



PUBLIC NOTICE “SPECIAL MEETING”

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON BEACH

NOTICE IS HEREBY GIVEN that Planning Commission will hold a public hearing on the Housing Element Update and Implementation Actions.

- **DATE: Wednesday, November 16, 2022**
- **TIME: 6:00 PM**
- **LOCATION: City Council Chambers, Huntington Beach City Hall, 2000 Main Street, Huntington Beach, CA 92648**

You are receiving this Notice of Public Hearing because you either own property within or in close proximity to sites identified for housing in the Housing Element Update or are an interested party.

APPLICANT: City of Huntington Beach, 2000 Main Street, Huntington Beach, California, 92648

REQUEST: Housing Element Update: To update the General Plan Housing Element for the 2021-2029 planning period pursuant to state Housing Element law. The Housing Element is one of the seven State-mandated elements of the City's General Plan and must identify how the City will accommodate its share of the regional housing need for all economic segments of the community, commonly referred to as RHNA (Regional Housing Needs Allocation). For the 2021-2029 planning period, the City must provide zoning capacity for 13,368 dwelling units across all income levels. The Housing Element Update proposes to accommodate the RHNA through production of accessory dwelling units, conversion of hotels/motels to lower income housing, rezoning one property as described below under ZMA No. 22-001, and establishing Affordable Housing Overlays on sites identified in the sites inventory in Appendix B of the Housing Element as described under the requests below (GPA No. 22-001, ZMA No. 22-002, ZTA No. 22-006, ZTA No. 22-007, ZTA No. 22-008, ZTA No. 22-009). The proposed Affordable Housing Overlays will allow for multi-family residential uses at densities ranging from 35 – 70 dwelling units per acre by right provided that at least 20 percent of the units are affordable to lower income households. No development or construction is proposed in conjunction with these actions.

The Housing Element Update consists of the following applications:

- **General Plan Amendment (GPA) No. 21-003:** To update the General Plan Housing Element for the 2021-2029 planning period pursuant to state Housing Element law.
- **Subsequent Environmental Impact Report (SEIR) No. 22-002:** To evaluate potential environmental impacts associated with adoption and implementation, including program actions to rezone properties and establish affordable housing overlays, of the Housing Element Update.
- **General Plan Amendment (GPA) No. 22-001:** To amend the Land Use Element of the General Plan, including the General Plan Land Use Map (Figure LU-2), to establish the Affordable Housing Overlay in accordance with program actions proposed in the Housing Element update. Properties designated with

an Affordable Housing Overlay will maintain the underlying/base land use designation. This action also includes updating the General Plan Land Use Map to reflect the rezoning described under ZMA 22-001.

- **Zoning Map Amendment (ZMA) No. 22-001:** To amend the existing Zoning designation of 15511 Edwards St. from Commercial General (CG) to Residential Medium High (RMH) Density (permits a maximum of 25 dwelling units per acre). No development or construction is proposed in conjunction with this amendment.
- **Zoning Map Amendment (ZMA) No. 22-002:** To amend the Zoning Map to add the Affordable Housing Overlay in accordance with program actions proposed in the Housing Element update and designate various sites as identified in the sites inventory of Appendix B of the Housing Element with the Affordable Housing Overlay. Properties designated with an Affordable Housing Overlay will still be able to develop in accordance with the base zoning designation.
- **Zoning Text Amendment (ZTA) No. 22-008:** To amend the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to create a new Chapter 229 – Affordable Housing Overlay to establish permitted uses and development standards in accordance with program actions proposed in the Housing Element update.
- **Zoning Text Amendment (ZTA) No. 22-009:** To amend the Beach and Edinger Corridors Specific Plan (SP14/BECSP) to expand the existing Affordable Housing Overlay in accordance with program actions proposed in the Housing Element update and apply the Overlay to all properties within the BECSP that allow residential uses.
- **Zoning Text Amendment (ZTA) No. 22-007:** To amend the Holly Seacliff Specific Plan (SP9) to establish an Affordable Housing Overlay and designate certain properties identified in the sites inventory of Appendix B of the Housing Element with the Affordable Housing Overlay in accordance with program actions proposed in the Housing Element update. The Affordable Housing Overlay in SP 9 proposes to allow a range of maximum densities between 35 and 70 dwelling units per acre.
- **Zoning Text Amendment (ZTA) No. 22-006:** To amend the Ellis Goldenwest Specific Plan (SP7) to establish a Residential High Density (RH) Overlay and designate certain properties identified in the sites inventory of Appendix B of the Housing Element with the RH Overlay in accordance with program actions proposed in the Housing Element update.

PREVIOUS PLANNING COMMISSION ACTIONS & REVISIONS TO THE HOUSING ELEMENT UPDATE

The Planning Commission considered ZTA No. 22-006, in conjunction with the Housing Element Update and implementation actions described herein, during a duly noticed public hearing on October 11, 2022, and recommended approval to the City Council. Based on feedback received from the City Council during a study session on November 1, 2022, the property located at 7242 Slater Avenue (APN: 111-010-39), commonly referred to as the “Frontier” site, will be considered for inclusion in the proposed Affordable Housing Overlay as described under ZMA No. 22-002 and ZTA No. 22-008 in lieu of the sites identified in SP 7 (ZTA No. 22-006). The Frontier site was previously recommended for rezoning to RMH as described under ZMA No. 22-001. The change to the Frontier site from RMH rezoning to the proposed Affordable Housing Overlay would eliminate the RH-Overlay from SP 7 and associated amendments contemplated under ZTA No. 22-006. The Planning Commission is requested to consider these revisions to their previous actions on the above applications, which will be forwarded to the City Council for a separately noticed public hearing.

PROJECT LOCATION

- GPA No. 21-003, EIR No. 22-002, GPA No. 22-001, ZTA No. 22-008: Citywide
- ZMA No. 22-001: 15511 Edwards St

- ZMA No. 22-002: sites identified in the sites inventory in Appendix B of the Housing Element Update, generally located along the Gothard Avenue corridor within the Research and Technology zoned area, the Golden West College campus, and the specific plan areas described as follows:
- ZTA No. 22-009: Beach and Edinger Corridors Specific Plan area – all properties that allow residential uses;
 - ZTA No. 22-007: Holly Seacliff Specific Plan area – 18742 Goldenwest St. (APN: 111-120-01), 18792 Goldenwest St. (APN: 111-120-31), properties on the east side of Goldenwest St. and west side of Stewart Lane between Ernest Dr. to the north and Garfield Ave. to the south, properties on the east side of Goldenwest St. and west side of Stewart Lane between Garfield Ave. to the north and (inclusive of) the properties on the south side of Kearny Dr.;
 - ZTA No. 22-006: Ellis Goldenwest Specific Plan area – approximately 18-acre site on the west side of Goldenwest St., approximately 600 feet north of Garfield Ave.

HOUSING ELEMENT WEBSITE AND INFORMATION

A copy of the draft Housing Element Update, the Appendix B sites inventory, and SEIR are available for review on the City's website at <https://www.huntingtonbeachca.gov/housing-element-update/>.

CITY CONTACT: Nicolle Aube

NOTICE IS HEREBY GIVEN that Subsequent Environmental Impact Report No. 22-002 for the above items was processed and completed in accordance with the California Environmental Quality Act. The Subsequent EIR (SEIR) is a tiered analysis document utilizing the City's General Plan Update Program EIR (October 2017) as a baseline. Pursuant to State CEQA Guidelines §15162(3)(A) and (B), the SEIR evaluates potential environmental impacts associated with adoption and implementation of the Housing Element Update. It was determined that the Housing Element Update and the associated actions described above would result in significant and unavoidable impacts concerning air quality, greenhouse gases, hydrology and water quality, noise, and utilities and services systems. The SEIR was available for a 45-day public review period from June 29 to August 19, 2022. The final SEIR includes responses to comments received. SEIR No. 22-002 is on file at the City of Huntington Beach Community Development Department, 2000 Main Street, and is available for public inspection and comment by contacting the Community Development Department, or by telephoning (714) 536-5271.

NOTICE IS HEREBY GIVEN that a Local Coastal Program Amendment subject to certification by the California Coastal Commission will be required for ZTA No. 22-007, ZTA No. 22-008, and ZMA 22-002.

ON FILE: Copies of the proposed requests are on file in the Community Development Department, 2000 Main Street, Huntington Beach, California 92648, for inspection by the public. Copies of staff reports will be available to interested parties at City Hall or online at <http://www.huntingtonbeachca.gov> on Thursday November 10, 2022.

ALL INTERESTED PERSONS are invited to attend said hearing and express opinions or submit evidence for or against the applications as outlined above. If you challenge the Planning Commission's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, actions taken by the Planning Commission may be final unless an appeal is filed to the City Clerk by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of Two Thousand, Four Hundred Ninety-Four Dollars (\$2,494.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Four Thousand and Two Dollars (\$4,002.00) if the appeal is filed by any other party. The appeal shall be submitted to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action, unless otherwise noted. If there are any further questions please call the Community Development Department at (714) 536-5271 and refer to the above items.

Ursula Luna-Reynosa, Secretary
Huntington Beach Planning Commission

Housing Element Sites

City of Huntington Beach



- Affordable Housing Overlay
- Recording
- City Boundary
- City Facility
- Park
- School
- Golf Course
- Harbor / Channel
- HB City Beach

