

# **ATTACHMENT NO. 1**

## **FINDINGS OF APPROVAL**

### **ZONING TEXT AMENDMENT NO. 21-006**

#### **FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

Zoning Text Amendment (ZTA) No. 21-006 is categorically exempt pursuant to City Council Resolution No. 4501, Class 20, which supplements the California Environmental Quality Act because minor amendments to ordinances that do not change the development standards intensity or density, are exempt. ZTA 21-006 amends the signage standards for electric vehicle charging stations and does not change development intensity or density.

#### **FINDINGS FOR APPROVAL - ZONING TEXT AMENDMENT NO. 21-006:**

1. Zoning Text Amendment No. 21-006 to amend Huntington Beach Zoning and Subdivision Ordinance (HBZSO) Section 233.08 to add signs on electric vehicle charging stations to the list of Readerboard signs is consistent with general land uses, programs, goals, and policies of the General Plan as follows:

##### Land Use Element

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

Policy LU-11 (A) – Encourage a variety of commercial uses that cater to local and regional demand to create an environment that meets the needs and increases the capture of sales tax revenues.

##### Environmental Resources and Conservation Element

Goal ERC-13 – Increase both distributed generation and utility renewable energy sources within municipal and community-wide practices.

Policy ERR-13 (B) – Encourage renewable energy options that are affordable and benefit all community members.

##### Circulation Element

Goal CIRC-8 – Planning and infrastructure support electric and alternative fuel vehicles through power or fueling stations and other means.

As electric vehicle production and ownership expands within the City, charging stations conveniently located within commercial shopping centers meets the needs of both visitors and residents alike. The revenue derived from the advertising allows the charge to be minimal or

free to the electric vehicle owner. This encourages electric vehicle ownership, which helps reduce carbon emissions and is good for the environment.

2. Zoning Text Amendment No. 21-001 is compatible with the uses authorized in, and the standards prescribed for, the zoning district for which it is proposed because it does not propose any new land uses and only minimally revises development standards in the narrow category of signage.
3. A community need is demonstrated for the change proposed because electric vehicles are gaining in popularity and the ZTA will allow providers to derive revenue from advertising and provide the charge at minimal or no cost to the electric vehicle owner.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice because other readerboard type signs are allowed to have off-site advertising. In this case, the electric charge will be nominal or free to the public because the provider can derive revenue from the advertising sales.