

ENVIRONMENTAL ASSESSMENT COMMITTEE AGENDA

Wednesday, March 28, 2018
2:00 P.M.
Third Floor Conference Room #3

Application: ENVIRONMENTAL ASSESSMENT NO. 16-002
(Sea Dance Residential Development)

Applicant: Rick Wood
TRI Pointe Homes
5 Peters Canyon, Suite 100
Irvine CA 92606
(949) 478-8638

Request: To analyze the potential environmental impacts associated with the subdivision and construction of 53 single-family homes and associated improvements on an 8.75 acre lot. The project includes the following entitlements and approvals:

- General Plan Amendment to amend the land use designation from Public (with an underlying designation of Residential Low Density) P(RL) to Residential Low Density – Maximum of 7.0 dwelling units per net acre (RL-7) and Open Space – Parks (OS-P).
- Zoning Map Amendment to amend the zoning designation from Public – Semipublic (PS) to Residential Low Density (RL) and Open Space – Parks and Recreation Subdistrict (OS-PR).
- Tentative Tract Map to subdivide the property into 53 numbered lots and four lettered lots (a private street, common areas, water quality basin, public park).
- Conditional Use Permit to permit the development of 53 single-family dwellings and public park.

The existing on-site structures would be removed and the proposed development would consist of 53 new single-family homes with private streets and landscaping. The residential lots are less than the minimum lot width and size. The lot width and lot size deviations may be approved as part of a Planned Unit Development. The resulting density is 6.9 units per acre.

The proposed homes include three plans/models ranging from 2,291 to 3,224 square feet of living space each with a maximum of four bedrooms. Plan 1 features a one-story layout with an option to add a fourth bedroom and/or a covered patio. Plan 2 and Plan 3 both feature a two-story layout with an

option to add a covered patio. All homes include an attached two-car garage with direct home access, and private rear yard spaces. The architectural styling would feature several variations of architecture offered in a variety of colors and materials for each plan.

The proposed subdivision includes access to Hammon Lane via private streets that would align with Riviera Drive and Nevada Drive. These private streets are designed with a 56-foot width to accommodate a 36-foot wide paved section. The proposed roadway widths would accommodate Huntington Beach Fire Department emergency access and on-street parking standards in selected areas on both sides of the street and allow a 4-foot-wide sidewalk. All interior streets within the subdivision are proposed to be privately owned and maintained by a professionally-managed homeowner's association.

An enhanced landscaped setback is proposed along the perimeter of the site along Hammon Lane that would be augmented with a decorative masonry block wall. A series of pilasters along the perimeter wall have been incorporated to break the wall plane, with foreground groundcover and shrub planting. The site plan also proposes a public park area totaling 1.07 acres that would be improved and dedicated to the City.

In accordance with Huntington Beach Zoning and Subdivision Ordinance (HBZSO) Section 230.26 Affordable Housing, a minimum of ten percent of all new residential construction shall be affordable housing units. Therefore, a total of 5.3 units (i.e., ten percent of 53 units) must be made available to very low-income, low-income, or moderate-income households. The developer proposes to pay an in-lieu fee to satisfy this affordable housing requirement.

Location: 14422 Hammon Lane, Huntington Beach CA 92647 (east of Hammon Lane, north of Spa Drive)

City Contact: Jessica Bui, Assistant Planner

For information on the above items, please contact the specified City contact person in the City of Huntington Beach Department of Community Development at (714) 536-5271.

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 Environmental Assessment Committee meetings. If you require special assistance, 48-hour prior notification will enable the city to make reasonable arrangements. To make arrangements for an assisted listening device (ALD) for the hearing impaired, American Sign Language interpreters, a reader during the meeting and/or large print agendas, please contact the Community Development Department at (714) 536-5271