

ATTACHMENT NO. 1

FINDINGS OF APPROVAL

ZONING TEXT AMENDMENT NO. 20-002/

FINDINGS FOR APPROVAL – ZONING TEXT AMENDMENT NO. 20-002:

1. Zoning Text Amendment (ZTA) No. 20-002 to amend the existing zoning designation within the Holly-Seacliff Specific Plan (SP9) from Industrial (I) to Commercial (C) on a 1.32 net acre site to allow for development of a service station and drive-thru carwash is consistent with the goals and policies of the General Plan as identified below:

A. Land Use Element

Goal LU-1 - New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1C - Support infill development, consolidation of parcels, and adaptive reuse of existing buildings.

Policy LU-1D - Ensure that new development projects are of compatible proportion, scale and character to complement adjoining uses.

Goal LU-11 - Commercial land uses provide goods and services to meet regional and local needs.

Policy LU-12 (B) - Encourage renovation and revitalization of deteriorating and struggling nonresidential areas and corridors, particularly commercial locations.

Goal LU-13 – The city provides opportunities for new businesses and employees to ensure a high quality of life and thriving industry.

B. Circulation Element

Policy CIRC-7E – Require that development projects adjacent to a designated scenic corridor include open spaces, plazas, gardens, and/or landscaping that enhance the corridor and create a buffer between the building site and the roadway.

The project includes a ZTA to implement the land use designation proposed as part of General Plan Amendment No. 20-001 and will enable the redevelopment of a vacant, industrial site into a compatible commercial corner with a service station and drive-thru carwash. The commercial project supports the City's goals and policies aimed at promoting infill development and revitalizing an existing property at an optimal location and accessibility along a major arterial. Approval of the ZTA will ensure that the project is consistent with the development standards for C uses as outlined in the Holly-Seacliff Specific Plan and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).

2. The ZTA will change the land use designation of the subject property and modify text within the Holly-Seacliff Specific Plan to enable the proposed commercial development on the 1.32-acre site. The amendment is reflected within the overall development capacity of the Specific Plan and in accordance with Environmental Assessment No. 21-001, the project would be consistent with the commercial designation, which generates less impacts than industrial. Furthermore, the ZTA will not affect the overall land uses or the development standards prescribed for the C district established in the Holly-Seacliff Specific Plan.
3. A community need is demonstrated for the change proposed because it will allow an undeveloped site to be developed with a commercial use consistent with the character of the area and will serve residents locally and in the surrounding region.
4. Adoption of the ZTA will be in conformity with public convenience, general welfare and good zoning practices because commercial use is a more appropriate land use for the site than industrial given its location at the intersection of two arterials and its small size compared to industrial uses currently being proposed in the city. While the site is adjacent to light industrial uses to the south and east, it would match the commercial zoning to the west and activate the corner property to benefit surrounding commercial, residential, and industrial uses. The development of a commercial use on the subject property would result in less impacts to nearby residences than an industrial use. Therefore, adoption of the ZTA will implement the land use designation proposed with General Plan Amendment No. 20-001 and the overarching goals and policies in the Specific Plan and would result in a land use that is more compatible with and beneficial to the surrounding neighborhood.