



City of Huntington Beach

NOTICE OF AVAILABILITY AND PUBLIC REVIEW

Date: June 29, 2022

To: **Responsible and Trustee Agencies, Interested Organizations, and Individuals**
State of California Office of Planning and Research
County of Orange Clerk-Recorder

From: **City of Huntington Beach (Lead Agency)**
Department of Community Development, 2000 Main Street, Huntington Beach, CA 92648

Subject: Notice of Availability of a Draft Subsequent Environmental Impact Report for the **City of Huntington Beach 2021-2029 Housing Element Update Implementation Program Project**, SCH # 2021080104

Location: Citywide

Public Review Period: June 29, 2022 through August 15, 2022

The **City of Huntington Beach**, as the Lead Agency, has prepared a Subsequent Environmental Impact Report (SEIR) for the City of Huntington Beach 2021-2029 Housing Element Update (HEU) Implementation Program, as further described below. This Notice of Availability (NOA) has been issued to notify interested parties that the Draft SEIR is publicly available for review and comment. The City is requesting comments on the Draft SEIR from responsible and trustee agencies, interested public agencies, organizations, and the general public.

Project Setting:

Incorporated in 1909, Huntington Beach is a seaside community within Orange County (County), approximately 90 miles north of the City of San Diego and 35 miles south of downtown Los Angeles. The City is bound by the City of Seal Beach to the north, the cities of Newport Beach and Costa Mesa to the south, the cities of Westminster and Fountain Valley to the east, and the Pacific Ocean to the west. The Project area includes the entire 27.3 square miles within the City limits.

Regional access to the City is provided by Interstate 405, Beach Boulevard, and Pacific Coast Highway.

Project Overview/Description:

The Housing Element, which is a component of the Huntington Beach General Plan, provides direction for implementation of various programs to meet existing and projected future housing needs for all income levels within Huntington Beach. The City's projected housing need for the 6th Cycle Regional Housing Needs Assessment (RHNA) planning period (2021-2029) is 13,368 dwelling units (11,743 units when accounting for existing applications and projects that are currently under review).

State housing law requires the City to specify the number of housing units that can realistically be accommodated on candidate housing sites. The City is not required to build dwelling units in order to meet its RHNA allocation, only to identify potential sites and create the framework to allow the market the opportunity to develop these units. Therefore, the City has developed a Housing Program to accommodate the lower-income RHNA units, including amendments to existing land use designations and zoning districts, an affordable housing overlay, and identification of underutilized, residentially-zoned parcels in an inventory of 378 candidate housing sites (approximately 419 acres).

The Housing Program specifically addressed in the SEIR includes amendments to the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and the Huntington Beach General Plan Update (GPU) for changes to base/overlay districts and land use designations, as well amendments to other planning documents, as needed for clarification and consistency purposes and to accommodate future housing sites as part of the HEU's Implementation Program. These amendments provide capacity for future development of approximately 19,738 housing units to meet the City's remaining unmet RHNA of 11,743 housing units.

Amendments to Base and Overlay Zoning Districts. The HEU Implementation Program establishes a total potential development capacity of approximately 428 units provided by rezoning sites and approximately 18,329 units provided by overlay sites. The Project proposes Zoning Text Amendments to revise applicable HBZSO and Specific Plan sections affected by the Project's rezoning/overlay program; and a Zoning Map Amendment to resolve any resolve potential zoning inconsistencies resulting from adoption of the Project's rezoning/overlay program. The Project proposes to amend the HBZSO to reflect the following rezoning and overlay strategies:

- **Beach and Edinger Corridors Specific Plan (SP14) - 20 Affordable Overlay:** This strategy would increase affordable housing options in SP14 by expanding the 20 percent Affordable Overlay, which would permit residential projects that propose at least 20 percent lower income units on-site by-right (ministerial approval rather than discretionary approval subject to an entitlement process). The City has identified 151 sites to apply this overlay strategy.
- **Affordable Housing Overlay:** This strategy would create housing opportunities primarily in the City's well-connected nonresidential areas. The City has identified 167 sites to apply this overlay strategy.
- **Ellis Goldenwest Specific Plan (SP7) - High Density Residential RH Overlay:** This strategy utilizes the City's existing RH High Density Residential District to create housing opportunities within SP7. The City has identified 53 sites to apply this overlay strategy.
- **Medium High Density Residential RMH:** This strategy utilizes the City's existing RMH Zoning District to create housing opportunities in areas where residential development is appropriate. The City has identified three sites to rezone to RMH.

Of the 378 candidate housing sites, 372 sites would be assigned an overlay, as described above, to permit housing by right. These 372 overlay sites, as well as the three hotel conversion sites, would retain their existing underlying zoning. Only three sites would be rezoned.

Amendments to the General Plan Land Use Element. The General Plan land use designation amendments are required for consistency with the HEU Implementation Program's proposed zoning and overlays, as discussed above. Further, Land Use Element updates are required to ensure consistency between General Plan elements (i.e., the Housing Element and the Land Use Element). The following land use overlay designations would be added to the General Plan Land Use Element:

- **Beach and Edinger Corridors Specific Plan (SP14) 20 Percent Affordable Overlay:** The 20 percent overlay would permit residential projects that propose at least 20 percent lower income units on-site by-right. The City has identified 151 sites to designate 20 Percent Affordable Overlay within SP14.
- **Affordable Housing Overlay:** This strategy would create housing opportunities primarily in the City's well-connected nonresidential areas. The City has identified 167 sites to designate Affordable Housing Overlay.
- **Ellis Goldenwest Specific Plan (SP7) High Density Residential RH Overlay:** This strategy utilizes the City's existing High Density Residential (RH) land use designation to create housing opportunities within SP7. The City has identified 53 sites to designate RH Overlay within SP7.

- **Medium High Density Residential RMH Redesignations:** This strategy utilizes the City’s existing Medium High Density Residential (RMH) land use designation to create housing opportunities in areas where residential development is appropriate. For consistency with the proposed rezoning, the City has identified three sites to redesignate to RMH.

It is noted that while the candidate housing sites’ development capacity totals 19,738 housing units, this includes a 60 percent buffer intended to serve as a sites contingency to meet “no net loss” requirements. Therefore, the CEQA Project analyzed in the SEIR assumes 11,743 additional housing units over existing conditions, which excludes the 60 percent buffer and the existing applications and projects that are currently under review. The precise distribution of housing units on the candidate housing sites is unknown. Therefore, for analysis purposes, the CEQA Project analyzed in the SEIR assumes the 11,743 additional housing units comprised of the following:

- Rezones: Approximately 255 additional housing units;
- Housing Overlay Zones: Approximately 10,905 additional housing units;
- Hotel/Motel Conversions: Approximately 247 additional housing units; and
- Accessory Dwelling Units: Approximately 336 additional housing units.

Government Code §65962.5:

None of the candidate housing sites are on a list of hazardous materials sites compiled pursuant to Government Code §65962.5.

Required Approvals:

The HEU Implementation Program will be adopted by City Council Resolution at a duly noticed public hearing. Additionally, the California Department of Housing and Community Development (HCD) will review the HEU Implementation Program for compliance with applicable statutory provisions. The SEIR, which has been prepared in compliance with CEQA, will be certified by City Council. The following discretionary actions are also required for the Project:

- General Plan Amendment: to amend the Land Use Element to reflect updated land use designations for specific properties to ensure compliance with the HEU rezoning/overlay program.
- Zoning Text Amendment: to revise applicable sections of the HBZSO and Specific Plans affected by the HEU rezoning/overlay program.
- Zoning Map Amendment: to resolve potential zoning inconsistencies resulting from adoption of the HEU rezoning/overlay program.

Public Meetings/Hearings:

The public meeting to be held on the proposed Project will be separately noticed.

Subsequent Environmental Impact Report/Significant Environmental Effects:

The SEIR evaluated the Project’s potential environmental impacts and focused on the following resource areas:

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| • Air Quality | • Hazards and Hazardous Materials | • Public Services |
| • Cultural Resources | • Hydrology and Water Quality | • Recreation |
| • Energy | • Land Use and Planning | • Transportation |
| • Geology and Soils | • Noise | • Tribal Cultural Resources |
| • Greenhouse Gas Emissions | • Population and Housing | • Utilities and Service Systems |

Impacts concerning the following resource areas were determined to be less than significant or less than significant with mitigation incorporated: Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Land Use and Planning, and Population and Housing, Public Services, Recreation, Transportation, and Tribal Cultural Resources.

Impacts concerning the following resource areas could not be mitigated to below a level of significance despite mitigation, and thus are significant and unavoidable: Air Quality, Greenhouse Gas Emissions (GHG), Hydrology and Water Quality, Noise, and Utilities and Service Systems.

Public Review Period and Public Comments:

The Draft SEIR is available for public review for a period of 45 days commencing on **Wednesday, June 29, 2022** and ending on **Monday, August 15, 2022 at 5:00 p.m.** In accordance with Section 15105 of the State CEQA Guidelines, should you have any comments on the Draft SEIR, please provide written comments within the 45-day public review period.

The City requests your careful review and consideration of the Draft SEIR, and invites **written comments** from interested agencies, persons, and organizations regarding environmental issues identified in the Draft SEIR. If you are part of an agency or organization, please indicate a contact person to whom a response should be directed.

The Draft SEIR is available to the general public for review on the City's website at:

- <http://www.huntingtonbeachca.gov/government/departments/planning/major/>
- and
- <https://www.huntingtonbeachca.gov/government/departments/planning/environmental-reports/>
- and
- <https://www.huntingtonbeachca.gov/housing-element-update/>

A hard copy of the Draft SEIR is also available for public review during business hours at the following locations:

- Central Library, 7111 Talbert Avenue, Huntington Beach, California 92648
- City of Huntington Beach, Planning Division, 2000 Main Street, Huntington Beach, California 92648

Comments in response to this notice shall be submitted via e-mail, U.S. Postal Service, or courier service no later than 5:00 PM on August 15, 2022.

Lead Agency Contact:

All comments shall be submitted in writing, including your name, address, and concerns, to:

If by e-mail:

Alyssa.Helper@surfcity-hb.org

If by U.S. Mail or Courier:

City of Huntington Beach
Department of Community Development
Attn: Alyssa Helper, Associate Planner
2000 Main Street
Huntington Beach, CA 92648