



Zoning Code – Discretionary Responsibilities

Study Session
June 16, 2026

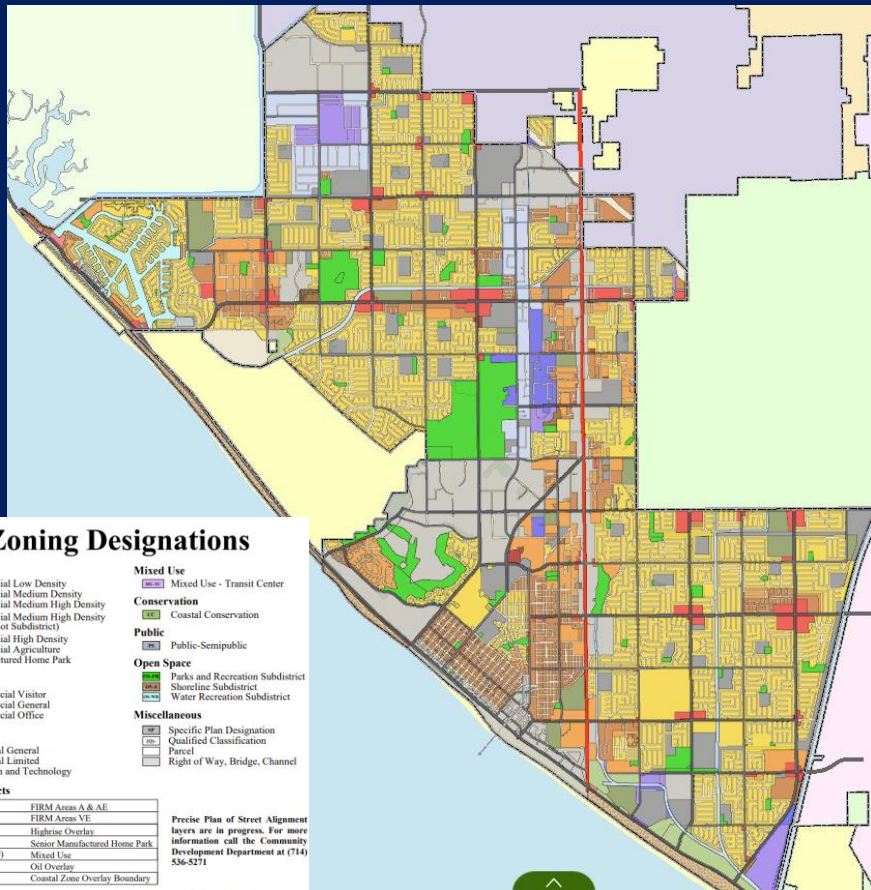
Background

- ❖ March 17, 2026 – H-item by Mayor McKeon and Councilman Burns
 - Concern with Zoning Administrator authority for conditional use permits and variances
 - Action (7-0):
 - *Provide list of ZA CUPs*
 - *Recommendations to update the HBZSO*
 - *Provide fee schedule and timeline for code update*



HBZSO Chapters 210-218

- Base Districts – Residential, Commercial, Industrial, etc.



RL, RM, RMH, RH, and RMP Districts: Land Use Controls

P = Permitted
 L = Limited (See Additional Provisions)
 PC = Conditional use permit approved by Planning Commission
 ZA = Conditional use permit approved by Zoning Administrator
 TU = Temporary use permit
 P/U = Requires conditional use permit on site of conditional use
 -- = Not Permitted

	RL	RM	RMH, RH	RMP	Additional Provisions
Residential Uses					(A)(M)(X)
Day Care, Ltd.	P	P	P	P	
Group Homes Incl. Sober Living Homes	L-8	L-8	L-8	L-8	
Group Residential	-	-	PC	-	
Multifamily Residential					(B)(C)(D)(E)
2 - 4 units	ZA	P	P	-	
5 - 9 units	ZA	ZA	ZA	-	
10 or more units	PC	PC	PC	-	
Manufactured Home Parks	ZA	ZA	-	ZA	(E)(F)
Referral Facility	-	L-9	L-9	L-9	
Residential Care Facility	P/PC	P/PC	P/PC	P/PC	(I)
Single-Family Residential	P	P	P	P	(B)(D)(E)(F)(G)(H)(I)
Supportive Housing	L-7	L-7	L-7	L-7	
Transitional Housing	L-7	L-7	L-7	L-7	
Public and Semipublic					(A)(V)(W)
Clubs & Lodges	PC	PC	ZA	ZA	
Day Care, Large-Family	L-6	L-6	L-6	L-6	
Day Care, General	L-1	ZA	ZA	ZA	
Park & Recreation Facilities	L-2	L-2	L-2	L-2	
Public Safety Facilities	PC	PC	PC	PC	
Religious Assembly	L-3	PC	PC	PC	
Residential Care, General	-	PC	PC	PC	
Schools, Public or Private	PC	PC	PC	PC	
Utilities, Major	PC	PC	PC	PC	
Utilities, Minor	P	P	P	P	
Commercial					
Communication Facilities	L-5	L-5	L-5	L-5	
Horticulture	ZA	ZA	ZA	ZA	
Nurseries	ZA	ZA	ZA	ZA	
Visitor Accommodations			L-4	-	
Bed and Breakfast Inns	P/U	P/U	P/U	P/U	(A)(G)(I)
Accessory Uses					
Commercial Filming, Limited	P	P	P	P	
Real Estate Sales	P	P	P	P	
Personal Property Sales	P	P	P	P	
Street Fairs	TU	TU	TU	TU	
Nonconforming Uses					

CO, CG, and CV Districts: Land Use Controls

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	CO	CG	CV	Additional Provisions
Group Residential	PC	PC	PC	
Multifamily Residential	-	-	PC	
Public and Semipublic				(G)(S)(W)(X)
Clubs and Lodges	P	P	-	
Community and Human Services	-	PC	-	
Drug Abuse Centers	-	PC	-	
Primary Health Care	L-11	L-11	-	
Emergency Kitchens	-	L-2	-	
Emergency Shelters	-	L-2	-	
Residential Alcohol Recovery, General	-	PC	-	
Residential Care, General	ZA	ZA	-	
Convalescent Facilities	ZA	ZA	-	
Cultural Institutions	L-14	L-14	L-14	
Day Care, General	L-1	L-1	-	
Day Care, Large Family	P	P	-	(O)
Emergency Family Care	L-2	L-2	-	
Government Offices	P	P	ZA	
Hospitals	PC	PC	PC	(P)
Hospitals	PC	PC	-	

IG, IL, and RT Districts: Land Use Controls

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	IG	IL	RT	Additional Provisions
Residential				
Group Residential	PC	PC	PC	(I)
Public and Semipublic				(A)(L)(K)
Community and Human Service Facilities	P	P	P	
Day Care, General	ZA	ZA	ZA	
Heliports	PC	PC	PC	(N)
Maintenance and Service Facilities	ZA	ZA	ZA	
Public Safety Facilities	P	P	P	
Religious Assembly	ZA	ZA	ZA	
Schools, Public or Private	L-6	L-6	L-6	
Utilities, Major	PC	PC	PC	
Utilities, Minor	L-7	L-7	L-7	

OS District Land Use Controls

P = Permitted
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 -- = Not Permitted

	OS-PR	OS-S	OS-WR	Additional Provisions
Public and Semipublic				(I)
Marinas	-	-	PC	
Park & Recreation Facilities	PC	PC	-	
Public Safety Facilities	-	PC	-	
Utilities, Major	-	-	-	
Utilities, Minor	ZA	-	ZA	
Commercial Uses				(I)
Animal Sales and Services	-	-	-	
Equestrian Centers	PC	-	-	(L)
Commercial Recreation and Entertainment	PC	-	-	
Communication Facilities	L-4	-	-	
Eating & Drinking Establishments	L-1	L-1	-	
With Alcohol	ZA	-	-	L-5
With Take-Out Service, Limited	L-1	L-3	-	
Vehicle/Equipment Sales and Services	-	-	-	
Commercial Parking Facility	L-2	L-2	-	
Accessory Uses and Structures	P/U	P/U	P/U	(A)(D)
Temporary Uses				(B)
Animal Shows	TU	-	-	
Circuses and Carnivals	TU	-	-	
Commercial Filming	TU	TU	TU	
Nonconforming Uses				(C)

PS District: Land Use Controls

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	PS	Additional Provisions
Public and Semipublic		
Cemetery	PC	
Convalescent Facilities	PC	
Cultural Institutions	PC	
Day Care, General	PC	
Government Offices	L-1	
Hospitals	PC	
Maintenance & Service Facilities	L-1	
Park & Recreation Facilities	PC	
Public Safety Facilities	PC	
Residential Care, General	PC	
Schools, Public or Private	PC	
Utilities, Major	PC	
Utilities, Minor	P	
Commercial Uses		
Commercial Parking Facility	L-3	
Communication Facilities	L-4	
Eating and Drinking Establishments	L-2	
Vehicle/Equipment Sales and Services	L-1	
Accessory Uses and Structures	P/U	
Temporary Uses		(A)
Animal Shows	TU	
Circuses and Carnivals	TU	
Commercial Filming, Limited	TU	
Trade Fairs	P	
Nonconforming Uses		(B)

Zoning Designations

Residential

- Residential Low Density
- Residential Medium Density
- Residential Medium High Density
- Residential Medium High Density (Small Lot Subdistrict)
- Residential High Density
- Residential Agriculture
- Manufactured Home Park

Commercial

- Commercial Visitor
- Commercial General
- Commercial Office

Industrial

- Industrial General
- Industrial Limited
- Research and Technology

Overlay Districts

- FP2 - FP2 FIRM Areas A & AE
- FP3 - FP3 FIRM Areas VE
- H - Highway Overlay
- SR - Senior Manufactured Home Park
- DP - Resolution #1
- O - O1 Oil Overlay
- CZ - Coastal Zone Overlay Boundary

Mixed Use

- Mixed Use - Transit Center

Conservation

- Coastal Conservation

Public

- Public-Semipublic

Open Space

- Parks and Recreation Subdistrict
- Shoreline Subdistrict
- Water Recreation Subdistrict

Miscellaneous

- Specific Plan Designation
- Qualified Classification
- Parcel
- Right of Way, Bridge, Channel

Precise Plan of Street Alignment
 layers are in progress. For more information call the Community Development Department at (714) 536-5271

* Official FEMA flood insurance rate map should be used when making flood determinations. FEMA flood information is available through the Community Development Department.

HB Chamber of Commerce

- ❖ April 9, 2026 – Listening Session (~60 in attendance)
- ❖ Summary of Recommendations:
 - *Administrative Approval Track for Special Uses*
 - *Straightforward, Published Process Map*
 - *Launch “White Glove” Business Concierge Service*
 - *Comprehensive Code Analysis & Modernization*



ZA Application History

- ❖ 2025 – ZA applications = 30 (17 CUPs = 5 three-story homes, 9 establishments w/ alcohol, 3 uses)
- ❖ 2024 – ZA applications = 40 (21 CUPs = 6 three-story homes, 4 establishments w/ alcohol, 4 walls/fences, 7 uses)
- ❖ 2023 – ZA applications = 35 (24 CUPs = 4 three-story homes, 10 establishments w/ alcohol, 2 walls/fences, 8 uses)



Changes for consideration

Uses	Zones	Existing Provision	Council Consideration
Residential			
Horticulture	RL, RM, RMH/RH, RMP	ZA	Downgrade to NN w/ Site Plan Review process
Nurseries	RL, RM, RMH/RH, RMP	ZA	Downgrade to NN w/ Site Plan Review process
Commercial			
Primary Health Care	CO, CG	L-11 - permitted < 5k; CUP - ZA > 5k	downgrade to <u>permitted</u> (delete use classification & change to medical office use)
Cultural Institutions	CO, CG, CV	L-14 - allowed w/ NN if < 5k; CUP- PC > 5k	Downgrade to NN w/ Site Plan Review process
Day Care, General	CO, CG	L-3 - CUP-ZA < 2.5k; CUP-PC >2.5k	Combine L-1/L-2/L-3 to <u>permitted</u> ; PC > 5k
Emergency Health Care	CO, CG	L-2 - CUP-ZA <5k; CUP-PC > 5k	Combine L-1/L-2/L-3 to <u>permitted</u> ; PC > 5k
Animal Hospitals	CG	ZA	<u>CUP-ZA</u> for 24 hours; <u>Permitted</u> - normal business hours?
Eating & Drinking Establishments			
with Live Entertainment	CO, CG, CV	ZA	CG only - without alcohol should be <u>permitted</u>
Laboratories	CO, CG	L-1	Combine L-1/L-2/L3 to <u>permitted</u> ; PC > 5k
Research & Development Services	CO, CG	L-1, ZA	Combine L-1/L-2/L3 to <u>permitted</u> ; PC > 5k
Tattoo Establishments	CG	ZA	Permitted
Industrial			
Animal Boarding	IG, IL, RT	ZA	<u>CUP-ZA</u> for 24 hours; <u>Permitted</u> - normal business hours
Animal Hospitals	IG, IL, RT	ZA	<u>CUP-ZA</u> for 24 hours; <u>Permitted</u> - normal business hours
Banks and Savings and Loans	IG, IL, RT	L-1 - CUP-ZA for mixed use project, subject to min. reqs: min lot - 3 ac, max	Permitted

Needing further input

Uses	Zones	Existing Provision	Council Consideration
	Districts		
Fences/Walls	All	ZA	PC
30'-35' in Residential; 3-story heights	Residential	ZA	PC
Variances	All	ZA < 20% deviation; PC > 20% deviation	PC
Height - grade differential	All	ZA	PC
Height - exceptions	All	ZA	PC
Soil import/export	All	ZA	PC
Outdoor facilities	All	ZA	PC
Joint use parking, reduced parking for certain uses	All	ZA	PC
Alcohol uses (onsite consumption)	All	ZA	PC
(L) Provision (w/in 300' of residential)	Industrial	ZA	PC or Downgrade to NN with Site Plan Review process
(Q) Provision (w/in 300' of residential)	Commercial	ZA	PC or Downgrade to NN with Site Plan Review process
Maintenance & Operations	Public-Semi-public	ZA	PC

2025-2026

❖ 2025 Appeals by Commissioner or Councilmember

- ZA to PC: 5 (Tiempo Fence, Somerset home, 2 Sports Complex beer/wine)
 - 2 appeals filed by neighbor or owner (Malden home, Carousel home)
- PC to CC: 4 (Malden home, Somerset home, 2 Sports Complex beer/wine)

❖ 2026 Appeals by Commissioner or Councilmember

- ZA to PC: 4 (M&O Building, Liberty Duplex, Redondo Industrial, Distractions Alcohol)
- PC to CC: 3 (M&O Building, Redondo Industrial, Distractions Alcohol)



Fee Schedule & Timeline

- ❖ Changes can be accomplished with City's existing fee schedule
- ❖ Creating new fee types of CUPs
 - Approximately 6+ months for consultant selection, analyze current fees and balance cost recovery, regional comparables, staff resources and process evaluation
- ❖ Zoning Text Amendment
 - Planning Commission and City Council public hearings
 - Fall/Winter 2026



Timeline

❖ Zoning Text Amendment (continued)

- In response to Chamber of Commerce recommendations, further analysis would be needed to comprehensively update codes and modernize
- Timeline may take longer if more extensive code updates (e.g. – development standards) are needed

❖ Process Improvements

- Chamber of Commerce Recommendations could be accomplished as part of ongoing Streamline Surf City Initiatives
- Evaluation and staffing resources
- Website / ACA enhancements
- Modernizing codes and implementation



Questions?

