the Residential and Mixed Use Sites Inventory Program (#8) requiring annual monitoring of residential sites capacity to ensure that adequate sites are available for the provision of housing, including affordable housing
- ♦ Pages V-22: The Beach/Edinger Specific Plan Program (#9) has been strengthened to encourage the provision of affordable housing within the specific plan area; the Residential Rezoning Program (#9a) has been updated to reflect the additional sites identified in the Beach/Edinger Specific Plan area and strengthened to ensure that if the identified sites are not rezoned, the City will choose alternate sites to rezone
- ♦ Page V-34: The Housing Program Table has been updated accordingly.

Policy 1.9: Maintain the quality of life within neighborhoods by maintaining an adequate level of community facilities, such as child care centers, and municipal services.

ADEQUATE HOUSING SITES

GOAL 2

Provide Adequate Housing Sites to Accommodate Regional Housing Needs

POLICIES

Policy 2.1: Maintain an up-to-date inventory of potential sites available for future development, and provide to the development community. Within Redevelopment Project Areas, provide assistance in land assembly in support of affordable housing.

Policy 2.2: Facilitate the development of mixed-use projects in appropriate commercial areas, including stand-alone residential development (horizontal mixed-use) and housing above ground floor commercial uses (vertical mixed-use). Establish mixed use zoning regulations.

Policy 2.3: Encourage and facilitate the provision of housing affordable to lower income households within the Beach/Edinger Corridor Specific Plan. Incorporate policy language and development standards within the Plan in support of affordable housing.

Policy 2.4: Utilize surplus school and park sites for residential use where appropriate and consistent with the City's General Plan.

Policy 2.5: Take advantage of existing infrastructure and public improvements to provide additional affordable housing by allowing second units in single-family zoning districts.

DEVELOPMENT OF AFFORDABLE HOUSING

GOAL 3

Assist in Development of Affordable Housing

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 3.2: Provide financial and/or regulatory incentives to facilitate the development of affordable housing.

D1 . 243

Program 14 (Affordable Housing Density Bonus), and Program 18 (Development Fee Assistance). In addition, the City's inclusionary ordinance requires the provision of 10 percent affordable units, and 15 percent for sites within a Redevelopment Project Area. Many of the sites within the residential sites inventory fall within the Huntington Beach Redevelopment Project where the Redevelopment Agency will continue to serve as a catalyst for change through assembly of sites for development.

2008-2014 Objective: Maintain a current inventory of vacant residential sites and potential mixed-use infill sites and provide to interested developers in conjunction with information on available development incentives. Adopt a Citywide mixed use ordinance to expand the potential for mixed use developments in the City. **Conduct annual monitoring of residential sites capacity to ensure the continued provision of adequate sites to address the City's regional housing needs by income category throughout the planning period. Should a shortfall be identified, redesignate additional sites as necessary.**

9. Beach/Edinger Corridor Specific Plan: Beach Boulevard and Edinger Avenue are two primary economic engines for Huntington Beach, including auto sales and various large and small commercial developments, as well as residential and institutional uses. It is the City's desire to enhance and maximize the potential of these major thoroughfares, and to this end, in the fall of 2006, the City hired a consultant team to perform a revitalization study for the corridors. The project is intended to determine and implement a clear vision for growth and change to be defined by a planning process involving city officials, citizens, stakeholders and city staff. A specific plan is in the process of being drafted to implement this vision, defining land use and form-based development standards to replace pre-existing zoning regulations, as well as set forth a series of new public improvements to enhance the corridors' physical image.

The market demand analysis documents a strong demand for new investment in residential development along the corridor. A key component of the Plan is the integration of higher density housing, including introduction of up to **3,000** new units on Edinger Avenue and 2,000 units on Beach Boulevard. The Plan is being developed to permit residential use by right on every parcel in the Edinger Corridor area, with additional capacity on Beach Boulevard, including designation of several parcels for exclusively residential use. Certain locations within the Specific Plan will require residential development to include ground floor commercial use, while other areas will permit stand-alone multi-family residential without a commercial component. The Plan's form-based zoning will not include prescriptive density or Floor Area Ratio limitations, but will instead regulate development based on building form and scale. A building height of up to six stories will generally be permitted, with reduced parking standards being evaluated as part of the Plan's development.

The City will specifically encourage and facilitate the provision of housing affordable to lower income households within the Specific Plan through several tools. The Economic Development Department will maintain a current list of potential development sites suitable for affordable housing - including both private and Agency-owned land - and can assist in land assembly for sites within the Huntington Beach Redevelopment Project Area. Land use regulations in the Specific Plan facilitate provision of lower cost development options, including no limitations on density, 6-story height limits, and reduced parking standards. Other financial and regulatory incentives to facilitate affordable housing are described in Program 12 (Affordable Housing Development Assistance), Program 14 (Affordable Housing Density Bonus), and Program 18 (Development Fee Assistance).

2008-2014 Objective: Adopt the Beach/Edinger Corridor Specific Plan in 2008, providing expanded capacity for high density residential and mixed use development by right. Establish form-based standards which facilitate development. Encourage the provision of housing affordable to lower income households.

9a. **Residential Rezoning Program:** As a means of providing adequate sites to address the City's shortfall of sites for 311 moderate income and 352 lower income units permitted to be part of a mixed use development, Huntington Beach will adopt the Beach/Edinger Corridor Specific Plan, providing opportunities for approximately 5,000 new high density residential and mixed use units. By way of example, five near term opportunity sites have been identified within the Specific Plan (refer to Table IV-6), providing residential densities at a minimum of 30 units/acre. To address the shortfall of sites for 352 lower income units on sites designated for exclusive residential use, the City will select from the sites identified in Table IV-7, providing for densities of 30+ units/acre. Rezoned sites will allow for residential uses "by right", have the capacity for at least 16 units, and will be available for development within 2008-2014 where water and sewer can be provided. If, through the public review process, certain sites are removed from the sites inventory for rezoning, the City will replace these with alternate sites to ensure adequate sites are provided to address regional housing needs by income category.

2008-2014 Objective: Redesignate sites to accommodate at least 704 units at 30+ units/acre, and 311 units at 12+ units/acre. Complete rezoning by June 2009.

10. **Residential Development Opportunities on School Sites:** The City works with the school districts to provide residential opportunities on appropriate surplus school sites. Residential entitlements are being processed on two Fountain Valley

D1 . 245

Housing Program Summary (cont'd)

| Housing Program | Program Goal | 2008-2014 Objective | Funding Source | Responsible Agency | Time Frame |
|------------------------------------------------|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| 5. Section 8 Rental Assistance | Provide rental assistance to very low income households. | Continue current levels of Section 8; coordinate with OCHA; encourage landlords to register units. | HUD Section 8 | OCHA | 2008-2014 |
| 6. Mobile Home Park Preservation | Preserve mobile home parks and facilitate communication between park owners and tenants. | Implement MHP Conversion Ordinance. Utilize Mobile Home Park Advisory Board to assist in resolving issues. Provide tenants information on MPROP funding as appropriate. | RDA Set-Aside; Department Budget; State MPROP funding. | Economic Development Department; Mobile Home Park Advisory Board | 2008-2014 |
| 7. Condominium Conversion Ordinance | Protect the existing rental stock from conversion to condominium ownership. | Evaluate strengthening current Ordinance to est. minimum rental vacancy thresholds and/or require inclusionary units in projects approved for conversion. | Department Budget | Planning Department | Complete review/revision of Ordinance by 2009. |
| 8. Residential and Mixed-Use Sites | Identify sufficient sites for housing to meet RHNA. | Maintain current inventory of sites, and provide to developers along with information on incentives. Adopt mixed use zoning. <u>Monitor to ensure adequate sites to address RHNA.</u> | Department Budget | Planning Department | 2008-2014 Adopt Mixed Use Zoning by 2008/09. <u>Annual monitoring of sites adequacy.</u> |
| 9. Beach/Edinger Corridor Specific Plan | Provide expanded sites for multi-family and mixed-use housing development. | Adopt Specific Plan. <u>Encourage provision of affordable housing.</u> Establish form-based standards to facilitate development. | Department Budget; RDA Set-Aside | Planning Department; Economic Development Department | Adopt Plan by 2008. |
| 9a. Residential Rezoning Program | Rezone sites to address the City's RHNA shortfall in lower and moderate income units | Redesignate sites to accommodate at least 704 units at 30+ units/acre and 311 units at 12+ units/acre. | Department Budget | Planning Department | Adopt rezoning by June 2009. |

**INTENTIONALLY
LEFT
BLANK**

**ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
PLANNING DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. 2008-002**

1. PROJECT TITLE: General Plan Amendment No. 07-002
City of Huntington Beach 2008-2014 Housing Element

Concurrent Entitlements: None

2. LEAD AGENCY: City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Contact: Jennifer Villasenor, Associate Planner
Phone: (714) 536-5271
E-Mail: jvillasenor@surfcity-hb.org

3. PROJECT LOCATION: City of Huntington Beach (*refer to Figure 1*)

4. PROJECT PROPONENT: City of Huntington Beach

5. PROJECT DESCRIPTION: The Housing Element is one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588 for the 2008-2014 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the housing element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs. The Element's goals focus on:

- 1) Preserving and improving housing and neighborhoods;
- 2) Providing adequate housing sites;
- 3) Assisting in the provision of affordable housing;
- 4) Removing governmental and other constraints to housing investment; and
- 5) Promoting fair and equal housing opportunities.

Analysis in this document is limited to the review of potential environmental impacts resulting from the adoption of the Housing Element, including the Element's consistency with the City's existing General Plan. The specific environmental effects of any future development, including the methods described herein, would vary on a project-by-project basis, and would be evaluated as individual project proposals are submitted.

State law requires all regional councils of governments, including the Southern California Association of Governments (SCAG) to determine the existing and projected housing need for its region and determine the portion allocated to each jurisdiction. This is known as the "Regional Housing Needs Assessment" (RHNA) process. As described in the draft Housing Element (Section IV, Housing Resources), Huntington Beach has an identified RHNA of 2,092 units for the 2008-2014 planning period. The City's 1996 General Plan plans for 18,500 new residential units for the 1990-2010 planning period. With a net of approximately 5,000 new housing units developed in Huntington Beach since 1990 (72,736 total units in 1990 versus 77,962 total units in 2007), the City's RHNA allocation of approximately 2,100 units still falls well below the General Plan capacity for 18,500 additional residential units for the 1990-2010 period.

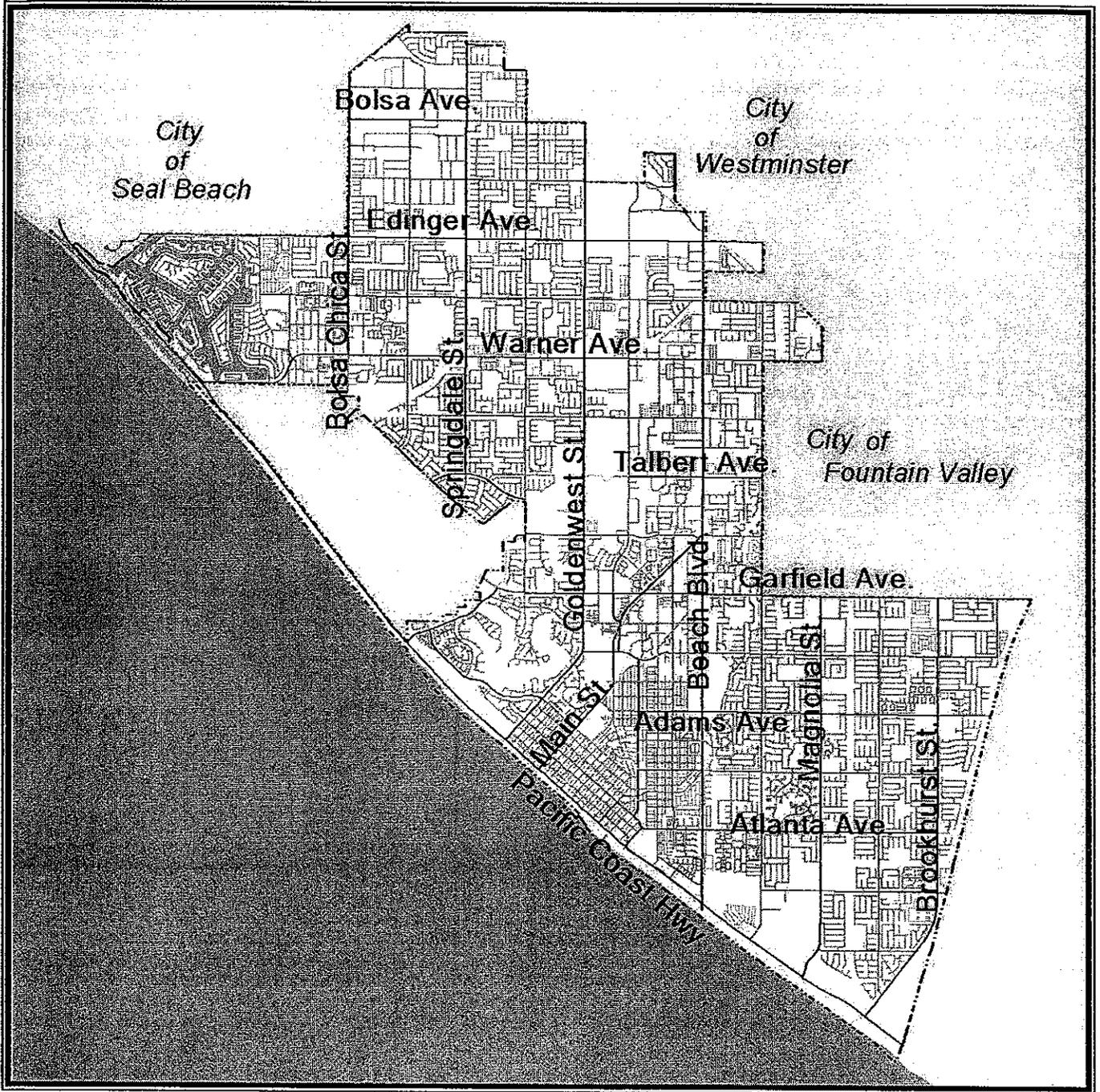
Huntington Beach plans to fulfill its RHNA allocation using a combination of the methods listed below and shown on Figure 2:

1. Development on vacant residential sites (majority of which are less than an acre in size);
2. Projects with entitlements;
3. Beach/Edinger Corridor Specific Plan;
4. Rezoning of Sites for Exclusive Residential Use (encompassing sites within the Beach/Edinger Specific Plan and Pacifica Community Specific Plan);
5. Residential development on surplus school sites; and
6. Committed assistance for preservation of at-risk housing

Methods 2 and 6 listed above include development that is in place or has been approved by the City; therefore, the environmental analysis has already taken place. The Beach/Edinger Specific Plan involves redesignation of the Specific Plan area for mixed-use development; an EIR is being prepared for the Specific Plan, targeted for adoption by the end of 2008. All but one of the sites identified for rezoning to exclusive residential use falls within the Beach/Edinger Specific Plan; the one exclusively residential site within the Pacifica Specific Plan will require an amendment to that Plan, at which time a separate environmental analysis will be conducted. Environmental analysis for development on vacant residential sites (#1) and residential development on surplus school sites (#5) will be conducted as individual projects are proposed and submitted for review.

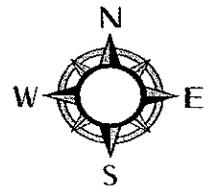
6. **SURROUNDING LAND USES AND SETTING:** Citywide – not applicable.
7. **OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:** Huntington Beach General Plan Program EIR No. 95-1.
8. **OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED)** (i.e. permits, financing approval, or participating agreement): California State Department of Housing and Community Development.

Figure 1
Location Map



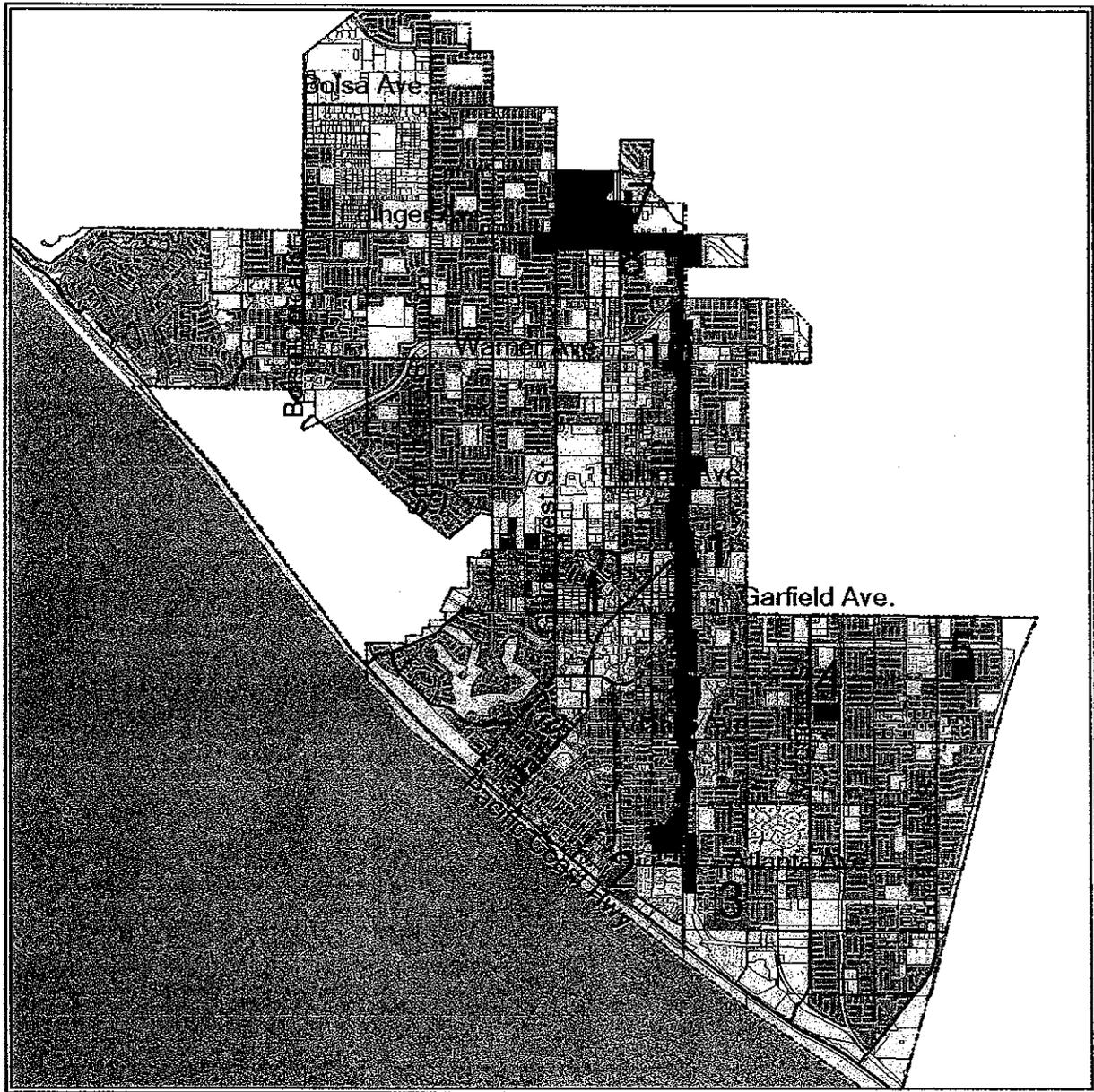
Legend

 City of Huntington Beach



D1 . 249

**Figure 2 Residential Sites Inventory -
Entitled Projects, Beach/Edinger Specific Plan, Surplus School Sites**



Legend

Entitled Projects

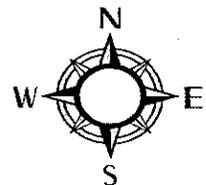
- 1. The Villas
- 2. Pacific City
- 3. Blue Canvas

Surplus School Sites

- 4. Wardlow School Site
- 5. Lamb School Site

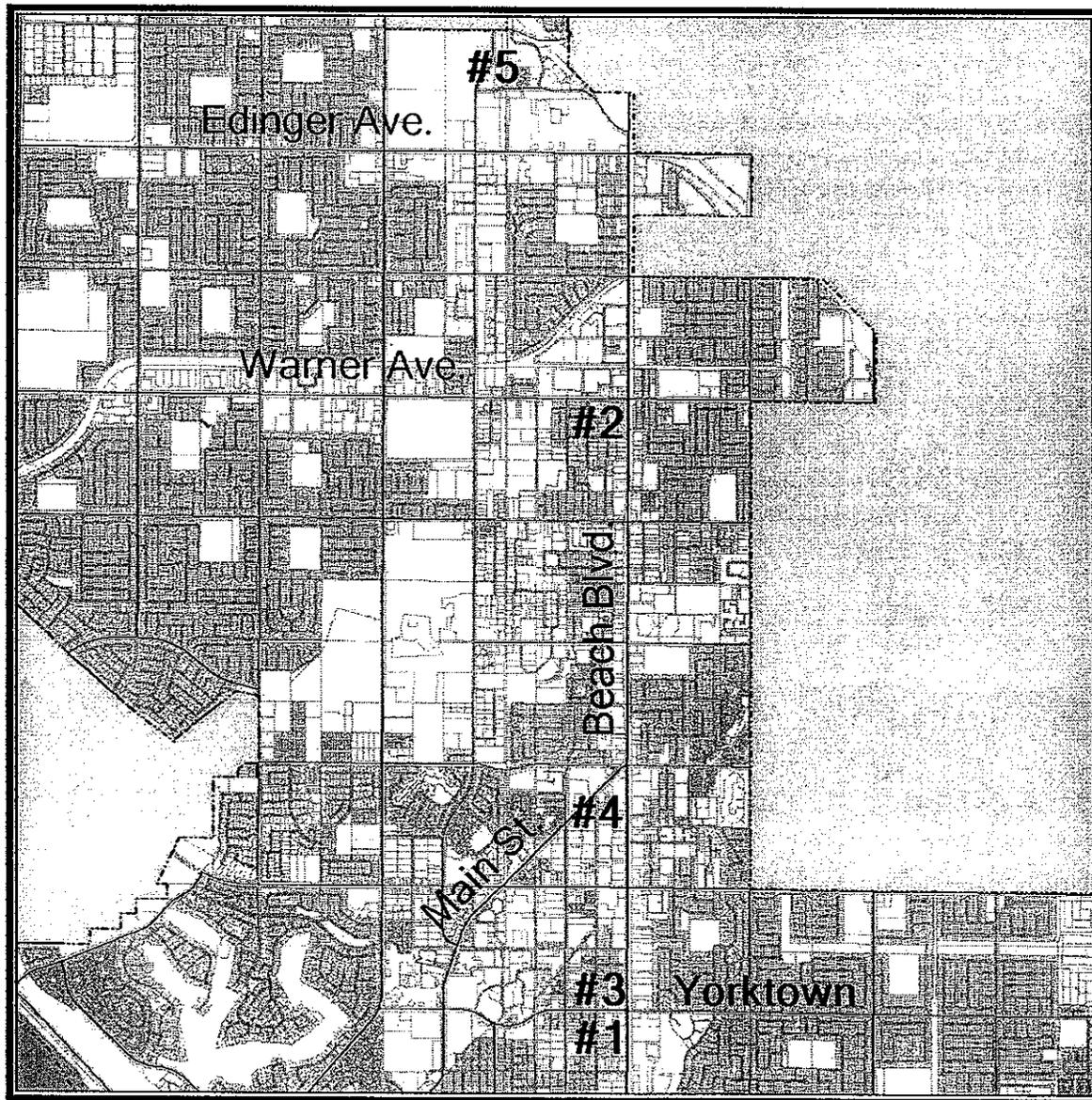
Beach/Edinger Specific Plan

- 6. The Ripcurl
- 7. The Village at Bella Terra
- 8. Watt Development Property
- 9. former Levitz site
- 10. Beach & Warner
- 11. Beach & Ellis



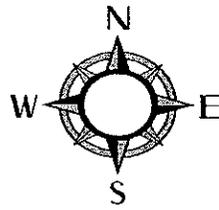
D1 . 250

Figure 3
Sites to be Potentially Rezoned for Exclusively Residential Uses



Legend

- Sites 1-3: Beach/Edinger Specific Plan
- Site 4: Pacifica Specific Plan
- Site 5: Vacant RDA-owned parcel



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist on the following pages.

- Land Use / Planning
- Transportation / Traffic
- Public Services
- Population / Housing
- Biological Resources
- Utilities / Service Systems
- Geology / Soils
- Mineral Resources
- Aesthetics
- Hydrology / Water Quality
- Hazards and Hazardous Materials
- Cultural Resources
- Air Quality
- Noise
- Recreation
- Agriculture Resources
- Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a "potentially significant impact" or a "potentially significant unless mitigated impact" on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required.**

Jennifer Villaseñor
Signature
Jennifer Villaseñor
Printed Name

05/20/08
Date
Associate Planner
Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. "Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVIII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVIII at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XVIII. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach's requirements.

SAMPLE QUESTION:

| | | | | |
|--|--|-----------------------------------------------|-----------------------------------------------|---------------------------------------------|
| | | <i>Potentially Significant</i> | | |
| | | <i>Potentially Significant Impact</i> | <i>Unless Mitigation Incorporated</i> | <i>Less Than Significant Impact</i> |
| | | | | <i>No Impact</i> |

ISSUES (and Supporting Information Sources):

Would the proposal result in or expose people to potential impacts involving:

Landslides? (Sources: 1, 6)

Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).

D1 . 253

ISSUES (and Supporting Information Sources):

| | | | |
|--------------------------------------|--------------------------------------------------------------------|------------------------------------|-----------|
| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--------------------------------------------------------------------|------------------------------------|-----------|

I. LAND USE AND PLANNING. Would the project:

- | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1 & 2) Discussion: see discussion below. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1 & 2) Discussion: see discussion below. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Physically divide an established community? (Sources: 1 & 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES (and Supporting Information Sources):

| | | | |
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|

Discussion items a) through c):

The Housing Element is one of the seven State-mandated elements of the City’s General Plan and must be updated pursuant to California Government Code Section 65588 for the 2008-2014 planning period. The Housing Element is a policy document that identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Its policies and programs are consistent with the other General Plan elements.

The Huntington Beach Housing Element addresses the City’s residential growth needs (RHNA) for this 2008 – 2014 housing cycle, which is approximately 2,100 units. Since 1990, approximately 5,000 new units have been developed in Huntington Beach. This combined number (7,000 units) is still well below the 18,500 units identified in the City’s 1996 General Plan. While the City can accommodate its *total* RHNA within existing General Plan and zoning, the City has a shortfall of sites zoned at high enough densities to fulfill its lower and moderate income RHNA needs. Therefore, the Housing Element includes a “rezoning program” to provide sites to accommodate a minimum of 704 lower income units (at minimum densities of 30+ units/acre) and 311 moderate income units (at minimum densities of 12 units/acre). Pursuant to AB 2348 (2004), at least 50% of the sites rezoned to address the lower income housing shortfall must be accommodated on sites designated exclusively for residential use. The City’s “rezoning program” will occur as part of the adoption of the Beach/Edinger Specific Plan, as well as an amendment to the Pacifica Specific Plan. (Refer to Figure 3).

Huntington Beach plans on fulfilling its RHNA through the following methods: projects with existing entitlements; development on vacant sites currently zoned for residential development; on surplus school sites; within the Pacifica Specific Plan and Beach/Edinger Corridor Specific Plan; and through committed assistance for preservation of at-risk housing. (Housing Element Policies 2.2 and 2.3; Housing Element Programs 8 through 10). The environmental effects of this future development will be evaluated as individual project proposals or plans are submitted, such as in The Ripcurl Project EIR currently under preparation. The majority of growth provided for in the Housing Element will occur within the Beach/Edinger Corridor Specific Plan (refer to Figure 2), which will have its own EIR and include project level environmental analysis for up to five specific developments. The Specific Plan and associated EIR are targeted for adoption by the end of 2008.

The Housing Element will not physically divide an established community and includes policies aimed to preserve the character and quality of life of established neighborhoods (Policies 1.1 and 1.9). Huntington Beach is not a part of any habitat conservation plan or natural community conservation plan. Therefore, adoption of the Housing Element will not have any significant impact on land use and planning.

II. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: 1 & 2)

Discussion: see discussion under item c.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 1 & 2)

Discussion: see discussion below.

D1 . 255

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|----------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
|----------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------|-----------|

- | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?(Sources:1&2) Discussion items a) through c): | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Housing Element is one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588 for the 2008-2014 planning period. The Housing Element is a policy document and identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs.

The Huntington Beach Housing Element addresses the City's residential growth needs (RHNA) for this 2008 – 2014 housing cycle, which is approximately 2,100 units. Since 1990, approximately 5,000 new units have been developed in Huntington Beach. This combined number (approximately 7,000 units) is still well below the 18,500 units identified in the City's General Plan. Since the Housing Element is a policy document which accommodates already planned for growth, its adoption will not displace substantial numbers of existing housing or people.

The Element includes policies and programs to help conserve, improve and develop housing within the City, including affordable housing. The specific environmental effects of future development discussed in the Housing Element policies and programs will be evaluated as individual project proposals or plans are submitted, with any needed mitigation measures or conditions of approval identified at that time. This includes the Beach/Edinger Specific Plan, which is one of the primary strategies identified in the Housing Element to meet the City's residential growth needs (RHNA) (please refer to Figure 2 for location), and will have its own EIR including project level environmental analysis for up to five specific developments. The Specific Plan area is currently developed with a variety of retail, residential and institutional uses. This Specific Plan and associated EIR are targeted for adoption by the end of 2008. Therefore, adoption of the Housing Element will not have an impact on population and housing.

III. GEOLOGY AND SOILS. Would the project:

- | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault ? (Sources: 1 & 2) Discussion: see discussion under item e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking? (Sources: 1 & 2) Discussion: see discussion under item e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------|-------------------------------------|
| iii) Seismic-related ground failure, including liquefaction? (Sources: 1 & 2) Discussion: see discussion under item e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Landslides? (Sources: 1 & 2) Discussion: see discussion under item e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1 & 2) Discussion: see discussion under item e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1 & 2) Discussion: see discussion under item e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1 & 2) Discussion: see discussion below. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources: 1&2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

D1 . 257

ISSUES (and Supporting Information Sources):

| | | | |
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|

Discussion items a) through e):

The City's 1996 General Plan and EIR describe the geologic hazards that are present in Huntington Beach. They include potential earthquakes from the Newport-Inglewood fault zone, low to very high liquefaction susceptibility, the potential for subsidence and methane gas migration in major oil drilling areas, expansive soils due to peat and organic soils present throughout the City and the slight to high potential of soil erosion. Landslides in Huntington Beach are limited to those areas near the mesa bluffs, although no historical problems associated with landslides have occurred in those areas.

The City's General Plan Environmental Hazards Element and mitigation measures in the General Plan EIR require applicable studies, engineering and testing to minimize geologic hazards related to new development. In addition, the City's grading and building codes require soils and foundation engineering and testing on a site-specific basis. The City's Urban Design Guidelines provide information on how site planning should minimize a development's impact on the natural surroundings.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. The specific environmental effects, including geologic hazards, of future development discussed in the Housing Element policies and programs will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified at that time, including compliance with the General Plan policies, grading ordinances and building code requirements mentioned above. This includes the Beach/Edinger Specific Plan, which is one of the primary strategies identified in the Housing Element to meet the City's residential growth needs (RHNA). This Specific Plan and associated EIR are targeted for adoption by the end of 2008.

The Housing Element is consistent with the existing General Plan and adoption of the Housing Element will not have an impact on geology and soils.

IV. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements? (Sources: 1 & 2)

Discussion: see discussion under item p.

Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: 1&2)

Discussion: see discussion under item p.

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------|-------------------------------------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site? (Sources: 1 & 2) Discussion: see discussion under item p. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount or surface runoff in a manner which would result in flooding on or off-site? (Sources: 1 & 2) Discussion: see discussion under item p. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 1 & 2) Discussion: see discussion under item p. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality? (Sources: 1&2) Discussion: see discussion under item p. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 1 & 2) Discussion: see discussion under item p. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 1 & 2) Discussion: see discussion under item p. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 1&2) Discussion: see discussion under item p. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? (Sources: 1 & 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|----------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
|----------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------|-----------|

Discussion: see discussion under item p.

k) Potentially impact stormwater runoff from construction activities? (Sources: 1 & 2)

Discussion: see discussion under item p.

l) Potentially impact stormwater runoff from post-construction activities? (Sources: 1 & 2)

Discussion: see discussion under item p.

m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Sources: 1 & 2)

Discussion: see discussion under item p.

n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources: 1 & 2)

Discussion: see discussion under item p.

o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources: 1 & 2)

Discussion: see discussion below.

p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: 1 & 2)

Discussion items a) through p):

The City's General Plan includes information and policies regarding hydrology and water quality, including requirements of new development to minimize potential impacts. A description of some of this information is included below:

- *Water quality:* There are numerous receiving waters in Huntington Beach that support many benefits for wildlife and people. Urban runoff runs through the gutters, stormdrains and ultimately, these receiving waters. The City is a co-permittee with the County of Orange and other Orange County cities in the National Pollution Discharge Elimination System (NPDES), which requires the City to implement ongoing stormwater quality management programs. Policy 2.1.21 in the Environmental Resources/Conservation Element requires the use of approved and/or best available runoff control management techniques in new development;

D1 . 260

ISSUES (and Supporting Information Sources):

| | | | | |
|--------------------------------|-------------------------------------------------|--------------------------------|------------------------------|-----------|
| Potentially Significant Impact | Potentially Significant Mitigation Incorporated | Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|-------------------------------------------------|--------------------------------|------------------------------|-----------|

- *Groundwater:* The majority of the City’s water is normally supplied by groundwater wells. General Plan Policy U.1.4.1 requires any improvements to these water supply and distribution facilities necessitated by new development be borne by the new development, either through payment of fees or by actual construction of the improvements.
- *Flood hazard areas/Tsunami/Stormwater Drainage:* The Environmental Hazards Element states that the northern portion of the City would be subject to flood depths of one to three feet. The area of greatest flooding would occur in the Santa Ana gap between Huntington Beach Mesa and Newport Beach Mesa (EH Element, page V-EH-18). The Environmental Hazards Element also includes maps of the 100- and 500-year flood areas and tsunami run-up areas. Policy LU 2.1.2 would lessen impacts relative to storm drainage/flooding by requiring that the type, amount, and location of development be correlated with the provision of adequate supporting infrastructure and services. The Utilities and Environmental Resources/Conservation Elements include policies to help reduce storm drainage and flooding impacts from new development, including fees or actual construction of the improvements (please also see *water quality* discussion above).

In addition to General Plan policies, the City has an Emergency Management System, which coordinates preparedness, response, and recovery phases for natural disasters, including flooding and tsunamis. The City has been certified by the National Weather Service as Tsunami Ready and the City’s website includes information for the public about flooding and tsunami preparedness (www.ci.huntingtonbeach.ca.us/government/departments/Fire/Emergency_Preparedness). **The Department of Public Works has a full-time Water Conservation Coordinator who provides guidance to water customers on the efficient use of water resources and implements, coordinates and monitors water conservation programs for the City. In addition, the City has adopted an Urban Runoff Management Plan, which includes methods for reducing volume of urban runoff and pollutants.**

The Housing Element includes a program (Housing Program #15) that focuses on furthering the use of green building techniques throughout the City. The program requires that residential and mixed-use developments receiving Redevelopment Agency assistance include sustainable design features, to the extent feasible, for storm water mitigation.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet existing and projected housing needs City. The City plans on fulfilling a portion of its residential growth requirement (RHNA) with new development on vacant sites currently zoned for residential development, on surplus school sites, within the Pacifica Specific Plan, and Beach/Edinger Corridor Specific Plan. While a majority of the City is developed, new residential development may result in additional impervious surfaces. The specific environmental effects of future development, including potential impacts on hydrology and water quality, will be evaluated as individual project proposals or plans are submitted. This includes the Beach/Edinger Corridor Specific Plan and associated EIR, which is targeted for adoption by the end of 2008 (please refer to Figure 2 for location). Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan policies mentioned above and other applicable Federal, State and local regulations. The Housing Element is consistent with the existing General Plan and its adoption will not have an impact on hydrology and water quality.

ISSUES (and Supporting Information Sources):

| | | | |
|--------------------------------------|--------------------------------------------------------------------|------------------------------------|-----------|
| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--------------------------------------------------------------------|------------------------------------|-----------|

V. **AIR QUALITY.** The city has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:

- | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 1 & 2) Discussion: see discussion under item e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 1 & 2) Discussion: see discussion under item e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Create objectionable odors affecting a substantial number of people? (Sources: 1 & 2) Discussion: see discussion under item e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 1 & 2) Discussion: see discussion below. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 1 & 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES (and Supporting Information Sources):

| | | | | |
|--|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--------------------------------------------------------|------------------------------|-----------|

Discussion items a) through e):

The City of Huntington Beach is located in the South Coast Air Basin and is part of the Southern California Air Quality Management District's Regional Air Quality Management Plan. Policies and implementation measures addressing air quality are found in the General Plan's Air Quality Element. The City has many efforts underway to help reduce air quality pollution in the City, including greenhouse gases. These efforts include: (1) a Green Building Tips handout for both homeowners and builders offered through the Planning Department, (2) initiation of a fee reduction program for remodels that include solar panels, (3) subcommittees of the Planning Commission and City Council evaluating the establishment of a Green Building Program, (4) a new Green Building/Energy Coordinator staff position, and (5) a Planning Department staff planner has become a Certified Green Building Professional by completing training by the Build It Green organization and passing the requisite exam.

The Housing Element includes policies that support the General Plan Air Quality Element. Policy 1.1.5 in the Air Quality Element encourages new commercial, industrial and residential structures to include trip reduction measures, such as on-site day-care facilities (Policy 1.1.5). Policy 3.7 of the Housing Element encourages "the inclusion of space for child care in new housing developments, including affordable housing developments". Housing Program 16 sets an objective to "...evaluate other areas of the Zoning code where incentives for the provision of child care can be established, possibly including the use of expedited entitlements. Continue to offer childcare density bonus incentives in conjunction with affordable housing projects as provided for under State law" (Page V-21).

The Housing Element also supports the City's efforts to address greenhouse gases. Policy 3.6 encourages the "use of sustainable and green building design in new and existing housing". Housing Program 15 requires that residential and mixed-use developments receiving Redevelopment Agency assistance include sustainable design features to the extent financially feasible. These features include energy and water reduction strategies; building design that maximizes sunlight for heat and light, and maximizes air flow for natural cooling; solid waste reduction technologies; storm water mitigation; and gray water recycling.

The City plans on fulfilling a portion of its residential growth requirement (RHNA) with new development on vacant sites currently zoned for residential development, on surplus school sites, within the Pacifica Specific Plan, and Beach/Edinger Corridor Specific Plan which is currently developed with a variety of retail, residential and institutional uses. The specific air quality impacts of future development, including any air quality standard violation, exposure of sensitive receptors to substantial pollutant concentrations, creation of objectionable odors, conflicts with an air quality plan, or cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment, will be evaluated as individual project proposals or plans are submitted. This includes the Beach/Edinger Corridor Specific Plan, and associated EIR, which are targeted for adoption by the end of 2008. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan policies and green building standards mentioned above.

As explained above, the Housing Element is consistent with the existing General Plan and adoption of the Housing Element will not have an impact on air quality.

ISSUES (and Supporting Information Sources):

| | | | |
|--------------------------------------|--------------------------------------------------------------------|------------------------------------|-----------|
| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--------------------------------------------------------------------|------------------------------------|-----------|

VI. TRANSPORTATION/TRAFFIC. Would the project:

- | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (e.g., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?) (Sources: 1 & 2) Discussion: see discussion under item g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Sources: 1 & 2) Discussion: see discussion under item g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 1 & 2) Discussion: see discussion under item g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 1 & 2) Discussion: see discussion under item g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? (Sources: 1&2) Discussion: see discussion under item g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity? (Sources: 1 & 2) Discussion: see discussion below. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 1 & 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES (and Supporting Information Sources):

| | | | |
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|

Discussion items a) through g):

In addition to the City's Circulation Plan outlined in the General Plan Circulation Element, the General Plan includes many policies to address existing and future transportation needs. The Growth Management Element includes a goal (GM 3) to "Provide a circulation system that meets the service demands of planned development and minimizes congestion". Policy LU 2.1.2 in the Land Use Element requires that the type, amount and location of development be correlated with the provision of adequate supporting infrastructure and public services. The City has adopted an Integrated Infrastructure Master Plan (adopted in 2000), that identifies needed improvement(s) and associated costs to aging infrastructure within the City.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. The City plans on fulfilling a portion of its residential growth requirement (RHNA) with new development on vacant sites currently zoned for residential development, on surplus school sites, and within the Pacifica Specific Plan and the Beach/Edinger Corridor Specific Plan. The specific environmental effects of this future development, including potential increases in traffic, impacts adjacent to or near the Union Pacific Railroad Company right-of-way, impacts to safety of the rail corridor and highway-rail crossings, impacts to levels of service, possible hazards due to design features, adequate emergency access, sufficient parking capacity and support of alternative transportation, will be evaluated as individual project proposals or plans are submitted. This includes the Beach/Edinger Corridor Specific Plan and associated EIR, which is targeted for adoption by the end of 2008. Any necessary coordination on transportation/traffic issues with other local, regional and state agencies will occur as part of the environmental review for a specific project. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan policies and Integrated Infrastructure Master Plan mentioned above. Therefore, adoption of the Housing Element will not have an impact on transportation and circulation.

VII. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources: 1 & 2)

Discussion: see discussion under item f.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1 & 2)

Discussion: see discussion under item f.

D1 . 265

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------|-------------------------------------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1 & 2) Discussion: see discussion under item f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: 1 & 2) Discussion: see discussion under item f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1 & 2) Discussion: see discussion below. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: 1 & 2) Discussion items a) through f): | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

As a highly urbanized environment, the majority of habitats remaining in Huntington Beach (including marine open-waters, coastal dunes, coastal saltmarsh, freshwater marsh and grassland) are concentrated in a few areas. Vacant lots in the City, including those designated for Residential Medium Density, may have biological value, particularly for trees, small animals and raptors. The Environmental Resources/Conservation Element includes goals, policies, and implementation programs to help protect biological resources. This includes Implementation Program I-ERC 1, which outlines steps to be taken during the development review process. The City's Urban Design Guidelines provide information on how site planning should minimize a development's impact on the natural surroundings (City of Huntington Beach website: <http://www.ci.huntington-beach.ca.us/Government/Departments/Planning/design/index.cfm>).

The Housing Element is a policy document that includes goals, policies and programs to address Huntington Beach's housing needs. The specific environmental effects of future residential development, including potential impacts on sensitive species habitat, riparian habitat, wetlands, or trees will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan policies mentioned above and any other applicable City requirements. Therefore, adoption of the Housing Element will not have an impact on biological resources.

ISSUES (and Supporting Information Sources):

| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|

VIII. MINERAL RESOURCES. Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1, 2 & 3)
- Discussion:** see discussion below.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: 1, 2 & 3)
- Discussion items a) and b):**

As described in the General Plan and associated EIR, oil wells in Huntington Beach are scattered throughout much of the City. Most of them are concentrated in the coastal areas and mesas. The City lies over several oil producing areas, comprising the Talbert, Sunset Beach, West Newport and Huntington Beach oil fields. Natural gas associated with oil extraction is also being mined.

Policies in the General Plan Environmental Resources/Conservation Element address designating areas for mineral and oil extraction as well as adequately addressing the potential land use conflicts and environmental impacts from such activities. The City's Zoning Map has an Oil Overlay Zone to designate these mineral resource areas.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. The City plans on fulfilling a portion of its residential growth needs (RHNA) for 2008 – 2014 with new development on vacant sites currently zoned for residential development, on surplus school sites, within the Pacifica Specific Plan, and the Beach/Edinger Corridor Specific Plan which is currently developed with a variety of retail, residential and institutional uses. The specific environmental effects of this future development, including impacts on mineral, gas or oil resources, will be evaluated as individual project proposals or plans are submitted. This includes the Beach/Edinger Corridor Specific Plan and associated EIR, which is targeted for adoption by the end of 2008 (please refer to Figure 2 for location). Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan policies mentioned above.

The Housing Element is consistent with the existing General Plan and its adoption will not result in the loss of availability of a known mineral resource or a locally important mineral resource recovery site.

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 1 & 2)
- Discussion:** see discussion under item h.

D1 . 267

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------|-------------------------------------|
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 1 & 2) Discussion: see discussion under item h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 1 & 2) Discussion: see discussion under item h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 1 & 2) Discussion: see discussion under item h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1 & 2) Discussion: see discussion under item h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1 & 2) Discussion: see discussion under item h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 1 & 2) Discussion: see discussion below. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 1 & 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES (and Supporting Information Sources):

| | | | |
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|

Discussion items a) through h):

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. This Element complies with the General Plan Hazardous Materials Element, which includes policies to help minimize the potential harm from hazardous waste. Policies in the Hazardous Materials Element address the transportation, use and disposal of hazardous waste from a variety of sources. Policies and implementation measures regarding household hazardous waste call for public education on proper disposal.

Although the City is located within the Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos, the Housing Element is a policy document and any specific environmental effects from future developments will be evaluated as individual project proposals or plans are submitted. However, housing development under the General Plan does not interfere with existing airspace or flight patterns. No impact would occur.

No wildland areas are located within or adjacent to Huntington Beach.

The City plans on fulfilling a portion of its residential growth needs (RHNA) for 2008 – 2014 with new development on vacant sites currently zoned for residential development, on surplus school sites, within the Pacifica Specific Plan, and the Beach/Edinger Corridor Specific Plan which is currently developed with a variety of retail, residential and institutional uses. The specific environmental effects of this future development will be evaluated as individual project proposals or plans are submitted. This includes the Beach/Edinger Specific Plan and associated EIR, which is targeted for adoption by the end of 2008 (please refer to Figure 2 for location). Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including measures or conditions to ensure compliance with the General Plan and any other applicable Federal, State or local requirements. Future projects will also need to comply with the City’s Emergency Preparedness Program. Therefore, adoption of the Housing Element will not have an impact on hazardous materials.

X. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1 & 2)

Discussion: see discussion under item f.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 1 & 2)

Discussion: see discussion under item f.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1 & 2)

Discussion: see discussion under item f.

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------|-------------------------------------|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1 & 2) Discussion: see discussion under item f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1 & 2) Discussion: see discussion below. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1&2) Discussion items a) through f): | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The General Plan Noise Element includes many policies to help minimize the potential noise impacts related to residential development and uses. This includes Policies N.1.2.1 and N.1.2.3, which require that all future noise sensitive uses that are placed in areas which exceed 60dB(A) Ldn include appropriate buffering and/or construction mitigation measures so as to reduce interior noise levels to 45dB(A) Ldn. Policy N1.5.1 addresses noise impacts associated with multi-tenant and mixed-use structures by minimizing the transfer of noise and vibration from one use to another. The City's Noise Ordinance regulates temporary increases in noise due to the construction of new residential uses.

Although the City is located within the Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos, the Housing Element is a policy document and any specific environmental effects from future developments will be evaluated as individual project proposals or plans are submitted. However, housing development under the General Plan does not interfere with existing airspace or flight patterns. No impact would occur.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. The City plans on fulfilling a portion of its residential growth needs (RHNA) for 2008 – 2014 with new development on vacant sites currently zoned for residential development, on surplus school sites, within the Pacifica Specific Plan, and the Beach/Edinger Corridor Specific Plan which is currently developed with a variety of retail, residential and institutional uses. The specific environmental effects of future development, including any temporary or permanent noise increases, will be evaluated as individual project proposals or plans are submitted. This includes the Beach/Edinger Specific Plan and associated EIR, which is targeted for adoption by the end of 2008 (please refer to Figure 2 for location). Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan policies mentioned above and the City's Noise Ordinance. Therefore, adoption of the Housing Element will not have an impact on noise.

ISSUES (and Supporting Information Sources):

| | | | |
|--------------------------------------|--------------------------------------------------------------------|------------------------------------|-----------|
| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--------------------------------------------------------------------|------------------------------------|-----------|

XI. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- | | | | | |
|-------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Fire protection? (Sources: 1 & 2) Discussion: see discussion under item e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Police Protection? (Sources: 1 & 2) Discussion: see discussion under item e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Schools? (Sources: 1 & 2) Discussion: see discussion under item e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Parks? (Sources: 1 & 2) Discussion: see discussion under item e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Other public facilities or governmental services? (Sources: 1 & 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Mitigation Incorporated | Less Than Significant Impact | No Impact |
|----------------------------------------------|--------------------------------------|----------------------------------------------------------|------------------------------------|-----------|
|----------------------------------------------|--------------------------------------|----------------------------------------------------------|------------------------------------|-----------|

Discussion items a) through e):

The 1996 General Plan includes several policies to ensure that adequate public services, including fire protection, police protection, schools, parks and libraries are available to meet the City's projected population increase, which was based on buildout of 18,500 new residential units by the year 2010. For instance, Policy LU 2.1.2 requires that the type, amount and location of development be correlated with the provision of adequate supporting infrastructure and public services. The Housing Element also addresses adequate public services with Policy 1.9, which calls for maintaining the quality of life within neighborhoods by maintaining an adequate level of community facilities, such as childcare centers, and municipal services. This applies to fire protection, police protection, schools and parks.

The Huntington Beach Housing Element addresses the City's residential growth needs (RHNA) for this 2008 – 2014 housing cycle, which is approximately 2,100 units. Since 1990, approximately 5,000 new units have been developed in Huntington Beach. This combined number (7,000 units) is still well below the 18,500 units identified in the General Plan. The specific environmental effects, including impacts on public services, of future development discussed in the Housing Element policies and programs will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified at that time in order to ensure adequate public services and compliance with federal, state and local statutes. This includes the Beach/Edinger Specific Plan, which is one of the strategies identified in the Housing Element to meet the RHNA. This Plan area is currently developed with a variety of retail, residential and institutional uses. This Plan and associated EIR are targeted for adoption by the end of 2008 (please refer to Figure 2 for location).

As explained above, the Housing Element is consistent with the existing General Plan and adoption of the Housing Element will not have an impact on fire protection, police protection, schools, parks or other public facilities or governmental services.

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

- | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 1 & 2) Discussion: see discussion under item h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1 & 2) Discussion: see discussion under item h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1 & 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES (and Supporting Information Sources):

| | | | |
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|

Discussion: see discussion under item h.

- | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1 & 2) Discussion: see discussion under item h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: 1 & 2) Discussion: see discussion under item h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: 1 & 2) Discussion: see discussion under item h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 1 & 2) Discussion: see discussion below. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: 1 & 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

D1 . 273

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Mitigation Incorporated | Unless Mitigation Incorporated | Less Than Significant Impact | Potentially Significant | No Impact |
|----------------------------------------------|--------------------------------------|----------------------------------------------------------|--------------------------------------|------------------------------------|----------------------------|-----------|
|----------------------------------------------|--------------------------------------|----------------------------------------------------------|--------------------------------------|------------------------------------|----------------------------|-----------|

Discussion items a) through h):

The City's 1996 General Plan includes several policies to ensure that adequate utilities and service systems are available to meet the City's projected population increase, which was based on buildout of 18,500 new residential units by the year 2010. This includes policies in the Land Use, Growth Management, Utilities and Environmental Resources/Conservation Elements. For instance, Policy LU 2.1.2 requires that the type, amount and location of development be correlated with the provision of adequate supporting infrastructure and public services. The Housing Element also addresses utilities in new development through Policy 3.6, which encourages the use of sustainable and green building design. The associated program (Housing Program 15) requires that residential and mixed-use developments receiving Redevelopment Agency assistance include sustainable design features, to the extent feasible, for energy and water reduction strategies; solid waste reduction technologies; storm water mitigation and gray water recycling. In addition, as described in the Housing Element, the City has adopted an Integrated Infrastructure Master Plan (adopted in 2000) that identifies needed improvement(s) and associated costs to aging infrastructure within the City.

The Huntington Beach Housing Element addresses the City's residential growth needs (RHNA) for this 2008 – 2014 housing cycle, which is approximately 2,100 units. Since 1990, approximately 5,000 new units have been developed in Huntington Beach. This combined number (7,000 units) is still well below the 18,500 units identified in the General Plan. The specific environmental effects of this future development discussed in the Housing Element, including any impacts on utility service, will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified at that time in order to ensure adequate utility service and compliance with federal, state and local statutes, including the General Plan policies and Integrated Infrastructure Master Plan described above. This includes the Beach/Edinger Specific Plan, which is one of the strategies identified in the Housing Element to meet the RHNA. This Plan area is currently developed with a variety of retail, residential and institutional uses (please refer to Figure 2 for location). The Plan and associated EIR is targeted for adoption by the end of 2008.

As explained above, the Housing Element is consistent with the existing General Plan and adoption of the Housing Element will not have an impact on water, wastewater, storm water or landfill facilities.

XIII. AESTHETICS. Would the project:

- | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? (Sources: 1 & 2) Discussion: see discussion under item d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1 & 2) Discussion: see discussion under item d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1 & 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

ISSUES (and Supporting Information Sources):

| | | | |
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|

Discussion: see discussion below.

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1 & 2)

Discussion items a) through d):

As described in the City’s General Plan and EIR, the visual assets of Huntington Beach stem from its geographical location (Pacific Ocean, mesas and small bays) and the urban form the City has developed. The General Plan’s Environmental Resources/Conservation Element addresses issues such as scenic highways, aesthetic resources and open space, while the Urban Design Element focuses on issues related to the enhancement of the City’s urban visual image. In 2000, the City adopted the Urban Design Guidelines to help implement the policies set forth in the Urban Design Element.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. The City plans on fulfilling a portion of its residential growth needs (RHNA) for 2008 – 2014 with new development on vacant sites currently zoned for residential development, on surplus school sites, and within the Beach/Edinger Corridor Specific Plan and Pacifica Specific Plan. Sites identified in the Housing Element will be developed with infill projects, the majority of which will occur through recycling of existing, older uses to housing and mixed use development. A policy is included in the Huntington Beach Housing Element to “Preserve the character, scale and quality of established residential neighborhoods” (Policy 1.1). This policy, and the associated rehabilitation programs in the Element, will help ensure that any new development on vacant and redeveloped residential sites will match the character and scale of the surrounding properties. One of the goals of the Beach/Edinger Corridor Specific Plan is to establish a more cohesive integration of land uses and visual identity to the two corridors (please refer to Figure 2 for location). Specifications to guide land use and development intensity, site layout, building design, site landscaping and signage will be detailed in the Specific Plan.

The specific environmental effects of future development discussed in the Housing Element, including any adverse effects on scenic vistas, scenic resources, or visual quality of a site and its surroundings, or new sources of substantial light and glare will be evaluated as individual project proposals or plans are submitted. This includes the Beach/Edinger Specific Plan, which is targeted for adoption by the end of 2008. Any needed mitigation measures or conditions of approval will be identified during the individual project or plan review, including compliance with the General Plan polices and Urban Design Guidelines mentioned above.

As described above, the Housing Element is consistent with the existing General Plan and adoption of the Housing Element will not have an impact on scenic vistas, scenic resources, visual quality of a site and its surroundings or result in substantial light and glare.

XIV. CULTURAL RESOURCES. Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (Sources: 1 & 2)

Discussion: see discussion under item d.

D1 . 275

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------|------------------------------|-------------------------------------|
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Sources: 1 & 2) Discussion: see discussion under item d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: 1&2) Discussion: see discussion below. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1 & 2) Discussion items a) through d): | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The General Plan Historic and Cultural Resources Element outlines the history of Huntington Beach and describes the many architectural styles and historical resources in the City. The City's Historical Resources Board conducted a Downtown Historical Study in 1986 and a list of local landmarks is included in the General Plan. Most of the archaeological resources in the City have been destroyed by previous development and urbanization of the City. Remaining archaeological resources are likely to be found in vacant lots throughout the City and the bluffs along Huntington Beach and Bolsa Chica mesas. The Historic and Cultural Resources Element includes several goals and policies to help identify, protect and preserve historical and archaeological resources in the City. Any properties identified in the Element as potentially historical require an environmental assessment prior to approval of any demolition or redevelopment of the site.

The Huntington Beach Housing Element is a policy document that includes goals, policies and programs to meet the existing and projected housing needs of the City. A policy is included in the Huntington Beach Housing Element to "Preserve the character, scale and quality of established residential neighborhoods" (Policy 1.1). This policy is consistent with the Historic and Cultural Resources Element of the General Plan. The City plans on fulfilling a portion of its residential growth needs (RHNA) for 2008 – 2014 with new development on vacant sites currently zoned for residential development, on surplus school sites, and within the Beach/Edinger Corridor Specific Plan and Pacifica Specific Plan. The specific environmental effects of this future development, including any adverse changes to historical and archaeological resources, direct or indirect impacts on unique paleontological resources, or disturbances to human remains, will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified at that time, including compliance with federal, state and local statutes. Future development will need to comply with Housing Element Policy 1.1 as well as the policies in the Historic and Cultural Resources Element with respect to cultural resources. Therefore, adoption of the Housing Element will not have an impact on historical, archaeological or paleontological resources, nor will it disturb human remains.

XV. RECREATION. Would the project:

- | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1 & 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

ISSUES (and Supporting Information Sources):

| | | | |
|--------------------------------------|--------------------------------------------------------------------|------------------------------------|-----------|
| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--------------------------------------------------------------------|------------------------------------|-----------|

Discussion: see discussion under item c.

| | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: 1 & 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: see discussion below.

| | | | | |
|-----------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Affect existing recreational opportunities? (Sources: 1 & 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

D1 . 277

ISSUES (and Supporting Information Sources):

| | | | |
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|
| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--------------------------------------------------------|------------------------------|-----------|

Discussion items a) through c):

Parks, beaches and recreational facilities are numerous throughout Huntington Beach. The City's General Plan includes several policies to ensure that adequate park and recreational amenities and associated funding sources are available to meet the City's projected population increase, which was based on buildout of 18,500 new residential units between 1990 and 2010. The Growth Management Element of the General Plan, adopted in 2002, also includes an additional goal and policies regarding sufficient park and recreational facilities for existing and future Huntington Beach residents.

The Huntington Beach Housing Element addresses the City's residential growth needs (RHNA) for this 2008 – 2014 housing cycle, which is approximately 2,100 units. Since 1990, approximately 5,000 new units have been developed in Huntington Beach. This combined number (7,000 units) is still well below the 18,500 units identified in the General Plan. Policy 1.9 in the Housing Element addresses maintaining the quality of life within neighborhoods by maintaining an adequate level of community facilities, such as childcare centers, and municipal services. This policy applies to existing neighborhood, community and regional parks and other recreational facilities.

Strategies to meet the City's RHNA include new development on vacant sites currently zoned for residential development, on surplus school sites, within the Pacifica Specific Plan, and the Beach/Edinger Corridor Specific Plan which is currently developed with a variety of retail, residential and institutional uses (please refer to Figure 2 for location). The Beach/Edinger Corridor Specific Plan, and associated EIR, is targeted for adoption by the end of 2008. Entitlement applications are in the process of being submitted for residential development on two of the surplus school sites: Lamb and Wardlow; portions of both of these school sites have been acquired by the City for recreational and open space purposes.

In the General Plan EIR, one issue of concern regarding parks and recreation was regarding school closures and the loss of recreational opportunities they offer. In order to ensure that recreational opportunities at closed school sites were not lost, the Recreation and Community Services Element included Policy RCS 5.1.1. This policy requires the evaluation of a closed school's contribution to recreational opportunities in the neighborhood and the identification of alternative recreational opportunities when a school closes. Policy 2.3 in the Huntington Beach Housing Element calls for the utilization of surplus school and park sites for residential use where appropriate and consistent with the City's General Plan. Therefore, the Housing Element is consistent with General Plan Policy RCS 5.1.1.

Any environmental impacts on parks or recreational facilities resulting from future development discussed in the Housing Element will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified at that time. All future projects will need to be consistent with General Plan policies and the Huntington Beach Zoning and Subdivision Ordinance, including Policy LU 2.1.2, which requires that the type, amount and location of development be correlated with the provision of adequate supporting infrastructure and public services.

As explained above, the Housing Element is consistent with the existing General Plan and adoption of the Housing Element will not have an impact on existing neighborhood, community and regional parks or other recreational facilities; result in environmental impacts from new or expanded recreational facilities; or affect existing recreational opportunities.

ISSUES (and Supporting Information Sources):

| | | | |
|--------------------------------------|--------------------------------------------------------------------|------------------------------------|-----------|
| Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--------------------------------------------------------------------|------------------------------------|-----------|

XVI. AGRICULTURE RESOURCES. Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1, 2 & 3)
-

Discussion: See discussion under item c.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: #1, 2 & 3)
-

Discussion: See discussion below.

- c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1, 2 & 3)
-

Discussion items a) through c):

The Huntington Beach Housing Element does not identify any agricultural land to be rezoned for residential development; therefore the Project will not result in: (a) the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance to non-agricultural uses or (b) conflict with existing zoning for agricultural use or a Williamson Act contract.

The City plans on fulfilling a portion of its residential growth needs (RHNA) for 2008 – 2014 with new development on vacant sites currently zoned for residential development, on surplus school sites and within the Beach/Edinger Corridor Specific Plan. Most of the vacant residential parcels are less than one acre in size and the Beach/Edinger Corridor Specific Plan area is currently developed with a variety of retail, residential and institutional uses. The specific environmental effects of this future development discussed in the Housing Element, including any changes in the existing environment that could result in conversion of Farmland to non-agricultural use, will be evaluated as individual project proposals or plans are submitted. Any needed mitigation measures or conditions of approval will be identified at that time. This includes the Beach/Edinger Specific Plan and EIR, which is targeted for adoption by the end of 2008 (please refer to Figure 2 for location) Therefore, adoption of the Housing Element will not have an impact on agricultural resources.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1 & 2)
-

D1 . 279

| ISSUES (and Supporting Information Sources): | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|----------------------------------------------|--------------------------------------|--------------------------------------------------------------------|------------------------------------|-----------|
|----------------------------------------------|--------------------------------------|--------------------------------------------------------------------|------------------------------------|-----------|

Discussion: see discussion under item c.

- | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1 & 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: see discussion below.

- | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1 & 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion items a) through c):

As described throughout this document, the Housing Element is one of the seven State-mandated elements of the City’s General Plan and must be updated pursuant to California Government Code Section 65588 for the 2008-2014 planning period. The Housing Element is a policy document that identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs.

The Huntington Beach Housing Element addresses the City’s residential growth needs (RHNA) for this 2008 – 2014 housing cycle, which is approximately 2,100 units. Since 1990, approximately 5,000 new units have been developed in Huntington Beach. This combined number (7,000 units) is still well below the projected population increase identified in the City’s 1996 General Plan, which was based on buildout of 18,500 new residential units by the year 2010.

The City plans on fulfilling its RHNA with a variety of methods including: projects with existing entitlements; new development on vacant sites currently zoned for residential development; on surplus school sites; within the Pacifica Specific Plan and Beach/Edinger Corridor Specific Plan; and through committed assistance for preservation of at-risk housing. (Housing Element Policies 2.2 and 2.3; Housing Element Programs 8 through 10). The environmental effects of this future development will be evaluated as individual project proposals or plans are submitted, such as in The Ripcurl Project EIR currently under preparation. The majority of housing growth provided for in the Housing Element will occur within the Beach/Edinger Corridor Specific Plan area (please refer to Figure 2), which will have its own EIR and include project level environmental analysis for up to five specific developments. The Specific Plan and associated EIR are targeted for adoption by the end of 2008.

The Housing Element is consistent with the other elements of the City’s General Plan and will not degrade the quality of the environment, result in cumulatively considerable impacts or cause substantial adverse effects on human beings.

XVIII. EARLIER ANALYSIS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis:

| <u>Reference #</u> | <u>Document Title</u> | <u>Available for Review at:</u> |
|--------------------|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | City of Huntington Beach General Plan | City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3 rd Floor 2000 Main St. Huntington Beach |
| 2 | City of Huntington Beach General Plan Update Environmental Impact Report | “ |
| 3 | City of Huntington Beach Zoning Map | “ |
| 4 | City of Huntington Beach Zoning and Subdivision Ordinance | “ |
| 5 | The Ripcurl Project Environmental Assessment (No. 07-04) | “ |
| 6 | Revised Draft 2008-2014 Housing Element Update (April 7, 2008) | “ |

D1 . 281

**INTENTIONALLY
LEFT
BLANK**

RESPONSE TO COMMENTS FOR DRAFT
NEGATIVE DECLARATION NO. 08-002

- I. This document serves as the Response to Comments on the Draft Negative Declaration No. 08-002 (2008-2014 Housing Element Update). This document contains all information available in the public record related to the Housing Element Update as of May 20, 2008 and responds to comments in accordance with Section 15088 of the California Environmental Quality Act (CEQA) Guidelines.

This document contains six sections. In addition to this Introduction, these sections are Public Participation and Review, Comments, Responses to Comments, Errata to the Draft Negative Declaration No. 08-002, and Appendix.

The Public Participation section outlines the methods the City of Huntington Beach has used to provide public review and solicit input on the Draft Negative Declaration No. 08-002. The Comments section contains those written comments received from agencies, groups, organizations, and individuals as of May 20, 2008. The Response to Comments section contains individual responses to each comment. The Errata to the Draft Negative Declaration No. 08-002 is provided to show corrections of errors and inconsistencies in the Draft Negative Declaration.

It is the intent of the City of Huntington Beach to include this document in the official public record related to the Draft Negative Declaration No. 08-002. Based on the information contained in the public record, the decision-makers will be provided with an accurate and complete record of all information related to the environmental consequences of the project.

II. PUBLIC PARTICIPATION AND REVIEW

The City of Huntington Beach notified all responsible and interested agencies and interested groups, organizations, and individuals that Draft Negative Declaration No. 08-002 had been prepared for the proposed project. The City also used several methods to solicit input during the review period for the preparation of Draft Negative Declaration No. 08-002. The following is a list of actions taken during the preparation, distribution, and review of Draft Negative Declaration No. 08-002.

1. A cover letter and copies of Draft Negative Declaration No. 08-002 were filed with the State Clearinghouse on April 16, 2008. The State Clearinghouse assigned Clearinghouse Number 2008041092 to the proposed project. A copy of the cover letter and the State Clearinghouse distribution list is available for review and inspection at the City of Huntington Beach, Planning Department, 2000 Main Street, Huntington Beach, California 92648.

D1 . 282

ATTACHMENT NO. 4.36

2. An official 30-day public review period for Draft Negative Declaration No. 08-002 was established by the City of Huntington Beach. It began on Thursday, April 17, 2008 and ended on Friday, May 16, 2008. Public comment letters were accepted by the City of Huntington Beach through May 20, 2008.
3. Notice of Draft Negative Declaration No. 08-002 was published in the Huntington Beach Independent on April 17, 2008. In addition, agencies, groups, organizations, and individuals received a notice of availability for Draft Negative Declaration No. 08-002.

III. COMMENTS

Copies of all written comments received as of May 20, 2008 are contained in Appendix A of this document. All comments have been numbered and are listed on the following pages. All comments from letters received have been summarized or retyped verbatim in a comment-response format for clarity. Responses to Comments for each comment that raised an environmental issue are contained in this document.

IV. RESPONSE TO COMMENTS

Draft Negative Declaration No. 08-002 was distributed to responsible agencies, interested groups, organizations, and individuals. The report was made available for public review and comment for a period of 30 days. The public review period for the Draft Negative Declaration No. 08-002 commenced on April 17, 2008 and expired on May 16, 2008.

Copies of all documents received as of May 20, 2008 are contained in Appendix A of this report. Comments have been numbered with responses correspondingly numbered. Responses are presented for each comment which raised a significant environmental issue.

Several comments do not address the completeness or adequacy of the Draft Negative Declaration No. 08-002, do not raise significant environmental issues, or request additional information. A substantive response to such comments is not appropriate within the context of the California Environmental Quality Act (CEQA). Such comments are responded to with a "comment acknowledged" reference. This indicates that the comment will be forwarded to all appropriate decision makers for their review and consideration.

V. ERRATA TO DRAFT NEGATIVE DECLARATION NO. 08-002

The following changes to Draft Negative Declaration No. 08-002 and Initial Study Checklist are as noted below. The changes to the Draft Negative Declaration as they relate to issues contained within this errata sheet do not affect the overall conclusions of the environmental document. The changes are identified by the comment reference.

1. **Figure 2 has been replaced with updated figure to be consistent with Housing Element Figure 8. Three new sites have been identified in the Beach/Edinger Corridor Specific Plan area. As such, both figures have been revised accordingly.**

2. **Comment: EB-3**

Section: IV. Hydrology and Water Quality (Discussion a – p)

Changes: **The Department of Public Works has a full-time Water Conservation Coordinator who provides guidance to water customers on the efficient use of water resources and implements, coordinates and monitors water conservation programs for the City. In addition, the City has adopted an Urban Runoff Management Plan, which includes methods for reducing volume of urban runoff and pollutants.**

3. **Comment: PUC-1**

Section: VI. Transportation/Traffic (Discussion a – g)

Changes: The specific environmental effects of this future development, including potential increases in traffic, **impacts adjacent to or near the Union Pacific Railroad Company right-of-way, impacts to safety of the rail corridor and highway-rail crossings**, impacts to levels of service, possible hazards due to design features, adequate emergency access, sufficient parking capacity and support of alternative transportation, will be evaluated as individual project proposals or plans are submitted.

4. **Comment: DOT-2**

Section: VI. Transportation/Traffic (Discussion a – g)

Changes: **Any necessary coordination on transportation/traffic issues with other local, regional and state agencies will occur as part of the environmental review for a specific project.**

D1 . 284

ATTACHMENT NO. 4.38

Response To Comments
Negative Declaration No. 08-002
2008-2014 Housing Element Update

NAHC – 1 (summarized)

Comment:

The comment informs the City of their responsibility for adequately analyzing a project's impacts on cultural and historical resources pursuant to CEQA guidelines. The comment also provides a listing of resources available for a lead agency to determine if cultural or historical resources would be significantly impacted by a project. The comment informs the City that any potential significant effects are required to be mitigated and that lead agencies should include provisions for discovery of Native American human remains or cemeteries in their mitigation plans. Finally, the comment informs the City that lead agencies should consider avoidance whenever cultural resources are discovered during project implementation.

Response:

Thank you for your comments. As a policy document, the Housing Element Update does not directly propose development. As individual projects are submitted, they will be analyzed for potentially significant environmental impacts, including impacts to cultural and historical resources. Should any development project have the potential to cause significant impacts on cultural or historical resources, the impacts will be required to be mitigated to less than significant levels. In analyzing future projects for impacts, the resources provided in the comment letter will be utilized so that all potentially significant impacts are adequately addressed.

PUC – 1

Comment:

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings.

The Commission is in receipt of the *Notice of Completion & Environmental Document Transmittal-NOP* from the State Clearinghouse. Commission staff recommends that the City add language to the housing element plan update so that any future planned development adjacent to or near the Union Pacific Railroad Company's right-of-way be planned with safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad right-of-way.

Response:

Section VI. (Transportation/Traffic) of the initial study has been revised to include language that impacts to railroad right-of-way, highway-rail crossings and/or the rail corridor shall be evaluated, when applicable, as specific project proposals and plans are submitted.

DOT-1

Comment:

The Department of Transportation (Department) is a reviewing agency on this project and would like to work in active partnership with the City to ensure that:

1. All elements of the General Plan, whether mandatory or optional, are consistent with one another.

Response:

Section I. (Land Use and Planning) states that the proposed Housing Element Update is consistent with other goals, policies and objectives of the City's General Plan as required by State Housing Element law.

DOT-2

Comment:

2. The General Plan Amendment and Housing Element Update includes language that early coordination with the Department on project and program development is advised to help streamline the review process.
3. The General Plan Amendment and Housing Element Update addresses that the Department may have regulatory authority over certain developments that directly or indirectly impact State transportation facilities.
4. The General Plan Amendment and Housing Element Update takes regional transportation issues, problems, and solutions into consideration. Further, it should include a discussion on emphasizing early coordination between the City and regional partners (The Department, OCTA, SCAG, etc.) early in the land use and transportation planning process.
5. The Department right of way and possible need for encroachment permits are identified.
6. The General Plan Amendment and Housing Element Update acknowledges The Department standard of maintaining a target Level of Service (LOS) at the transition between LOS C and LOS D on State highway facilities. Any degradation of the LOS past this threshold should be mitigated to bring the facility back to the baseline/existing condition. For future projects that may impact State facilities, we recommend that early coordination between the Department and the City occur to fully address level of significance thresholds (transition between LOS C and D) and appropriate methods for analyzing impacts (LOS vs. Hours of Delay).

D1 . 286

ATTACHMENT NO. 4.46

Response:

Section VI. (Transportation/Traffic) has been revised to include a statement that all development requiring coordination with other local, regional or State agencies concerning transportation/traffic issues will be done as part of the environmental review process for a specific project.

The Housing Element is projecting up to 5,000 new units within the Edinger Avenue/Beach Blvd. Corridor Specific Plan area, which encompasses Edinger Avenue to Goldenwest Street and Beach Boulevard, a State highway. Because Edinger Avenue is located in the northern area of the City, close to the I-405 Freeway, and Beach Boulevard is a State highway, coordination with the Department of Transportation will likely be required during development of the Specific Plan and accompanying EIR to ensure that regional transportation issues are adequately addressed. As such, your comments will be forwarded to the appropriate City departments for consideration.

EB - 1

Comment:

The Environmental Board recommends that the City prepare an updated General Plan environmental impact report. This recommendation is being proposed to make the General Plan a coordinated document that considers all the various elements. The Board understands that the last time a comprehensive General Plan update and environmental impact report was conducted was in 1996.

The Huntington Beach Housing Element component of the General Plan has been updated to cover the period from 2008-2014. Other elements and the General Plan are also being updated. Since that time the city has grown and plans further growth in ways not envisioned in 1996. We therefore believe the twelve year old General Plan impact report is out of date and should be updated with a complete update of the Plan.

Response:

Thank you for your comments regarding the need for a comprehensive update of the General Plan. They will be forwarded to the City of Huntington Beach Planning Commission for review and consideration. In addition, the Housing Element is consistent with the goals, objectives and policies of the current General Plan, which plans for growth of up to 18,500 new housing units in the City (beyond 1990). The 2008-2014 Housing Element addresses the City's projected regional housing need of approximately 2,100 units. Since 1990, approximately 5,000 units have been developed in the City. This combined number of 7,100 units is well within growth already planned for in the 1996 General Plan.

EB - 2

Comment:

There is a relationship between affordable housing and green building that needs to be explored. The Housing Element should provide guidance on this subject.

Response:

Section V (Housing Plan) of the Housing Element Update includes a Green Building Program requiring establishment of a comprehensive Green Building Program with the provision of dedicated staff for implementation. In addition, the program requires that all Redevelopment Agency assisted projects use sustainable design features to the extent feasible.

EB-3

Comment:

The city has hired a Water Conservation Coordinator to consolidate hydrology and water quality issues. The city has also developed a City Urban Runoff Urban Management Plan. These efforts should be discussed in the Environmental Assessment.

Response:

Section IV. (Hydrology & Water Quality) of the initial study has been revised to include discussion of the City's Water Conservation Coordinator and the Urban Runoff Management Plan as resources and sources of information on water quality issues available at the City.

EB-4

Comment:

The several references to greenhouse gas emissions should be more explicitly described in the Housing Element with regard to future policies resulting from AB32 and Title 24 Chapter 11 implementation by 2012.

Response:

The Housing Element includes a program requiring establishment of a comprehensive Green Building Program in the City. The Green Building Program, based on the direction of the Planning Commission and City Council subcommittees, may result in recommendation and adoption of citywide policies to further address implementation of AB32 and Title 24 Chapter 11 in the City of Huntington Beach.

EB-5 (summarized)

Comment:

The comment is concerned about the Housing Element's impact on Transportation/Traffic, Public Services, Utilities and Service Systems and Recreation. The comment notes that the accompanying elements of the General Plan should be updated to be compatible with the updated Housing Element.

Response:

D1 . 288

Thank you for your comments regarding the need for a comprehensive update of the General Plan. They will be forwarded to the City of Huntington Beach Planning Commission for review and consideration. In addition, the Housing Element is consistent with the goals, objectives and

policies of the current General Plan, which plans for growth of up to 18,500 new housing units in the City (beyond 1990). The 2008-2014 Housing Element addresses the City's projected regional housing need of approximately 2,100 units. Since 1990, approximately 5,000 units have been developed in the City. This combined number of 7,100 units is well within growth already planned for in the 1996 General Plan.

The Housing Element is a policy document that includes goals, policies and programs to meet existing and projected housing needs in the City. Specific environmental effects of future development, including potential impacts on traffic/transportation, public services, utilities and service systems and recreation, will be evaluated as individual project proposals or plans are submitted.

APPENDIX A
COMMENT LETTERS

D1 . 290

ATTACHMENT NO. 4.44

**INTENTIONALLY
LEFT
BLANK**

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-6251
 Fax (916) 657-5390
www.nahc.ca.gov
ds_nahc@pacbell.net



City of Huntington Beach

April 18, 2008

APR 22 2008

Ms. Jennifer Villasenor, Associate Planner

CITY OF HUNTINGTON BEACH

2000 Main Street
 Huntington Beach, CA 92648

Re: SCH# 2008041092: CEQA Notice of Preparation (NOP) draft Environmental Impact Report (DEIR) for General Plan Amendment No. 07-002: 2008-2014 Housing Element Update: City of Huntington Beach, Orange County, California

Dear Ms. Villasenor:

Thank you for the opportunity to comment on the above-referenced document. The Native American Heritage Commission is the state agency designated for the protection of California's Native American cultural resources. The California Environmental Quality Act (CEQA) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR per the California Code of Regulations § 15064.5(b)(c) (CEQA Guidelines). In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE),' and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following action:

- √ Contact the appropriate California Historic Resources Information Center (CHRIS). Contact information for the 'Information Center' nearest you is available from the State Office of Historic Preservation in Sacramento (916/653-7278). The record search will determine:
 - If a part or the entire (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded in or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- √ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological information center.
- √ Contact the Native American Heritage Commission (NAHC) for:
 - A Sacred Lands File (SLF) search of the project area and information on tribal contacts in the project vicinity who may have information on cultural resources in or near the APE. Please provide us site identification as follows: USGS 7.5-minute quadrangle citation with name, township, range and section. This will assist us with the SLF.
 - Also, we recommend that you contact the Native American contacts on the attached list to get their input on the effect of potential project (e.g. APE) impact. In many cases a culturally-affiliated Native American tribe or person will be the only source of information about the existence of a cultural resource.
- √ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f) of the California Code of Regulations (CEQA Guidelines). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.

NAHC

D1 . 291

ATTACHMENT NO. 4.46

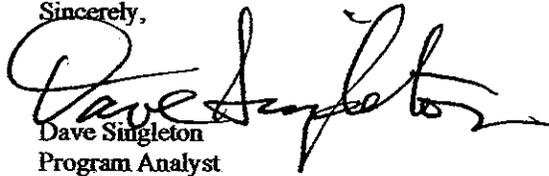
√ Lead agencies should include provisions for discovery of Native American human remains or unmarked cemeteries in their mitigations plans.

- CEQA Guidelines §15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the Initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American groups, identified by the NAHE, to ensure the appropriate and dignified treatment of Native American human remains and any associated grave goods.
- Health and Safety Code §7050.5, Public Resources Code §5097.98 and CEQA Guidelines §15064.5(d) mandate procedures to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

√ Lead agencies should consider avoidance, as defined in CEQA Guidelines §15370 when significant cultural resources are discovered during the course of project planning or execution.

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,


Dave Singleton
Program Analyst

Attachment: Native American Contact List.

Cc: State Clearinghouse

NAHC

**Native American Contacts
Orange County
April 18, 2008**

Sonia Johnston, Tribal Vice Chairperson
Juaneño Band of Mission Indians
P.O. Box 25628 Juaneno
Santa Ana , CA 92799
(714) 323-8312
sonia.johnston@sbcglobal.net

Juaneno Band of Mission Indians
Anita Espinoza
1740 Concerto Drive Juaneno
Anaheim , CA 92807
(714) 779-8832

Juaneno Band of Mission Indians
Joe Ocampo, Chairperson
1108 E. 4th Street Juaneno
Santa Ana , CA 92701
(714) 547-9676
(714) 623-0709-cell

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed, SCH#2008041092; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for General Plan Update No. 07-002; City of Huntington Beach; Orange County, California.

D1 . 293

ATTACHMENT NO. 4.47

Native American Contacts
Orange County
April 18, 2008

Juaneno Band of Mission Indians Acjachemen Nation

David Belardes, Chairperson
31742 Via Belardes
San Juan Capistrano , CA 92675
DavidBelardes@hotmail.com
(949) 493-0959
(949) 493-1601 Fax

Juaneno

Gabrielino Tongva Indians of California Tribal Council
Robert Dorame, Tribal Chair/Cultural Resources
5450 Slauson, Ave, Suite 151 PMB
Culver City , CA 90230
gtongva@verizon.net
562-761-6417 - voice
562-925-7989 - fax

Gabrielino/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693
San Gabriel , CA 91778
ChiefRBwife@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 Fax

Gabrielino Tongva

Juaneno Band of Mission Indians Acjachemen Nation
Joyce Perry , Tribal Manager & Cultural Resources
31742 Via Belardes
San Juan Capistrano , CA 92675
kaamalam@cox.net
(949) 493-0959
(949) 293-8522 Cell
(949) 493-1601 Fax

Juaneno

Gabrielino/Tongva Council / Gabrielino Tongva Nation
Sam Dunlap, Tribal Secretary
761 Terminal Street; Bldg 1, 2nd floor
Los Angeles , CA 90021
office @tongvatribes.net
(213) 489-5001 - Office
(909) 262-9351 - cell
(213) 489-5002 Fax

Gabrielino Tongva

Juaneno Band of Mission Indians
Alfred Cruz, Cultural Resources Coordinator
P.O. Box 25628
Santa Ana , CA 92799
alfredgcruz@sbcglobal.net
714-998-0721
sifredgcruz@sbcglobal.net

Juaneno

Juaneno Band of Mission Indians Acjachemen Nation

Anthony Rivera, Chairman
31411-A La Matanza Street
San Juan Capistrano , CA 92675-2674
arivera@juaneno.com
949-488-3484
949-488-3294 Fax

Juaneno

Juaneno Band of Mission Indians
Adolph "Bud" Sepulveda, Chairperson
P.O. Box 25828
Santa Ana , CA 92799
bssepul@yahoo.net
714-838-3270
714-914-1812 - CELL
bsepul@yahoo.net

Juaneno

D1 . 294

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American with regard to cultural resources for the proposed, SCH#2008041092; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for General Plan Update No. 07-002; City of Huntington Beach, Orange County, California.

ATTACHMENT NO. 4.48

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013



April 30, 2008

City of Huntington Beach

Jennifer Villasenor
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

MAY 05 2008

Dear Ms. Villasenor:

Re: SCH# 2008041092; General Plan Amendment No. 07-002: 2008-2014 Housing Element Update

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings.

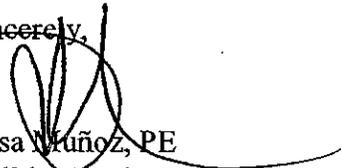
The Commission is in receipt of the *Notice of Completion & Environmental Document Transmittal-NOP* from the State Clearinghouse. Commission staff recommends that the City add language to the housing element plan update so that any future planned development adjacent to or near the Union Pacific Railroad Company's right-of-way be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

PUC-

Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad right-of-way.

If you have any questions, please contact Varouj Jinbanchian, Senior Utilities Engineer at 213-576-7081, vsj@cpuc.ca.gov, or me at rxm@cpuc.ca.gov, 213-576-7078.

Sincerely,


Rosa Muñoz, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

C: Dan Miller, UP

D1 . 295

ATTACHMENT NO. 449

DEPARTMENT OF TRANSPORTATION

District 12
3337 Michelson Drive, Suite 380
Irvine, CA 92612-8894
Tel: (949) 724-2338
Fax: (949) 724-2592

City of Huntington Beach



MAY 14 2008

Flex your power.
Be energy efficient!

May 14, 2008

Ms. Jennifer Villaseñor
City of Huntington Beach
2000 Main Street
Huntington Beach, California 92648

| | | | | | |
|-------------------|--------------------------|---------|----------------------|------------|---|
| Post-It® Fax Note | 7671 | Date | 5/14/08 | # of pages | 2 |
| To | Jennifer Villaseñor | From | John Xu | | |
| Co./Dept. | City of Huntington Beach | Co. | Caltrans District 12 | | |
| Phone # | (714) 536-5271 | Phone # | (949) 724-2338 | | |
| Fax # | (714) 374-1540 | Fax # | | | |

Subject: General Plan Amendment No. 07-002: 2008-2014 Housing Element Update

Dear Ms. Villaseñor:

Thank you for the opportunity to review and comment on the **Notice of Preparation (NOP) for General Plan Amendment No. 07-002: 2008-2014 Housing Element Update**. The Housing Element addresses housing and housing related issues. The State Legislature has established general statewide housing goals which mandates the local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. Government code Section 65583 set forth the specific components to be addressed in the Housing Element. State law requires the preparation of a Housing Element every five years as part of the comprehensive General plan.

The Department of Transportation (Department) is a reviewing agency on this project and would like to work in active partnership with the City to ensure that:

1. All elements of the General Plan, whether mandatory or optional, are consistent with one another.
2. The General Plan Amendment and Housing Element Update includes language that early coordination with the Department on project and program development is advised to help streamline the review process.
3. The General Plan Amendment and Housing Element Update addresses that the Department may have regulatory authority over certain developments that directly or indirectly impact State transportation facilities.
4. The General Plan Amendment and Housing Element Update takes regional transportation issues, problems, and solutions into consideration. Further, it should include a discussion on emphasizing early coordination between the City and regional partners (The Department, OCTA, SCAG, etc.) early in the land use and transportation planning process.
5. The Department right of way and possible need for encroachment permits are identified.

DOT-

DOT-2

"Caltrans improves mobility across California"

6. The General Plan Amendment and Housing Element Update acknowledges The Department' standard of maintaining a target Level of Service (LOS) at the transition between LOS C and LOS D on State highway facilities. Any degradation of the LOS past this threshold should be mitigated to bring the facility back to the baseline/existing condition. For future projects that may impact State facilities, we recommend that early coordination between the Department and the City occur to fully address level of significance thresholds (transition between LOS C and D) and appropriate methods for analyzing impacts (LOS vs. Hours of Delay).

DOT-5

Please continue to keep us informed of this project and any future developments, which could potentially impact the State Transportation Facilities. If you have any questions or need to contact us, please do not hesitate to call Zhongping (John) Xu at (949) 724-2338.

Sincerely,



RYAN CHAMBERLAIN

Branch Chief, Local Development/Intergovernmental Review

cc: Terry Roberts, Office of Planning and Research



CITY OF HUNTINGTON BEACH

ENVIRONMENTAL BOARD

May 14, 2008

City of Huntington Beach

Jennifer Villasensor, jvillasensor@surfcity-hb.org
City of Huntington Beach
2000 Main St
Huntington Beach, CA 92648

MAY 15 2008

Re: Environmental Assessment No. 2008-002

Dear Ms. Villasensor,

The Huntington Beach Environmental Board has reviewed the Environmental Assessment No. 2008-002 and the updated draft Housing Element. The Board respectfully submits the following comments regarding the Negative Declaration document.

General Comment

The Environmental Board recommends that the City prepare an updated General Plan environmental impact report. This recommendation is being proposed to make the General Plan a coordinated document that considers all the various elements. The Board understands that the last time a comprehensive General Plan update and environmental impact report was conducted was in 1996.

The Huntington Beach Housing Element component of the General Plan has been updated to cover the period from 2008-2014. Other elements and the General Plan are also being updated. Since that time the city has grown and plans further growth in ways not envisioned in 1996. We therefore believe the twelve year old General Plan impact report is out of date and should be updated with a complete update of the Plan.

Specific Comments (Environmental Assessment No. 2008-002)

II. Population and Housing;

There is a relationship between affordable housing and green building that needs to be explored. The Housing Element should provide guidance on this subject.

IV. Hydrology and Water Quality;

The city has hired a Water Conservation Coordinator to consolidate hydrology and water quality issues. The city has also developed a City Urban Runoff Urban Management Plan. These efforts should be discussed in the Environmental Assessment.

EB-1

EB-2

EB-3

V. Air Quality;

The several references to greenhouse gas emissions should be more explicitly described in the Housing Element with regard to future policies resulting from AB32 and Title 24 Chapter 11 implementation by 2012.

EB-4

VI. Transportation/Traffic;

The Housing Element has circulation impacts. We are concerned about overall transportation and traffic for the city, specifically level of service. We understand the Circulation Element is being updated but we have not been shown a copy. Our concerns therefore persist.

XI. Public Services;

We are concerned about the Housing Element impact on the adequacy of public services. The Public Facilities and Public Services Element should be updated compatible with the updated Housing Element.

EB-5

XII. Utilities and Service Systems;

We are concerned about the Housing Element impact on the adequacy of utilities and service systems. The Utilities Element should be updated compatible with the updated Housing Element.

XIII. Recreation;

We are concerned about the Housing Element impact on the recreation services particularly parks and open space. The Recreation and Community Services Element should be updated compatible with the updated Housing Element.

Sincerely,



Craig Justice
Chair, H.B. Environmental Board

D1 . 299

ATTACHMENT NO. ~~4.53~~

**INTENTIONALLY
LEFT
BLANK**



www.kennedycommission.org
17701 Cowan Ave., Suite 200
Irvine, CA 92614
949 250 0909
fax 949 263 0647

May 9, 2008

Ms. Jennifer Villasenor, Associate Planner
City of Huntington Beach
Planning Department
2000 Main St.
Huntington Beach, CA 92648

RE: City of Huntington Beach's Revised Draft 2008-2014 Housing Element

Dear Ms. Villasenor:

The Kennedy Commission is a broad based coalition of community advocates focused on building a supportive environment for the creation of housing opportunities for families in Orange County earning less than \$20,000 annually.

We want to commend the City for their efforts in revising the draft Housing Element, dated April 7, 2008. We think that the clarifications and elaboration in certain sections of the draft Housing Element provide a better understanding on the City's plans to address housing needs in the community. We would like to acknowledge the City of Huntington Beach's commitment to addressing some of the needs of lower income families through a variety of tools that include preservation, Inclusionary Zoning, Specific Plans and a rezoning strategy.

We believe that some of the proposed programs need to be strengthened to encourage and facilitate the feasibility of development of lower income units in the proposed rezone and specific plans. We are submitting our comments for your consideration based on the revised draft of the City of Huntington Beach Housing Element. Our comments and recommendations focus on the following areas:

Inventory of Land Suitable for Residential Development

Government Code Section 65583 (a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

An analysis of the sites inventory demonstrates that the City will have a shortfall of sites appropriate to meet the housing needs of 823 housing units for extremely low, very low and low- income households. The revised draft proposes to take 113 units credit in the very low income RHNA need for the proposed preservation of Wycliffe Gardens. Pursuant to state law the local jurisdictions should take credit for preservation of units if they met the statutory requirements.

D1 . 300

Working for systemic change resulting in the production of housing for Orange County's extremely low income households

ATTACHMENT NO. 5.1

The City then proposes to meet the remaining need for the lower incomes by mixed used zoning at the Edinger Corridor and a rezone.

Where the inventory reveals insufficient sites to accommodate the housing needs for all income levels, the program section must provide sufficient sites, developable "by right" at multifamily densities, to provide 100% of the shortfall of sites necessary to accommodate the remaining housing need for very low and low-income households. (CA Government Code Section 65583(c) (1)(A)). At least 50% of the very low-income housing need shall be accommodated on sites designated for residential uses and for which nonresidential uses or mixed-uses are not permitted. (CA Government Code Section 65583.2(h)).

Mixed Use for Low Income

The City proposes to take credit for half of the remaining lower income sites need (352 units) by identifying a mixed use zoning in the proposed Specific Plan in the Beach/Edinger Corridors. When looking at the feasibility of these sites as appropriate for lower income households, we need to understand the likelihood of this existing commercial use converting to mixed use residential and how economically feasible it would be to incorporate low income units. The analysis here is silent to that reality and only discussed density. The City's analysis points out that the three proposed projects listed on table IV-6 meet the default density of 30 units/acre and would produce 1,540 units, providing sites suitable to address the City's RHNA shortfall for 311 moderate and 352 lower income units permitted in mixed income developments. The analysis also points out that two of the proposed developments are in the early stages of entitlements and would require a rezone prior to the Specific Plan implementation.

The Ripcurl proposes 15,000 square feet commercial uses and 440 apartment units with a minimum of 10% affordable (44 units) and the Bella Terra proposes 136,000 square feet commercial use and 500 units with 15% restricted as affordable (75 units). The third proposed development (Watt) would have 560 apartment units and 100,000 square feet of retail. This site also requires a rezone. No affordability has been discussed on the Watt site.

Even though the identified developments have default densities of 30 units/acre, the capacity will not be available to accommodate the remaining housing need for very low and low-income. The identified developments have been proposed and have pending entitlements that will produce about 1,540 units of market rate housing with the potential to make about 119 units affordable. Furthermore, the affordability needs to be determined and defined at moderate or low. The feasibility of reaching the proposed 352 lower income units (and the 311 moderate income units) through the proposed mixed-use projects seems to be unrealistic in light of the proposed developments that have been identified and are being entitled on these sites.

Furthermore, the feasibility and suitability analysis of the Specific Plans lacks specific language and policies that would encourage and facilitate affordable housing for the lower income segments in multi-family zones and the proposed specific plans. In the

development of the Specific Plan, we would encourage the City to work with advocates and developers (for and non-profit) to identify incentives and sites that will create housing opportunities for the lower income needs of the city commensurate with their share of the Regional Housing Needs.

Rezoning for Exclusively Residential Use

We commend the City for analyzing and identifying sites that will be rezoned at default densities of 30 unit/acre and more to accommodate the part of the lower income needs. As proposed, the zoning would allow residential development exclusively within five designated sites in the Beach/Edinger Specific Plan, Table IV-7 on page IV-15 identifies the properties. The land use based zoning will be that of the Specific Plan.

The plan to rezone and develop site 5 (RDA site) as affordable housing demonstrates the City's desire and commitment to providing a variety of housing choice and affordability. We would encourage the City to strive to create a development that provides new affordable housing opportunities for low income working families. We would also like to acknowledge the City's commitment to provide financial resources that can be leveraged to assist in the development of affordable housing. This strategy will serve to continue to build and strengthen development and community partnerships to house and serve low-income families.

In regards to the remaining sites under this strategy, we feel that even though sites 1-4 may be rezoned, the underlying incentives and development standards of the proposed Specific Plan may not encourage or facilitate the creation of developments that are 100% affordable. The zoning of the Specific Plans is designed to promote market rate housing and mixed use. Based on the proposed development type currently being entitled in the Specific Plan area, the majority of the product is in market rate housing and mixed uses.

The Specific Plan identifies potential site areas, but does not provide for opportunities or incentives for sites that would encourage or facilitate 100% affordable housing developments that could leverage Proposition IC funds or Tax Credits to make a viable development. Even though it may be argued that these sites in the Specific Plan may provide for higher density opportunities, these identified sites are not directly correlated with specific programs and policies that could lead to "by right" affordable housing developments to meet the 823 housing units for extremely low, very low and low-income households. The Specific Plan is geared to create market housing and potentially a small percentage will be affordable at low or moderate. This approach will not assist the City in meeting its sites capacity. The City should look at a strategy that involves the rezoning of land to multi-family zone with densities and specific policies that support affordable housing development for the lower income households.

Policies and Goals

On page V-13, Goal two and three state that the city will provide adequate sites and assist in the development of affordable housing opportunities to accommodate the City's current housing needs. We are very interested in supporting City efforts in this area, as it strives to address the needs for extremely low, very low and low-income households. We

suggest that the language under the implementation policies and actions be amended to say what specific land use policies will be pursued, such as an affordable housing ordinance or other policies that facilitate the incorporation developments that are 100% affordable to working families at the extremely low, very low and low-income categories. We believe that the City has the opportunity to implement these policies as part of Specific Plans and rezoning.

SB 2 Planning for Emergency Shelters

We commend the City for seeking resources within the homeless service providers to get a better analysis and assessment on the homeless needs within the City. On pages II-17 and III-12-14, the City states that it has conducted an analysis of the homeless needs pursuant to SB 2 by using school data under McKinney-Vento, shelters, homeless providers and County data. The homeless needs are clearly greater than those identified in the first draft by the City of Huntington Beach's Police Department visible homeless which estimates, "the local homeless population at around 50 persons in the warmer months, with the numbers declining in the winter."

Even though the needs analysis identifies a larger homeless need, the City on page III-13 attempts to plan for only 50 homeless as identified by the Police Department. The analysis indicates some shelters operate within the City and that around 378 homeless children were reported in Huntington Beach Schools. Considering that a large portion may "live" in Huntington Beach and that these children have "homeless" parents, we believe the City needs to consider a more comprehensive approach in quantifying its homeless count or needs. A visible estimate from the police department is not representative of a community's homelessness needs. The City should consider all the above sources to reach a comprehensive estimate of its homeless population.

We commend the City for exploring appropriate areas to allow emergency shelters by right and encourage the City to continue to study the areas or zoning that could accommodate this housing need in proximity to the services and transportation for this population.

The Kennedy Commission looks forward to working in partnership with the City to achieve our mutually beneficially goals of expanding affordable housing opportunities for local residents. In the process, we also welcome the opportunity to work more closely with City staff to help lower some of the above-mentioned barriers that have prevented new construction affordable housing development. Furthermore, with solid policies, appropriately zoned sites and the new funding opportunities for affordable housing development through monies from Proposition 1C, we feel that Huntington Beach could be positioned to leverage financial resources and make a significant contribution to its housing needs in a balanced approach.

In conclusion, given the importance of the General Plan Housing Element to address the current and future housing needs of Huntington Beach residents, the Kennedy Commission would welcome the opportunity to have further dialogue on how we can work with the City to ensure that the Element includes specific policies that will result in

meaningful portion of the new housing production being affordable to extremely low, very low and low-income households.

Sincerely,

Cesar Covarrubias

Cesar Covarrubias
Senior Project Manager
Kennedy Commission
17701 Cowan Ave., Suite 200
Irvine, CA 92614
(949) 250-0909
(949) 263-0647 (fax)

D1.304

5

ATTACHMENT NO. 5.5

**INTENTIONALLY
LEFT
BLANK**

D1 . 305

ATTACHMENT #4

**INTENTIONALLY
LEFT
BLANK**

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov



mb

February 11, 2008

City of Huntington Beach

FEB 14 2008

Mr. Scott Hess, Director of Planning
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Dear Mr. Hess:

RE: Review of the City of Huntington Beach's Draft Housing Element

Thank you for submitting the City of Huntington Beach's draft housing element received for the Department's review on December 13, 2007, along with additional revisions on January 28, 2008. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). Telephone conversations with Ms. Mary Beth Broeren and Ms. Jennifer Villaseñor of your staff, and your consultant, Ms. Karen Warner, facilitated the review.

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State housing element law (Article 10.6 of the Government Code). In particular, the element should include more detailed analyses of governmental constraints and strengthen programmatic commitments specifically regarding the City's rezoning program. The enclosed Appendix describes these and other revisions needed to comply with State housing element law.

The Department appreciates the cooperation of Ms. Broeren, Ms. Villaseñor and Ms. Warner throughout the course of the review and is available to assist Huntington Beach in addressing statutory requirements. If you have any questions, or wish to schedule a site visit, please contact Melinda Coy, of our staff, at (916) 445-5307.

Sincerely,

Cathy E. Creswell
Deputy Director

Enclosure

**INTENTIONALLY
LEFT
BLANK**

**APPENDIX
CITY OF HUNTINGTON BEACH**

The following changes would bring the City of Huntington Beach's housing element into compliance with Article 10.6 of the Government Code. The supporting section of the Government Code is cited to accompany each recommended change.

Housing element technical assistance information is available on the Department's website at www.hcd.ca.gov/hpd. Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, the Housing Element section contains the Department's latest technical assistance tool *Building Blocks for Effective Housing Elements*, the Department's publication, *Housing Element Questions and Answers (Qs & As)*, Government Code addressing State housing element law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

Huntington Beach has a regional housing need of 2,092 housing units for the current planning period of which, 823 units are for lower-income households. Recent construction and approval resulted in a remaining regional housing need of 1,918 housing units, of which, 820 are for lower-income households. To address this need, the element relies on a variety of strategies, including utilization of vacant and underutilized properties, preservation of the Wycliffe Gardens, and a rezone program to accommodate the shortfall of sites. However, to demonstrate the adequacy of these strategies and sites to accommodate the City's remaining regional housing need, the element must be revised as follows:

Site Inventory and Analysis

Sites Inventory - The element has identified a shortfall of sites to accommodate the need for 704 units for lower-income households and 284 units for moderate-income households. As stated in the revised draft (page IV-9), the City intends to address the shortfall of sites through the adoption of the Beach/Edinger Corridor Specific Plan and subsequent rezoning of sites within the specific plan. However, it is unclear whether there are sufficient sites within the corridor to accommodate the remaining lower-income need. The element identified four specific sites to be rezoned for residential use under the specific plan. As stated in the element, three of these sites have proposed projects which plan to accommodate 189 units approved for lower-income households. However, the element should include an evaluation of adequacy

and suitability of the Watts site to accommodate the remaining need for all income groups. As a result, the element may need to identify additional sites to ensure sufficient capacity to accommodate the remaining lower-income need. The element should also clarify whether the rezoning of these sites will occur as part of or after the adoption of the specific plan.

In addition, the element must clearly demonstrate sufficient sites will be rezoned to ensure that 50 percent of the remaining need will be accommodated on sites zoned exclusively for residential use. From conversations with City staff, it is the Department's understanding three of the sites described in the revised draft (page IV-11), Ripcurl, Bella Terra and Golden West College will be zoned exclusively for residential use. The Watts' property will include 10,000 feet of retail (page IV-10) and therefore will not be zoned exclusively for residential use. The element does acknowledge that additional sites will be zoned to require a residential component or allow for stand-alone residential use as part of the specific plan. However, the element must provide more information on the sites and proposed zoning to demonstrate compliance with this statutory requirement.

Realistic Capacity – The element must describe the methodology used to determine the anticipated development capacity of identified sites. Specifically, the element should clearly describe the criteria used to determine the dwelling unit capacity listed on Table IV-2, as well as the potential capacity of sites to be rezoned under the Beach/Edinger Corridor Specific Plan. The analysis must adjust the calculation based on imposition of existing or planned land-use controls, and site improvement requirements, as well as recent development trends. The element should also describe the impact of constraints listed in the “Developable Vacant Residential Sites Inventory” (Appendix A) on the capacity and suitability of the sites. For example, the element should evaluate the impact of the location of sites within the coastal zone as well as the impact of contamination issues identified on Site 16.

Suitability of Non-Vacant Sites – The element must demonstrate the suitability and feasibility of non-vacant sites. An adequate analysis includes an evaluation of the extent to which existing use may impede additional residential development and a description, relative to identified sites, of development trends, market conditions and regulatory incentives and standards to facilitate redevelopment or reuse. For example, the element should describe the suitability and feasibility of sites 6 and 16 for development within the planning period. The element should also identify and evaluate the suitability of any sites to be rezoned to accommodate the remaining housing need for lower-income households. This analysis could utilize interest from property owners, applications in the planning stage or recent redevelopment activity. This information could describe recent characteristics and circumstances leading to redevelopment, such as discontinuing uses, and could be compared to identified sites to demonstrate their suitability in the planning period.

Adequate Sites Alternative – Pursuant to Government Code Section 65583.1(c), local governments can rely on existing housing units to address up to 25 percent of their adequate sites requirement by counting existing units preserved through the provision of “committed assistance” to low- and very low-income households at affordable housing costs or affordable rents. While the element contains the *AB 428 Compliance Checklist* in Appendix B, the element must clearly describe how each of the provisions has been addressed. For example, the element must describe the public hearing process which found the units eligible and reasonably expected to convert to market-rate as well as the specific date in which the committed assistance will be in place.

Sites with Zoning for a Variety of Housing Types

The housing element must demonstrate the availability of sites, with appropriate zoning, that will encourage and facilitate a variety of housing types, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. An adequate analysis should, at a minimum, identify whether and how zoning districts explicitly allow the uses, analyze whether zoning, development standards and permit procedures encourage and facilitate these housing types. If the analysis does not demonstrate adequate zoning for these housing types, the element must include implementation actions to provide appropriate zoning.

Specifically, the element does not indicate how mobilehomes are permitted. In addition, the element indicates (pages III-7 and III-8) the City has specific ordinances for SROs and manufactured housing. The element must describe these ordinances; how they are implemented and analyzed for any constraints on the development of these housing types.

The element acknowledges (page III-9) it must identify zoning to encourage and facilitate transitional housing and emergency shelters. The element indicates transitional housing is permitted per the type of housing development (e.g. multifamily housing, group homes, etc.). However, it is unclear if the zoning code expressly allows this type of housing as a permitted use. If not, the element should include a program to amend the zoning ordinance to allow transitional housing as a permitted use in residential zones.

In addition, as the element indicates emergency shelters are to be subject to the same development and managerial standards as other permitted uses within the industrial zone. The element should describe and analyze these development standards to demonstrate their appropriateness in encouraging and facilitating the development of emergency shelters. For more information regarding transitional housing, please see the Department’s *Building Blocks for Effective Housing Elements*’ section on Zoning for Emergency Shelters and Transitional Housing.

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, and development of housing for all income levels, including land-use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures (Section 65583(a)(4)).*

Land-Use Controls – While the element describes the City’s zoning and development standards on Table III-1, it should also analyze these standards for their impact on the supply and affordability of housing. For example, the element should evaluate the cumulative effect of development standards such as lot coverage, height limit, enclosed garage requirements and minimum floor areas on the ability to achieve maximum permitted densities.

Inclusionary Housing – The housing element includes a description of the City’s inclusionary housing ordinance (page III-4); however, the element should provide a more thorough description and analysis of the ordinance framework. For example, the element should include a more specific description and analysis of the types of incentives the City will adopt to encourage and facilitate compliance with inclusionary requirements and what options are available for developers to meet affordability requirements.

Processing and Permit Procedures – While the element identifies how various residential uses are permitted by zone, and processing times for some planning entitlements, it must include a more detailed description and analysis of the total typical review process for both single-family and multifamily units to demonstrate potential impacts on the cost and supply of housing. In addition, because multifamily development over 10 units must be approved by the Planning Commission through a CUP, this process must be further analyzed as a constraint and should identify findings of approval for the CUP and their potential impact on approval certainty, timing, and cost. The City may need to include a program to address this permitting requirement. The element should also describe and analyze any separate Processing and Permit Procedures for developments within the coastal zone.

Design Review – The element states development proposals are reviewed by a Design Review Board (page III-16). The element should include a description of the City’s design review standards, the role of design review within the City’s development approval process, indicate whether objective standards and guidelines exist to allow an applicant for a residential development permit to determine what is required, and analyze its impact upon housing affordability. Based on the outcomes of this analysis, the element may need to add programs to address the guidelines as a constraint.

Fees and Exactions – While the element describes the total typical fees in a multifamily and single-family subdivision, an analysis should be provided to determine the impact of the fees on the cost and supply of housing. For example, according to Table III-4, planning and processing fees are significantly higher than infrastructure

and public works fees mainly due to the \$35,000 parks/recreation fee. The element could also identify any policies or efforts to address high fee impacts for housing on lower-income households, such as fee waivers, fee deferrals, streamlined fee processing, and consolidated fee schedules.

Constraints on Housing for Persons with Disabilities – The element states the City has conducted a review of zoning and building code requirements and did not identify any impediments. However, the element should include more detailed information and analysis on that review. For example, the analysis should identify and analyze any spacing requirements and include a more detailed discussion of the City's family definition and potential impacts of requiring a CUP for residential care facilities for 7 or more persons. Please refer to the Department's *Building Blocks for Effective Housing Elements*' section on Constraints for Persons with Disabilities or the enclosed copy of the Department's SB 520 memo and analysis tool to assist in addressing this statutory requirement.

Code Enforcement – The element should include a more detailed description of the Neighborhood preservation program's code enforcement activities. For example, the element should describe how code enforcement complaints are managed in the targeted neighborhoods, how education and outreach is implemented and what resources are provided to assist homeowners in correcting code deficiencies.

B. Housing Programs

1. *Include a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land-use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal, state financing and local financial resources (Government Code Section 65583(c)).*

The draft element includes a list of five overarching housing goals, along with a number of accompanying programs. However, most of the programs should be revised to: 1) include specific timelines or milestones; 2) expand the description of the City's role; and, 3) include specific commitments with numerical objectives appropriate. Examples of programs needing strengthening include, but are not limited to:

Program 3 (Neighborhood Preservation Program) – Describe the types of neighborhood improvement activities that will occur under this program, how the education program is implemented, how violators are informed of available rehabilitation assistance to correct code deficiencies, and any specific milestones to assist in the implantation of this program.

Program 4 (Preservation of Assisted Rental Housing) – This program may need to be enhanced depending on the result of the analysis under A1.

Program 6 (Mobile Home Park Preservation) – Given that mobilehome park preservation was identified through the public participation process as an important housing goal, the City should consider strengthening this program. For example, the City could identify resources to facilitate resident purchase of mobilehome parks. For your consideration, information about the Department's Mobilehome Park Resident Ownership Program (MPROP), which finances the preservation of affordable mobilehome parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies, has been sent under separate cover.

Program 8 (Residential and Mixed-Use Inventory) – Describe any incentives to facilitate housing affordable to low- and moderate-income households in these areas. The conclusions resulting from the analysis completed by City's economic consultant may need to be revised given current market conditions.

Program 10 (Residential Development Opportunities on School Sites) – Describe when the coordination will occur (i.e. annual basis, quarterly, etc.), and when the entitlement process on the two identified sites is expected to be completed.

Program 11 (Second Units) – The program could be strengthened to incentivize development and educate residents on the availability of the program.

Program 18 (Development Fees) – Describe how the fee reimbursement program operates, including how affordable housing developments qualify for the program, the types of fees that are reimbursed, and how the program is promoted.

Program 21 (Accessible Housing) – Describe the time frame for adopting accessibility updates to building and housing codes. In addition, describe when the directory of accessible housing for physically disabled individuals will be established, and how it will be promoted.

2. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

As noted in the finding A1, the element does not include a complete site analysis and therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or strengthen programs to address a shortfall of sites or zoning available to encourage a variety of housing types. At a minimum, the element should be revised as follows:

Beach/Edinger Corridor Specific Plan

Program 9 should be strengthened to identify specific, suitable sites to be rezoned to accommodate the total remaining housing need by a specific date. The program should also describe the City's efforts to encourage housing development under the specific plan, especially for housing affordable to lower-income households, and how it will promote this program.

Transitional Housing

As noted in finding A1, the element should include a program to amend the zoning ordinance to expressly allow transitional housing as a permitted use in residential zones.

3. *Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households (Section 65583(c)(2)).*

While the element includes some programs to preserve existing housing opportunities, and assist the development of low- and moderate-income households, programs should be included to specifically assist in the development of a variety of housing types, including rental housing, to meet the needs of extremely low-income and special needs households.

In addition, the element should estimate the amount of funds to be deposited to the Redevelopment Low- and Moderate-Income Housing Fund and identify anticipated use of those funds throughout the current planning period. The element should verify sufficient funds for all identified programs reliant on RDA, including Programs 1, 2, 4, 6, 9, 12, and 18.

4. *The housing element shall contain programs which "address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Section 65583(c)(3)).*

As noted in finding A2, the element requires a more detailed analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to strengthen or add programs and address and remove or mitigate any identified constraints.

Further, the element should include a program to develop specific procedures for requesting a reasonable accommodation (as stated on page III-11). It is important to keep in mind that the process should not be limited to the installation of accessibility improvements, but should also address procedures for the approval of group homes, ADA retrofit efforts, an evaluation of the zoning code for ADA compliance or other measures providing flexibility in the development of housing for persons with disabilities.

5. *The housing program shall promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status or disability (Section 65583(c)(5)).*

Program 20 should describe how information is distributed about both fair housing laws and referral resources to address complaints.

C. Low- and Moderate-Income Housing in the Coastal Zone

Coastal localities shall take into account any low- or moderate-income housing required pursuant to Government Code Section 65590 (Government Code Section 65588).

While the element (page V-4) contains some information regarding coastal zoning demolitions between 1998 through 2005, a more thorough analysis is needed to meet statutory requirements. The element should include information pursuant to Government Code Section 65588, generally such as:

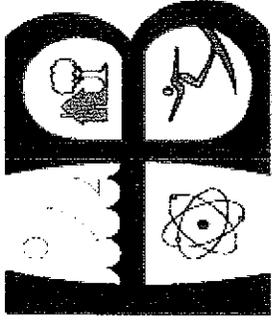
1. The number of new housing units approved for construction within the coastal zone since January 1982.
2. The number of housing units for persons and families of low- and moderate-income required to be provided in new housing developments either within the coastal zone or within three miles.
3. The number of existing residential dwelling units occupied by low- and moderate-income households required either within the coastal zone or three miles of the coastal zone that have been authorized to be demolished or converted since January 1982.
4. The number of residential dwelling units for low- and moderate-income households that have been required for replacement.

This data on new construction, demolished/converted, and replacement housing units for low- and moderate-income households assists in determining whether the affordable housing stock in the coastal zone is being protected and provided as required by Section 65590. Because the review of Program 11 (page V-4) identified a significant number of units demolished over the last planning period, it may be appropriate to include a separate monitoring program within the current planning period to ensure that the housing stock within the coastal area is being maintained.

D1 . 315

ATTACHMENT #5

**INTENTIONALLY
LEFT
BLANK**



2008-2014 Housing Element

GPA No. 07-002

City Council Meeting

June 16, 2008

Request

- General Plan Amendment No. 07-002 is a request to amend the General Plan Housing Element for the 2008-2014 planning period pursuant to California Government Code Section 65588.

Housing Element Process & Public Participation

Oct. – Nov., 2007

Affordable Housing Ad Hoc Committee meeting and Planning Commission and City Council study sessions conducted

Dec. 13, 2007 – Feb. 11, 2008

Draft Housing Element Update sent to HCD for 60-day review; Draft Housing Element Update available for public review and comment for 60 days.

April 7, 2008

Revised draft Housing Element Update sent to HCD for further review.

April 22, 2008

2nd Planning Commission Study Session

May 27, 2008

Planning Commission Public Hearing; Negative Declaration No. 08-002 approved, GPA No. 07-002 approved and forwarded to City Council for adoption

Housing Element

- State Housing Element Law requires that housing elements:
 - Identify existing and projected housing needs
 - Contain an inventory of resources and constraints relevant to meeting these needs
 - Include a statement of goals, policies, quantified objectives, financial resources and programs for the preservation, improvement and development of housing
- The 2008-2014 Housing Element consists of 5 sections meeting the statutory requirements for housing elements.

Housing Goals

1. Conserve & improve existing affordable housing in Huntington Beach
2. Provide adequate housing sites to accommodate regional housing need
3. Assist in development of affordable housing
4. Remove governmental constraints
5. Provide equal housing opportunity

Regional Housing Need

City of Huntington Beach RHNA Allocation

| Income Level | Percent of AMI (Area Median Income) | Number of Units | Percentage of Units |
|----------------|-------------------------------------|-----------------|---------------------|
| Very Low | 0-50% | 454 | 22% |
| Low | 51-80% | 369 | 17% |
| Moderate | 81-120% | 414 | 20% |
| Above Moderate | >120% | 855 | 41% |
| Total | | 2,092 | 100% |

* AMI = \$84,100 (Orange County households, 2008)

Housing Resources

- The City plans to fulfill its share of the regional housing need using the following methods:
 - Building permits issued in 2006 & 2007
 - Development on vacant residentially zoned sites
 - Committed Assistance
 - Residential development on surplus school sites
 - Beach/Edinger Corridor Specific Plan
 - Rezoning of sites for exclusively residential uses

Beach/Edinger Corridor Specific Plan

| Projects | Number of New Units | Site Area / Acreage | Project Density |
|----------------------------|---------------------|---------------------|-----------------|
| Edinger Avenue | | | |
| The Ripcurl | 440 apartment units | 3.8 acres | 115 units/acre |
| The Village at Bella Terra | 500 units | 15.8 acres | 32 units/acre |
| Watt Development Property | 600 units | 13.8 acres | 44 units/acre |
| former Levitz property | 1,260 units | 12.5 acres | 101 units/acre |
| Beach Boulevard | | | |
| Beach & Warner | 270 units | 9.4 acres | 29 units/acre |
| Beach & Ellis | 120 units | 2.6 acres | 46 units/acre |
| Total | 3,190 units | | |

Rezoning for Exclusively Residential Uses

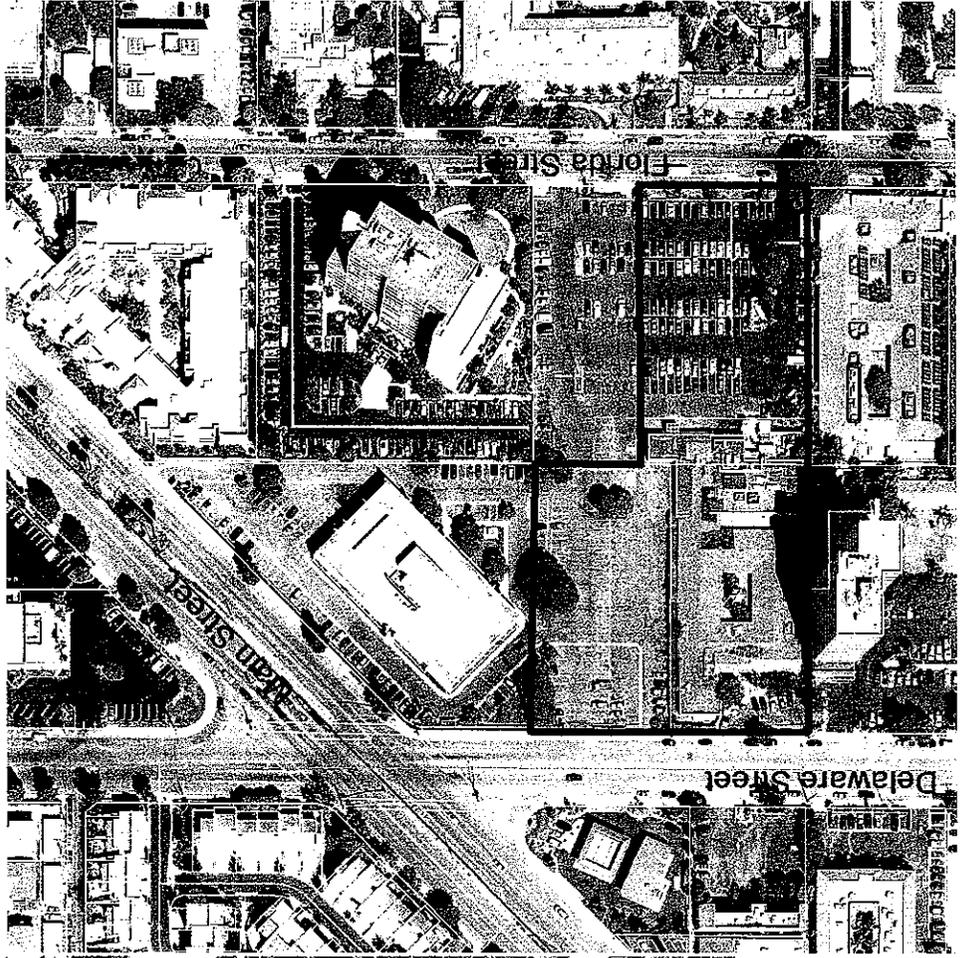
- Required to accommodate the City's shortfall of lower income RHNA sites
- 50% of lower income shortfall must be accommodated on sites zoned for exclusively residential uses
- "Opportunity Sites" identified within the Beach/Edinger Corridor & Pacifica Community Specific Plan areas; City will rezone from list of sites

Opportunity Sites

Pacifica Community
Specific Plan



RDA owned site



Housing Programs

- 24 programs proposed to meet housing goals for the 2008-2014 planning period
- Programs consist of existing programs incorporated from previous housing element, revised programs based on a review of previous Housing Element's accomplishments and new programs
- New programs include: Green Building Program, Residential Processing Procedures, Mobile Home Park Preservation, Zoning Ordinance Revision

General Plan Consistency

- **The proposed goals of the Housing Element Update are consistent with the existing goals, objectives and policies of the General Plan including those of the Land Use, Air Quality and Environmental Resources/Conservation Elements.**

Recommendation

- **Approve General Plan
Amendment No. 07-002 and
adopt Resolution**

**INTENTIONALLY
LEFT
BLANK**