



City of Huntington Beach Planning Department
STUDY SESSION REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Jane James, Senior Planner 
DATE: September 9, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 07-01 AND ZONING TEXT AMENDMENT NO. 07-02 (THE VILLAGE AT BELLA TERRA)

LOCATION: 7777 Edinger Avenue (between Edinger Avenue and Center Avenue, west of existing Bella Terra development and east of Union Pacific Rail Road)

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

The applicant, BTDJM Phase II Associates, LLC, proposes General Plan Amendment (GPA) No. 07-01 and Zoning Text Amendment (ZTA) No. 07-02 for The Village at Bella Terra that would facilitate the development of a mixed-use project. In general, this project is a proposal to increase the maximum development density, increase the maximum number of stories, establish mixed-use zoning, and create residential development standards in Specific Plan No. 13. The 15.85 acre site (after a future lot line adjustment) is located between Edinger Avenue and Center Avenue, just west of the existing Bella Terra mall, and just east of the Union Pacific rail road line.

In particular, the General Plan would be amended as follows:

- Allow horizontally integrated mixed-use in addition to the currently allowed vertical mixed-use.
- Increase the allowable residential density from the currently allowed 25 dwelling units per acre (du/acre), or 396 current residential units, up to a maximum 45 du/acre (with limitations specified below).
- Increase the allowable commercial floor area ratio (FAR) from the current 0.5, or 345,213 current commercial square feet, to a maximum 0.6 commercial FAR (with limitations specified below).
- Increase the allowable total building FAR from the current 1.5, or 1,035,639 current overall square feet to 1.75 maximum FAR.
- Increase the maximum number of stories from the currently allowed maximum of four stories to six stories on a majority of the project site, and up to a maximum of ten stories on a portion of the site.

The proposed General Plan designation would be CR-F2-sp-mu (F14). The newly established F14 FAR category would specify an overall maximum mixed use building area FAR of 1.75. The maximum

commercial development and residential density would be limited to only one of the following development combinations, not both, on the project site. The new General Plan development potential (established by one of the two following combinations) would be detailed in both the Land Use Density and Intensity Schedule and General Plan Subarea 5a:

Option 1 (Increased Residential): Maximum total building area floor area ratio of 1.75, commercial FAR of 0.2, and 45 du/acre, which would permit a maximum of 138,085 square feet of commercial uses and 713 residential units, OR

Option 2 (Increased Commercial): Maximum total building area floor area ratio of 1.75, commercial FAR of 0.6, and 34 du/ acre, which would permit a maximum of 414,255 square feet of commercial uses and 538 residential units.

The current General Plan designation allows a mixed use total FAR of 1.5, commercial FAR of 0.5, and 25 du/acre, which currently permits 345,213 square feet of commercial development and 396 residential units.

Concurrently, a ZTA is proposed to allow residential uses and establish residential design and development standards in Specific Plan No. 13.

The project consists of the following entitlements:

General Plan Amendment No. 07-01 represents a request for the following:

- To amend the General Plan Land Use designation from the current CR-F2-sp-mu-(F9) (Regional Commercial-0.5-FAR-Specific Plan Overlay-Mixed Use Overlay-1.5 FAR [MU-0.5{C}/25 du/acre]) to the proposed CR-F2-sp-mu (F14) (Regional Commercial-Specific Plan Overlay-Mixed Use Overlay-maximum 1.5 total FAR [within either Option 1: 0.2 Commercial FAR/45 du/acre or Option 2: 0.6 Commercial FAR/34 du/acre]) designation.

Zoning Text Amendment No. 07-02 represents a request for the following:

- To amend the HBZSO by amending Specific Plan No. 13-Bella Terra Huntington Beach to establish residential and mixed use design and development standards.

In addition, an environmental impact report (EIR No. 07-03) has been prepared for the project. A Study Session to review the EIR is scheduled for September 23, 2008.

CURRENT LAND USE, ZONING AND GENERAL PLAN DESIGNATIONS

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property	CR-F2-sp-mu-(F9) (Regional Commercial-0.5-FAR-Specific Plan Overlay-Mixed Use Overlay-1.5 FAR [MU-0.5{C}/25 du/acre])	Specific Plan No. 13-The Crossings at Huntington Beach	Vacant Commercial-Former Montgomery Ward

LOCATION	GENERAL PLAN	ZONING	LAND USE
North of Subject Property (across Center Avenue)	M-sp (Mixed Use-Specific Plan Overlay)	Specific Plan No. 1-North Huntington Center Specific Plan	Old World Village
West of the Subject Property	CR-F2-d (Commercial Regional-0.50 Floor Area Ratio-Design Overlay) and CR-F1-d (Commercial Regional-0.35 Floor Area Ratio-Design Overlay)	CG (Commercial General)	Vacant Retail Building (former Levitz Furniture Store) and College Country Center (site of the proposed The Ripcurl project)
East of Subject Property	CR-F2-sp-mu (F9) (Commercial Regional—0.50 Floor Area Ratio—Specific Plan Overlay—Mixed Use Overlay)	Specific Plan No. 13-The Crossings at Huntington Beach	Bella Terra Mall
South of Subject Property (across Edinger Avenue)	CR-F2-d (Commercial Regional—0.50 Floor Area Ratio—Design Overlay)	CG (Commercial General)	Retail Buildings

The 15.85-acre site (after a future lot line adjustment) is currently developed with a vacant Montgomery Ward building and associated auto repair facility.

APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION:

Draft EIR: July 11, 2008
 General Plan Amendment: Not Applicable
 Zoning Text Amendment: Not Applicable

MANDATORY PROCESSING DATE(S):

Within 1 year of complete application; July 11, 2009
 Not Applicable
 Not Applicable

Pursuant to the California Environmental Quality Act, the lead agency must adopt the project Environmental Impact Report (EIR) within 180 days of accepting the application as complete. A second Planning Commission study session is scheduled for September 23, 2008. The formal public hearing is tentatively scheduled for October 14, 2008.

CEQA ANALYSIS/REVIEW

EIR No. 07-03 analyzes the potential environmental impacts associated with implementation of the proposed project and identifies appropriate mitigation measures. The Draft EIR was distributed to the Planning Commission for review at the start of the 45-day public comment period on July 11, 2008. EIR No. 07-03 will be introduced to the Planning Commission at the September 23, 2008 Study Session.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

The analysis and conclusions included in GPA No. 07-01 and ZTA No. 07-02 reflect and are based in part on consultation with the Departments of Building and Safety, Community Services, Economic Development, Fire, Library Services, Police, and Public Works. There are no other responsible public agencies for the general plan amendment and zoning text amendment.

PUBLIC MEETINGS, COMMENTS AND CONCERNS

Several public meetings associated with Draft EIR No. 07-03 were held and will be described in detail in the September 23, 2008 Planning Commission Study Session staff report.

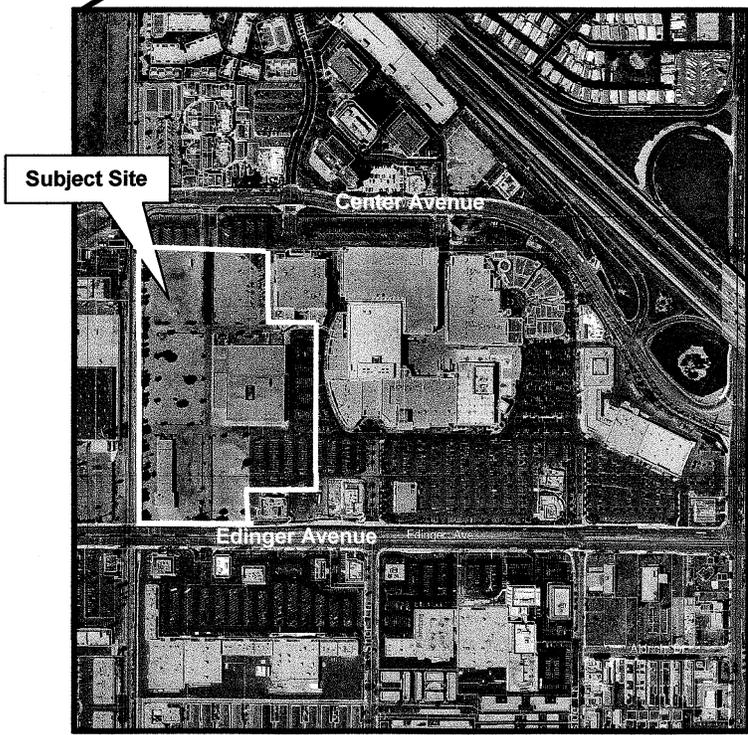
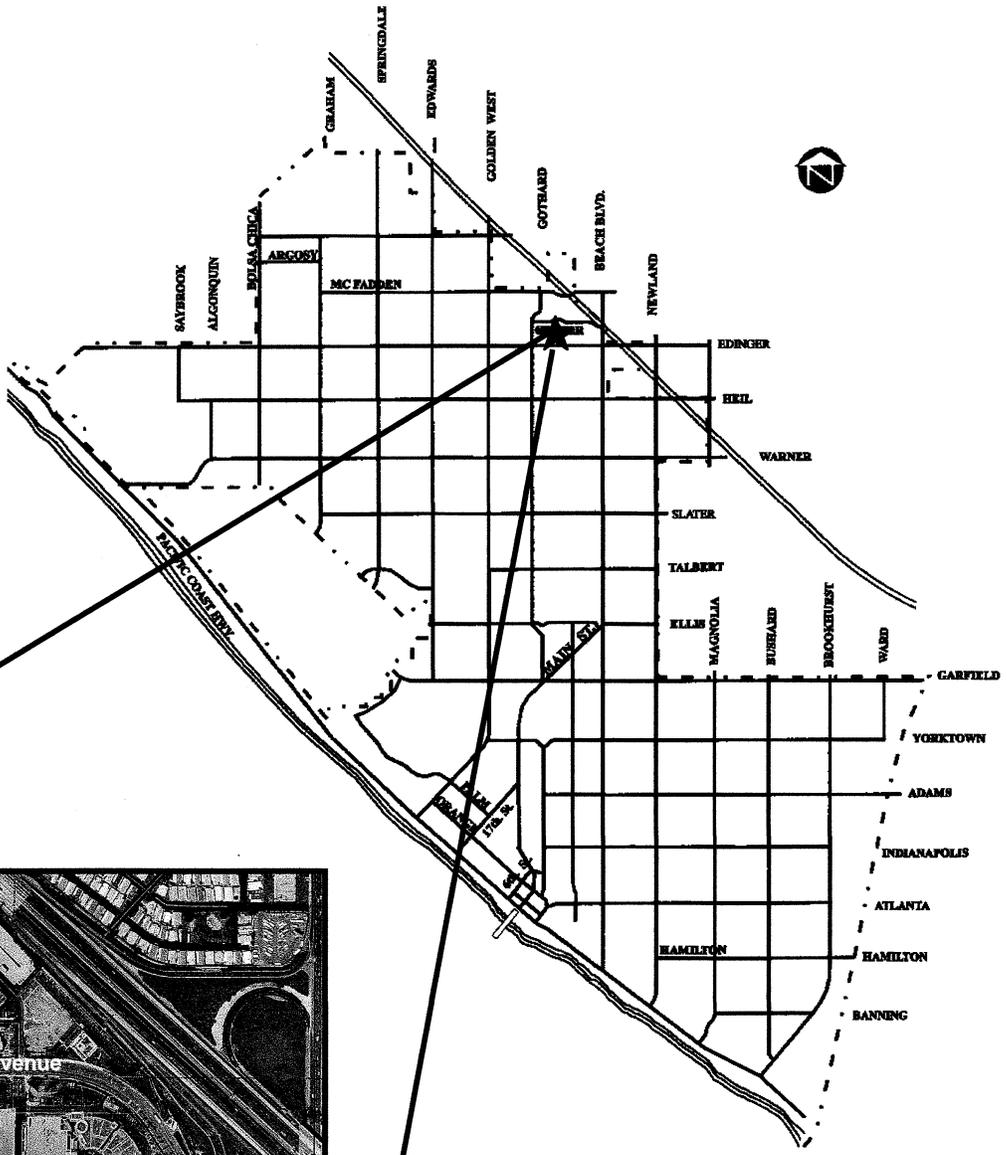
PLANNING ISSUES

The primary issues for the Planning Commission to consider when analyzing this project are:

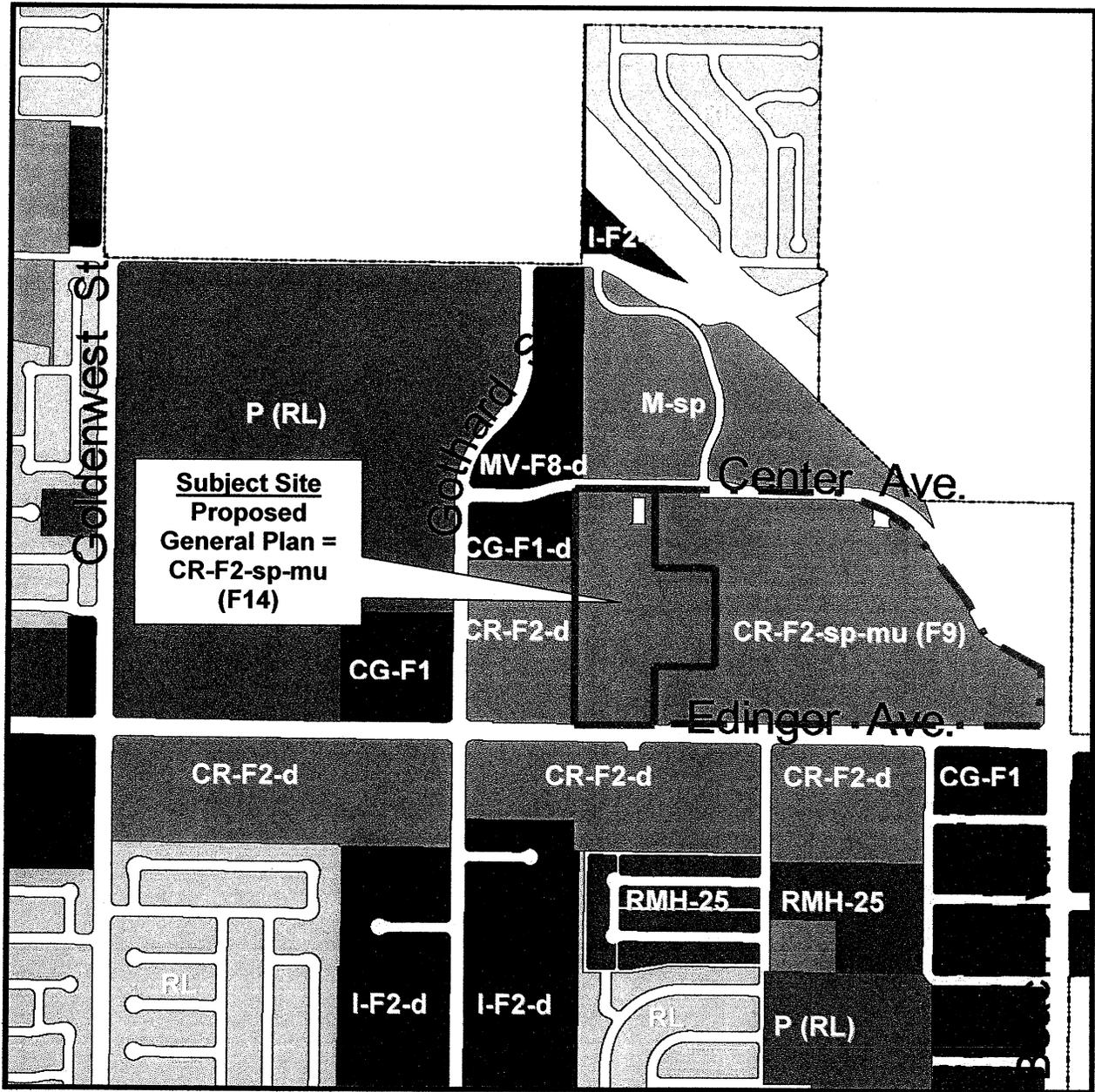
- The General Plan Amendment request to change the current land use designation from CR-F2-sp-mu-(F9) (Regional Commercial-0.5-FAR-Specific Plan Overlay-Mixed Use Overlay-1.5 FAR [MU-0.5{C}/25 du/acre]) to the proposed designation of CR-F2-sp-mu (F14) (Regional Commercial-Specific Plan Overlay-Mixed Use Overlay-maximum 1.5 total FAR [within either Option 1: 0.2 Commercial FAR/45 du/acre or Option 2: 0.6 Commercial FAR/34 du/acre])
- The Zoning Text Amendment request to amend Specific Plan No. 13 and establish residential design and development standards
- Any potential environmental impacts and mitigation measures
- Compatibility with surrounding land uses
- The overall conformance with the goals, objectives, and policies of the General Plan

ATTACHMENTS:

1. Vicinity Map - GPA No. 07-01 and ZTA No. 07-02
2. Current and Proposed General Plan Designations (with surrounding designations)
3. Current and Proposed Zoning Designations (with surrounding designations)
4. Legislative Draft of Proposed Specific Plan No. 13-Bella Terra Huntington Beach

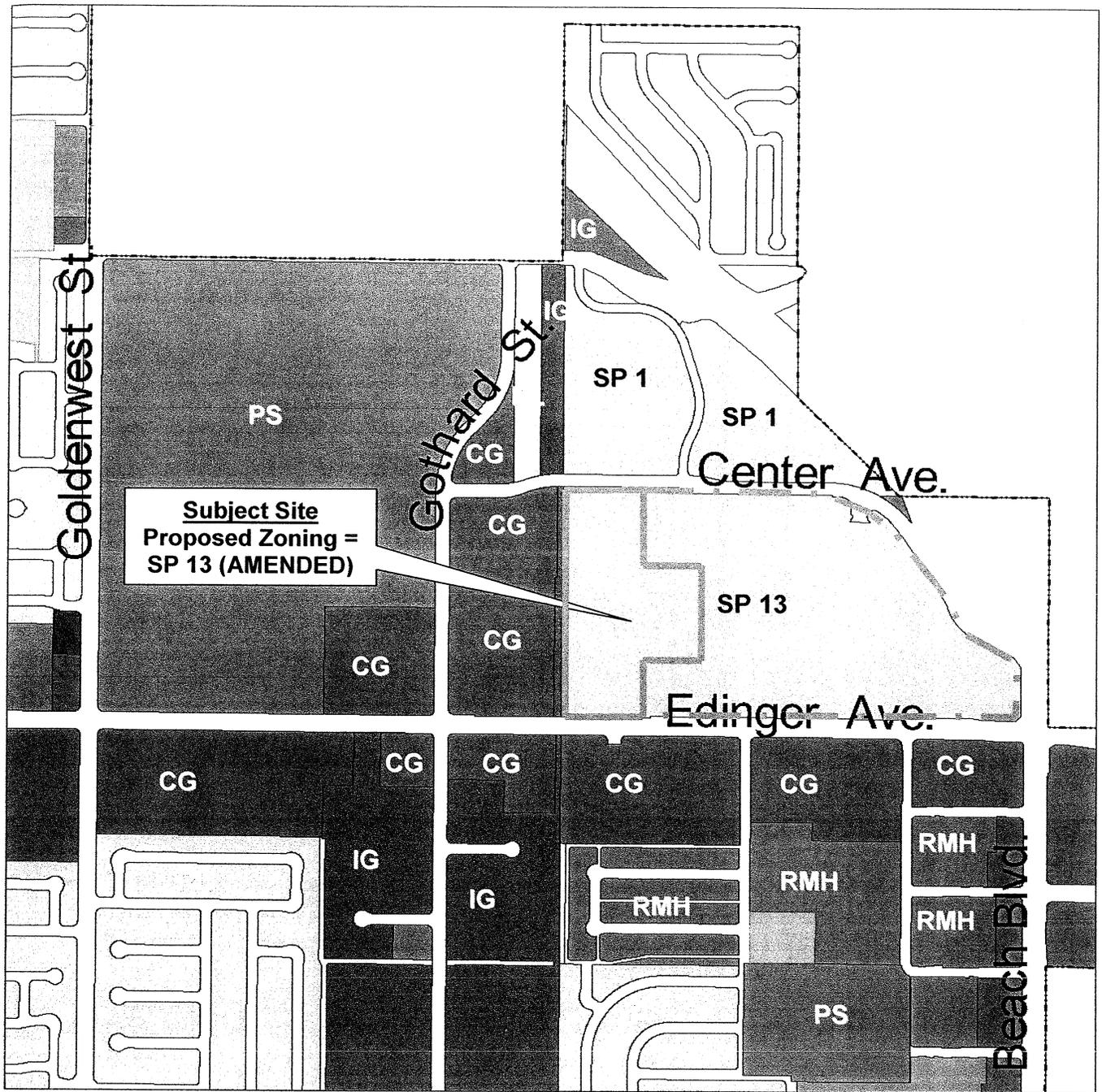


VICINITY MAP
GENERAL PLAN AMENDMENT NO. 07-01 AND
ZONING TEXT AMENDMENT NO. 07-02
(THE VILLAGE AT BELLA TERRA – 7777 EDINGER AVENUE)



CURRENT AND PROPOSED GENERAL PLAN DESIGNATIONS

**GENERAL PLAN AMENDMENT NO. 07-01 AND
 ZONING TEXT AMENDMENT NO. 07-02
 (THE VILLAGE AT BELLA TERRA – 7777 EDINGER AVENUE)**



CURRENT AND PROPOSED ZONING DESIGNATIONS

**GENERAL PLAN AMENDMENT NO. 07-01 AND
 ZONING TEXT AMENDMENT NO. 07-02
 (THE VILLAGE AT BELLA TERRA – 7777 EDINGER AVENUE)**

LEGISLATIVE DRAFT OF PROPOSED
AMENDMENTS TO
SPECIFIC PLAN NO. 13 – BELLA TERRA

WILL BE FORWARDED TO THE
PLANNING COMMISSION AND
AVAILABLE FOR REVIEW ON
FRIDAY, SEPTEMBER 5, 2008