



PUBLIC NOTICE

NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH

NOTICE IS HEREBY GIVEN that City Council will hold a public hearing on the Housing Element Update and Implementation Actions and, while not subject to a public hearing or notice requirements, the City Council will also reconsider previous action taken related to the processing of ADU permits and SB 9 applications.

- **DATE: Tuesday, March 21, 2023**
- **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 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 (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. The Housing Element is one of the 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, and implementation of Affordable Housing Overlays on sites identified in the Housing Element sites inventory (Appendix B) as described under the requests below (GPA No. 22-001, ZMA No. 22-002, ZTA No. 22-007, ZTA No. 22-008, ZTA No. 22-009). The Housing Element sites inventory identifies housing unit capacity to meet the City's RHNA targets plus a buffer to ensure the City maintains adequate RHNA sites throughout the planning period. 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 City Council will also consider **Subsequent Environmental Impact Report (SEIR) No. 22-002** which evaluates the potential environmental impacts associated with adoption and implementation, including program actions to establish affordable housing overlays, of the Housing Element Update in accordance with the California Environmental Quality Act (CEQA). **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. Properties designated with an Affordable Housing Overlay will maintain the underlying/base land use designation. **Zoning Map Amendment (ZMA) No. 22-002:** To amend the Zoning Map to add the Affordable Housing and designate select sites identified in the Housing Element sites inventory with the Affordable Housing Overlay. Properties designated with an Affordable Housing Overlay will maintain the underlying/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, which establishes permitted uses and development standards for the proposed Affordable Housing Overlay. **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 and apply the Overlay to sites identified in the Housing Element sites inventory. **Zoning Text Amendment (ZTA) No. 22-007:** To amend the Holly Seacliff Specific Plan (SP9) to establish an Affordable Housing Overlay and designate properties identified in the Housing Element sites inventory with the Affordable Housing Overlay.

HOUSING ELEMENT WEBSITE AND INFORMATION

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

PLANNING COMMISSION ACTION AND REVISIONS TO THE AFFORDABLE HOUSING OVERLAY

The Planning Commission recommended approval of the Housing Element and associated implementation actions to the City Council on November 16, 2022. The Planning Commission considered and

recommended approval of an Affordable Housing Overlay designation on all properties identified in the Housing Element sites inventory. The City Council will consider initially establishing an Affordable Housing Overlay on select sites to meet the City's RHNA targets. As development occurs during the planning period, additional Housing Element sites will be added to the Affordable Housing Overlay as necessary to maintain adequate RHNA sites throughout the planning period, which ends October, 2029.

PREVIOUS CITY COUNCIL ACTIONS

At the February 21, 2023 City Council meeting, the City Council directed City staff to stop processing permit applications for accessory dwelling units (ADUs) and SB 9 projects submitted pursuant to Chapter 237 – Objective Standards for SB 9 Development Projects of the HBZSO. As part of the request related to the Housing Element and Implementation Actions, the City Council will consider a recommended action to allow the processing of ADU permits and SB 9 applications.

PROJECT LOCATION

The Housing Element is a citywide housing plan. Sites identified for housing are identified in the Housing Element sites inventory (Appendix B) and are generally located in the following areas:

- Gothard Ave. corridor between Edinger Ave. on the north and Ellis Ave. on the south
- Golden West College campus
- Beach and Edinger Corridors Specific Plan (SP14) area – various properties along Beach Blvd. and Edinger Ave.
- Holly Seacliff Specific Plan (SP9) area – properties on the east side of Goldenwest St. and west side of Stewart Ln. 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 Ln. between Garfield Ave. to the north and (inclusive of) the properties on the south side of Kearny Dr.

Refer to Appendix B of the Housing Element Update for exact site location by parcel.

CITY CONTACT: Nicolle Aube (email: housingelement@surfcity-hb.org)

NOTICE IS HEREBY GIVEN that SEIR No. 22-002 was processed and completed in accordance with the CEQA. SEIR No. 22-002 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 to air quality, greenhouse gases, hydrology and water quality, noise, and utilities and services systems. As such, the City Council will consider adoption of a Statement of Overriding Considerations in accordance with CEQA Guidelines Section 15093. 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 by contacting the Community Development Department at (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. 22-008.

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 March 16, 2023.

ALL INTERESTED PERSONS are invited to attend said hearing and express opinions or submit evidence for or against the application as outlined above. If you challenge the City Council'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. For further questions please call the Community Development Department at (714) 536-5271 and refer to the above items. Direct your written communications to the City Clerk.

Robin Estanislau, City Clerk
City of Huntington Beach
2000 Main Street, 2nd Floor
Huntington Beach, California 92648
714-536-5227

<http://huntingtonbeachca.gov/HBPublicComments/>