

ATTACHMENT NO. 1

SUGGESTED FINDINGS FOR APPROVAL

**ZONING MAP AMENDMENT NO. 24-001/
LOCAL COASTAL PROGRAM AMENDMENT NO. 24-001**

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

Zoning Map Amendment (ZMA) No. 24-001 and Local Coastal Program Amendment No. 24-001 are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15183 because the project is an amendment to the zoning map that is consistent with the development density established by the existing general plan for which an EIR was certified during the 2017 General Plan Update and the request will not have any significant effect on the environment.

SUGGESTED FINDINGS FOR APPROVAL - ZONING MAP AMENDMENT NO. 24-001:

1. Zoning Map Amendment (ZMA) No. 24-001 to amend the zoning designations of 23 parcels within the Coastal Zone area of the City of Huntington Beach 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-1A – Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

Policy LU-2D - Maintain and protect residential neighborhoods by avoiding encroachment of incompatible land uses.

The ZMA will establish the zoning designation that is consistent with the General Plan designation for the subject parcels. Most of the parcels are already developed with a use that is compatible with their General Plan designations and the amendments will reflect the existing uses on site. Additionally, the proposed project will be compatible with the character of the various neighborhoods and will meet the changing needs of the community.

2. ZMA No. 24-001 would amend the zoning designation that corresponds with their existing General Plan designation. This amendment is to clean up the parcels which are currently incompatible with the General Plan designations established during the 2017 General Plan

Update. The ZMA will not change a general land use provision, uses authorized in, and the standards prescribed for the subject zoning district.

3. A community need is demonstrated for the change proposed because the ZMA will allow for parcels that are currently inconsistently zoned to be rezoned in compliance with the corresponding General Plan designation. Government Code Section 65860 (c) requires the zoning ordinance to be amended to be in compliance with the General Plan. The zoning designations of the subject properties are currently inconsistent with their General Plan designations, therefore creating a nonconformity. As such, this amendment would serve as a clean-up to bring the parcels into compliance.
4. Adoption of ZMA No. 24-001 will be in conformity with public convenience, general welfare and good zoning practice because the proposed zoning will implement the General Plan land use designation, which would bring these parcels into conformance with the goals and policies of the General Plan.

SUGGESTED FINDINGS FOR APPROVAL – LOCAL COASTAL PROGRAM AMENDMENT NO. 24-001:

1. Local Coastal Program Amendment (LCPA) No. 24-001 to the Huntington Beach Local Coastal Program to reflect the zoning changes proposed by Zoning Map Amendment No. 24-001 is consistent with the General Plan in that it will bring such parcels into conformance with their corresponding General Plan designation.
2. The proposed change to the Local Coastal Program is in accordance with the policies, standards and provisions of the California Coastal Act because it will bring the subject parcels into conformance with their corresponding General Plan designation.
3. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act because the Zoning Map Amendment does not include any new development. The purpose of the LCPA is to amend the zoning classifications of 23 parcels within the Coastal Zone into conformance with their General Plan designations. Without the LCPA, the parcels will remain as nonconformities due to inconsistencies with the General Plan designations.