



City of Huntington Beach Planning Department **STUDY SESSION REPORT**

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Rosemary Medel, Associate Planner *RM*
DATE: April 14, 2009
SUBJECT: GENERAL PLAN CONFORMANCE NO. 09-002 (EMERALD COVE TRANSFER OF OWNERSHIP)

APPLICANT/

PROPERTY OWNER: City of Huntington Beach, 2000 Main St., Huntington Beach, CA 92648

LOCATION: 18191 Parktree Circle, 92648 (south of Talbert Ave. and west of Beach Blvd.)

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

General Plan Conformance No. 09-002 represents a request pursuant to Section 65402 of the California Government Code by the City and Redevelopment Agency to determine if the proposed sale of the 164 unit Emerald Cove Senior Apartment complex to Jamboree Housing is in conformance with the goals, objectives and policies of the General Plan.

Emerald Cove was built by the Redevelopment Agency in 1984. This application will allow the transfer of ownership from the City and Redevelopment Agency to Jamboree Housing. The restrictions placed on the transfer of ownership will continue to restrict the development to seniors for a period of 60 years.

CURRENT LAND USE, HISTORY OF SITE, ZONING AND GENERAL PLAN DESIGNATIONS

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Area:	RH-30 (Residential High Density – Max. 30 dwelling units/acre)	RH (Residential High Density)	Senior Apartment Complex
North and East of Subject Area:	RM-15 (Residential Medium Density – Max. 15 dwelling units/acre)	RM (Q) (Residential Medium Density – Qualified Zone)	Apartment Complex
West of Subject Area:	I-F2-d (Industrial – Max. Floor Area Ratio of 0.5 – Design Overlay)	IL (Industrial Limited)	Industrial Development
South of Subject Area:	OS-P (Open Space-Park), RL-7 (Residential Low Density – Max. 7 dwelling units/acre)	OS-PR (Open Space Park and Recreation), RL (Residential Low Density)	Park and Single Family Residential

APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION:

April 6, 2009

MANDATORY PROCESSING DATE(S):

May 15, 2009 (within 40 days from complete application)

General Plan Conformance No. 09-002 is tentatively scheduled for action by the Planning Commission on April 28, 2009.

CEQA ANALYSIS/REVIEW:

The General Plan conformance review is categorically exempt pursuant to Section 15306, Class 6 of the California Environmental Quality Act, which states that information collection which does not result in major disturbance to an environmental resource is exempt from any environmental review.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES:

No comments regarding General Plan Conformance No. 09-002 have been received from other City departments or agencies.

PUBLIC MEETINGS, COMMENTS AND CONCERNS:

No public meetings have been held regarding this General Plan Conformance request.

PLANNING ISSUES

The only issue to consider as part of this request is the project’s conformance to the City’s General Plan. The proposed sale of this development merely transfers ownership. The 164 unit development shall remain affordable to seniors. The new covenant restricts affordability to 60 years commencing from date of execution of the sale agreement. The following goals, policies and objectives pertain to the proposed transfer of ownership of this project:

Land Use Element

Goal LU 9: Achieve the development of a range of housing units that provides for the diverse economic, physical, and social needs of existing and future residents of Huntington Beach.

Objective LU 9.5: Provide for the development of housing for senior citizens, the physically and mentally challenged, and very low, low, and moderate income families.

Housing Element

Goal 1: Conserve and improve existing affordable housing in Huntington Beach.

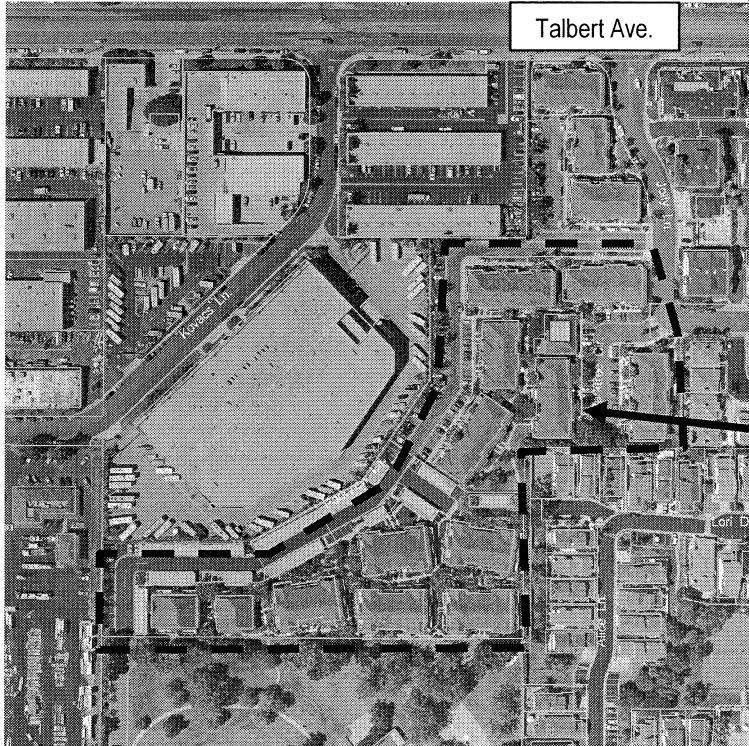
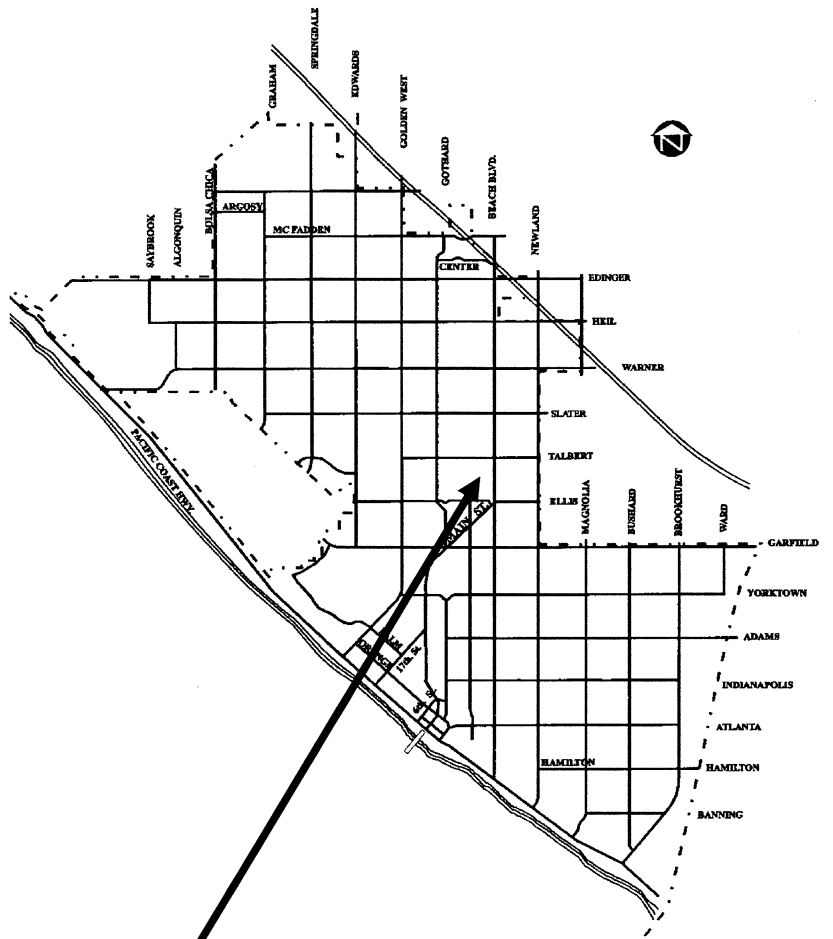
Policy 1.3: Coordinate with non-profit housing providers in the acquisition and rehabilitations of older apartment complexes, and maintenance of long-term affordable housing.

Policy 1.6: Work with property owners, tenants, and non-profit purchasers to facilitate preservation of assisted rental housing at-risk at risk of conversion to market rents.

The transfer of ownership will continue to provide for affordable senior housing. The purchaser is a not-for-profit company which will preserve affordable housing stock in the City therefore maintaining compliance with the General Plan.

ATTACHMENTS:

- 1) Vicinity Map
- 2) General Plan Conformity Letter dated, March 9, 2009



**PROJECT
SITE**

VICINITY MAP
General Plan Conformance No. 09-002 (Emerald Cove)

GENERAL PLAN CONFORMITY

Requesting Department Redevelopment Agency

Person Authorized Sidney Stone

Project Description: City is selling Emerald Lane Senior Apartments to Redevelopment Agency to facilitate sale of property to Jamboree Housing

Location: 18191 Parktree Cir, H.B. 92648

To the North, towards Talbert, is residential. To the South, towards Taylor Dr. is residential. To the West, towards Gotherd, is Industrial. To the East, towards Beach, is residential and commercial.

Purpose of Project: City sale to Redevelopment Agency will facilitate the sale of the property to Jamboree Housing.

This will allow for a 60 year affordable covenant to be placed on the property with no rent increase, or displacement of residents and services will be increased.

Extent of Project: Transfer of ^{ownership} ~~land~~ to Redevelopment Agency from City. The development contains 164 units, all affordable to Seniors making 50% AMI or less. That will remain in place upon sale to RDA, and later Jamboree, with

Environmental Status: N/A 60 year covenant to be placed on property.
(If available)

Sidney Stone
Signature

3-9-09
Date