



Zoning Map Amendment

Zoning Map Consistency Clean-Up Project

September 3, 2024

REQUEST

Zoning Map Amendment

To amend the current zoning map to bring 133 inconsistently zoned parcels into conformance with their General Plan designations.



BACKGROUND

- General Plan is a comprehensive blueprint that provides a framework for the utilization and management of the City's physical and economic resources and guides decisions regarding land use in the City through 2040.
- State law requires every city to adopt a General Plan and requires the zoning ordinance to be consistent with it.
- Zoning Map and Ordinance are tools used to implement the General Plan Land Use Element.



ANALYSIS

- Staff has identified 133 parcels which have zoning designations that are inconsistent with the General Plan.
- The amended designations will correspond to the pattern of existing uses on site
- No development is contemplated as part of these amendments
- The 133 parcels have been organized into 6 groups:
 - ZMA No. 23-001 – City Parks and City Owned Property
 - ZMA No. 23-002 – Churches and Schools
 - ZMA No. 24-001 – Coastal Zone
 - ZMA No. 24-003 – Utility Sites
 - ZMA No. 24-004 – Commercial
 - ZMA No. 24-005 – Residential



Amended Zoning



Example 1: Bartlett Park



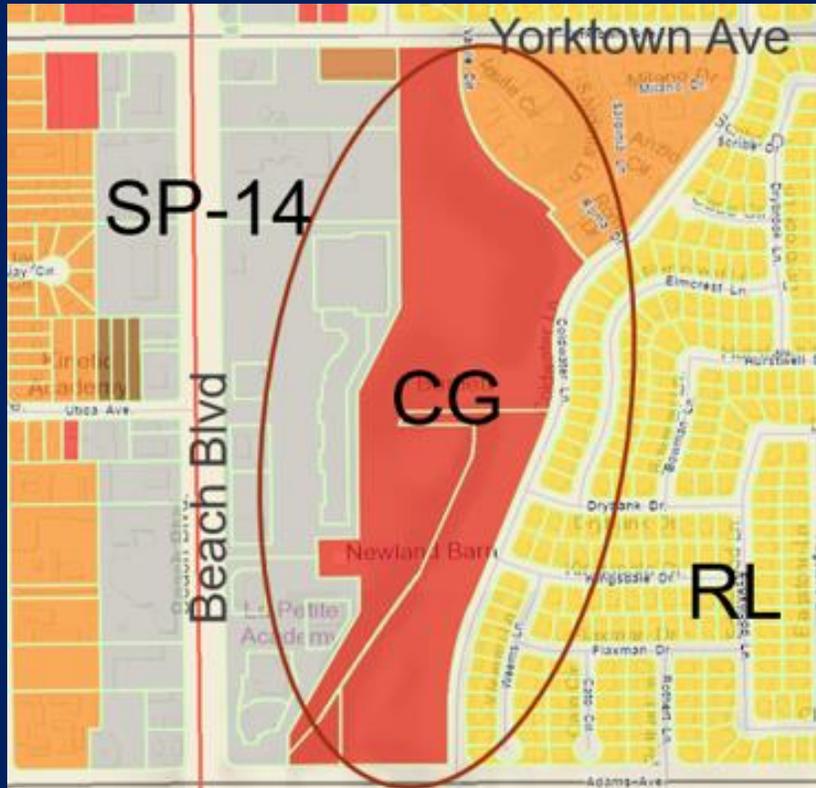
Example 1: Bartlett Park

Bartlett Park is a City owned park currently zoned General Commercial (CG)

- 3 Parcels: 153-091-15, 153-091-29, 153-091-30
- Addresses: Unaddressed Parcels

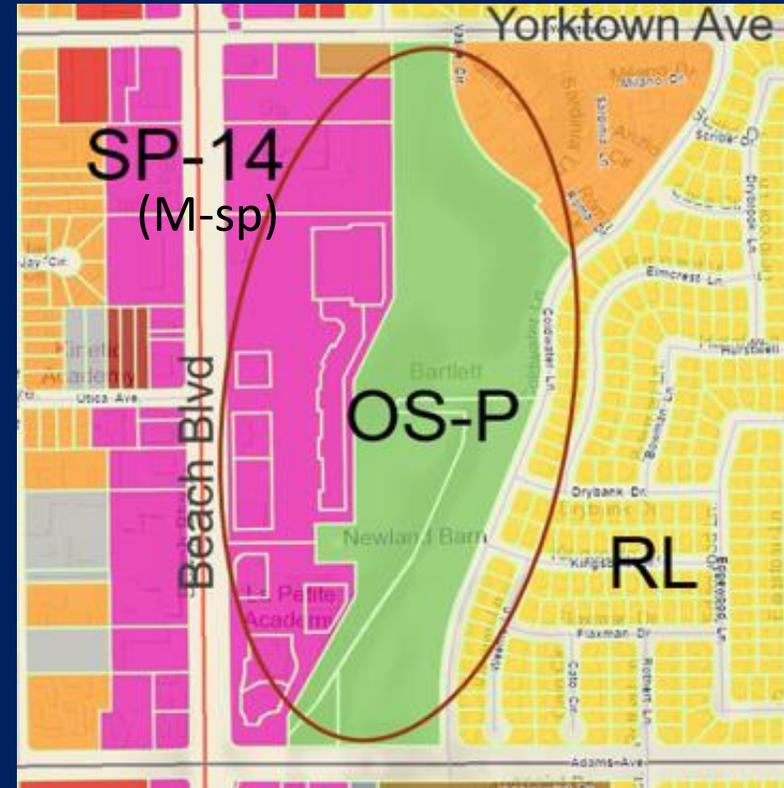


Example 1: Existing



Zoning Map

The 3 parcels that make up Bartlett Park are currently zoned Commercial General (CG).



General Plan

The existing General Plan designation is Open Space - Parks (OS-P)

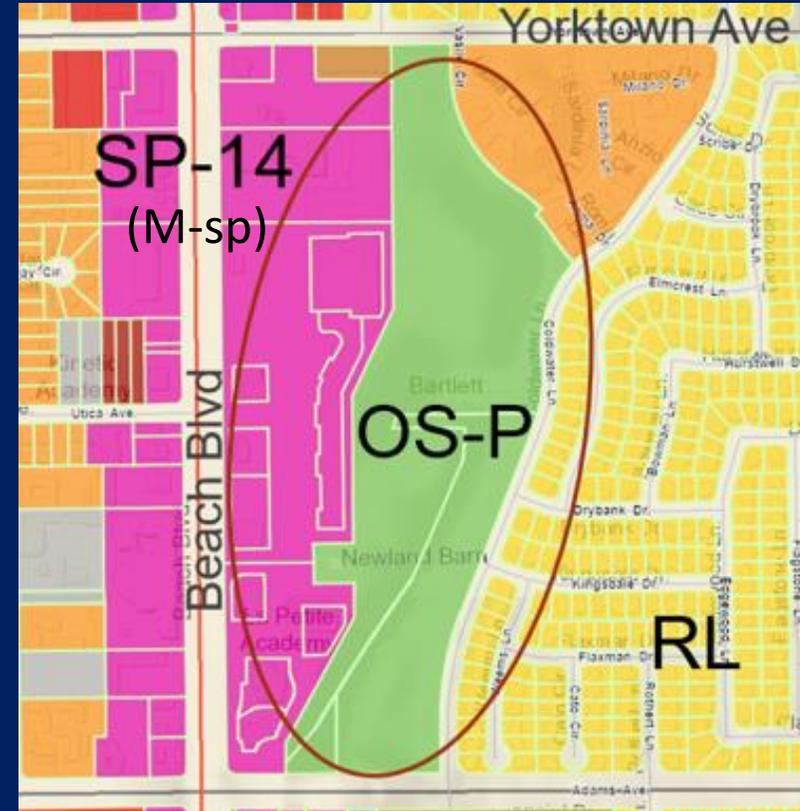


Example 1: Proposed



Zoning Map

The proposed amendment would change the zone to Open Space – Park and Recreation (OS-PR), which is the zone intended for park facilities and to match the General Plan.



General Plan

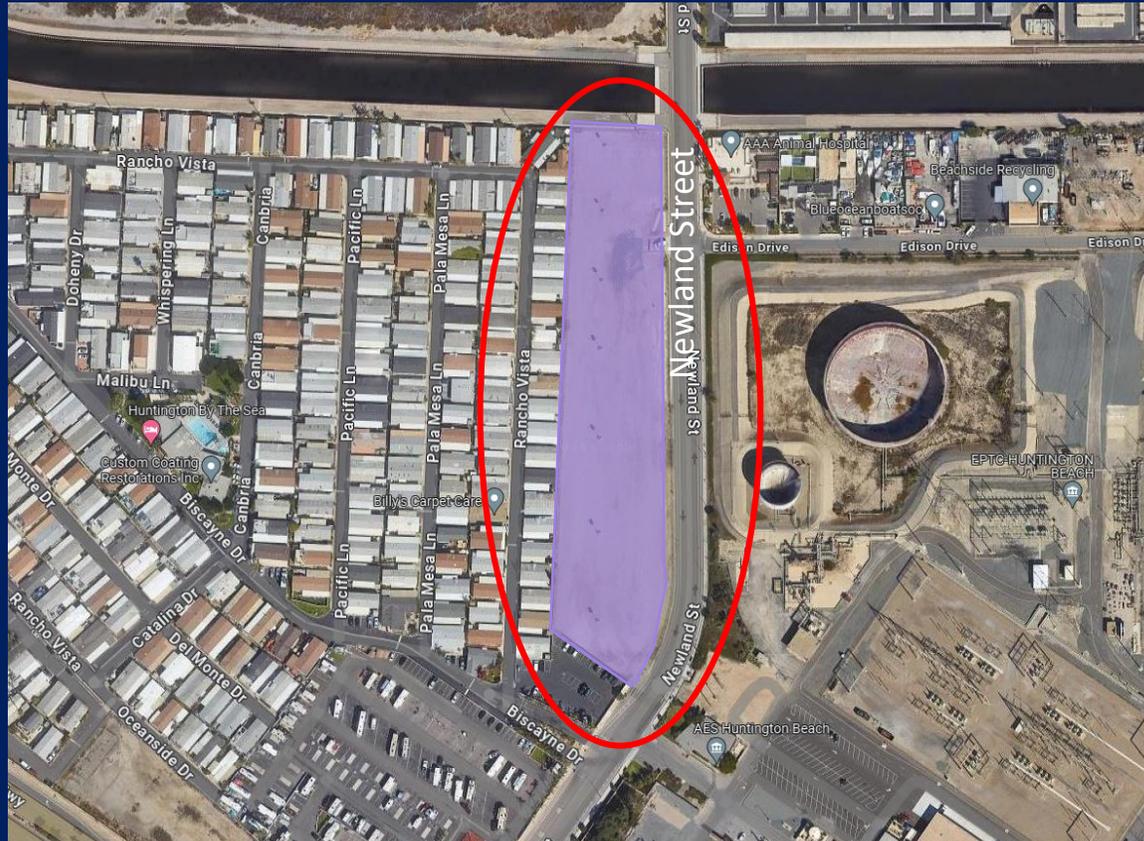
There will be no changes to the General Plan designation.



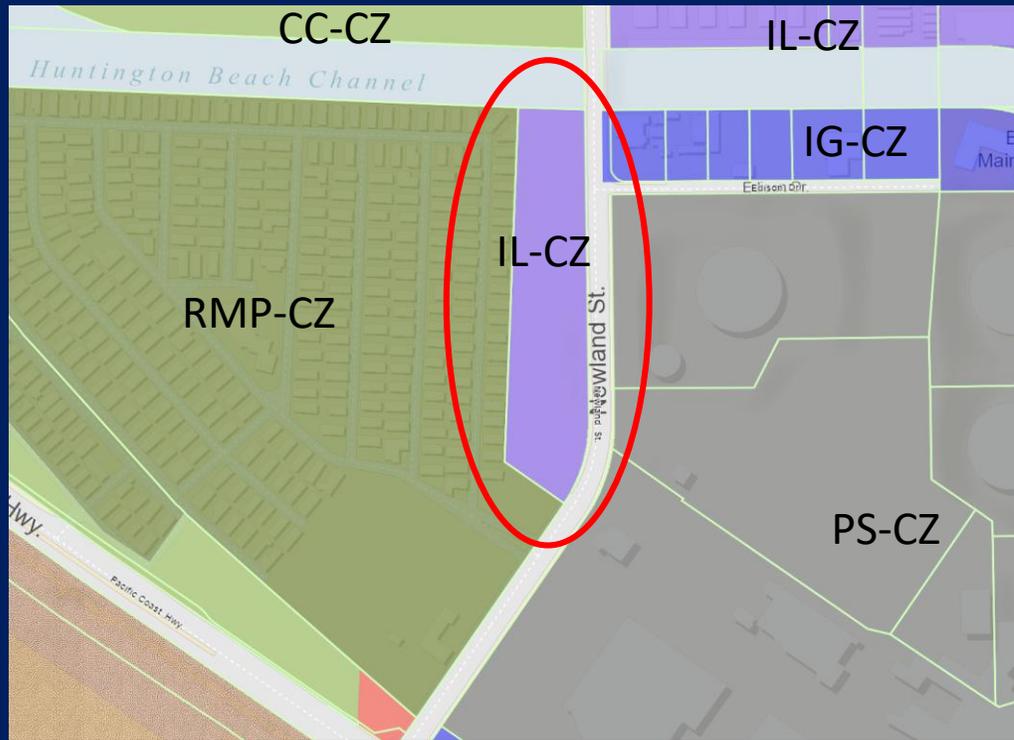
Example 2: Temporary Parking Lot

This site is located along Newland Street adjacent to the Huntington by the Sea mobile home park and is currently used as a temporary/seasonal parking lot. The site is currently zoned IL-CZ (Industrial Limited).

- Parcel: 114-151-06
- Address: Unaddressed Parcel, west of Newland Street, south of Flood Channel

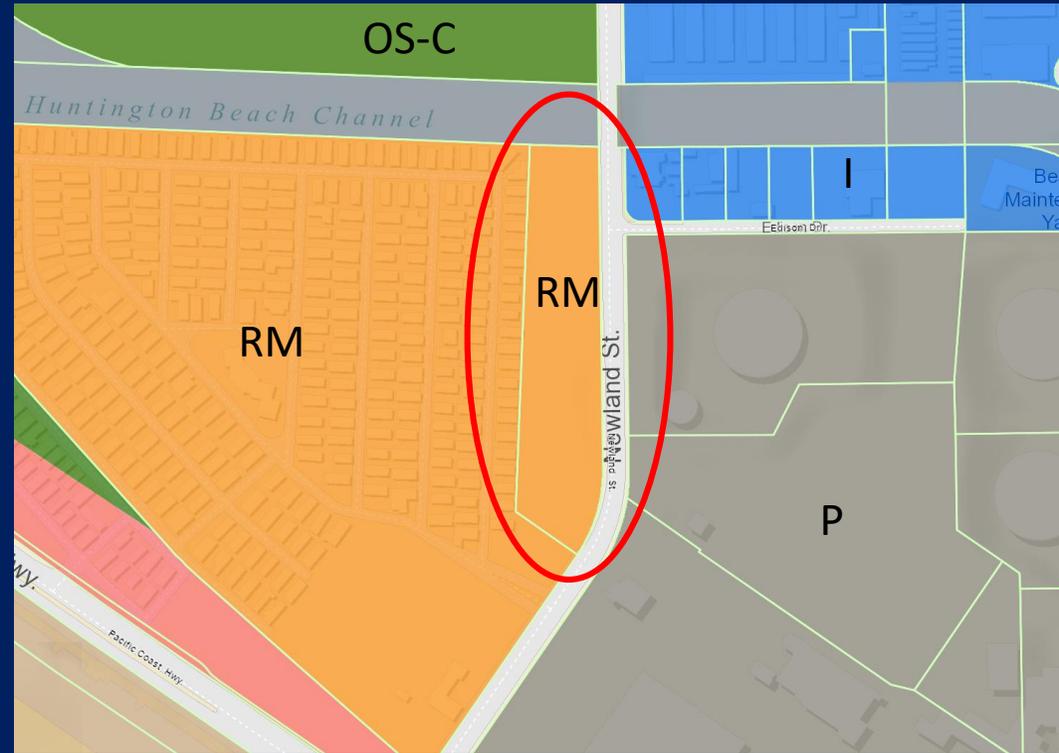


Example 2: Existing



Zoning Map

The parcel has a zone of Industrial Limited with Coastal Zone overlay (IL-CZ). Because of its inconsistency with the General Plan, the site is nonconforming and has served as a temporary parking lot.

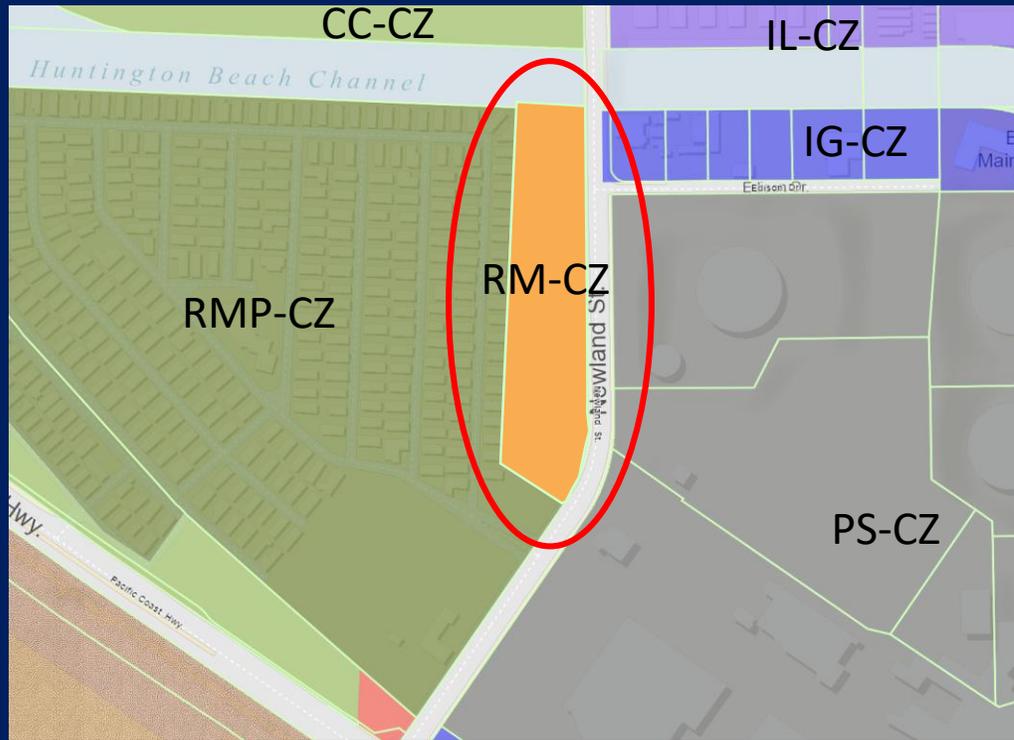


General Plan

The existing General Plan designation for this site is Medium Density Residential (RM).



Example 2: Proposed



Zoning Map



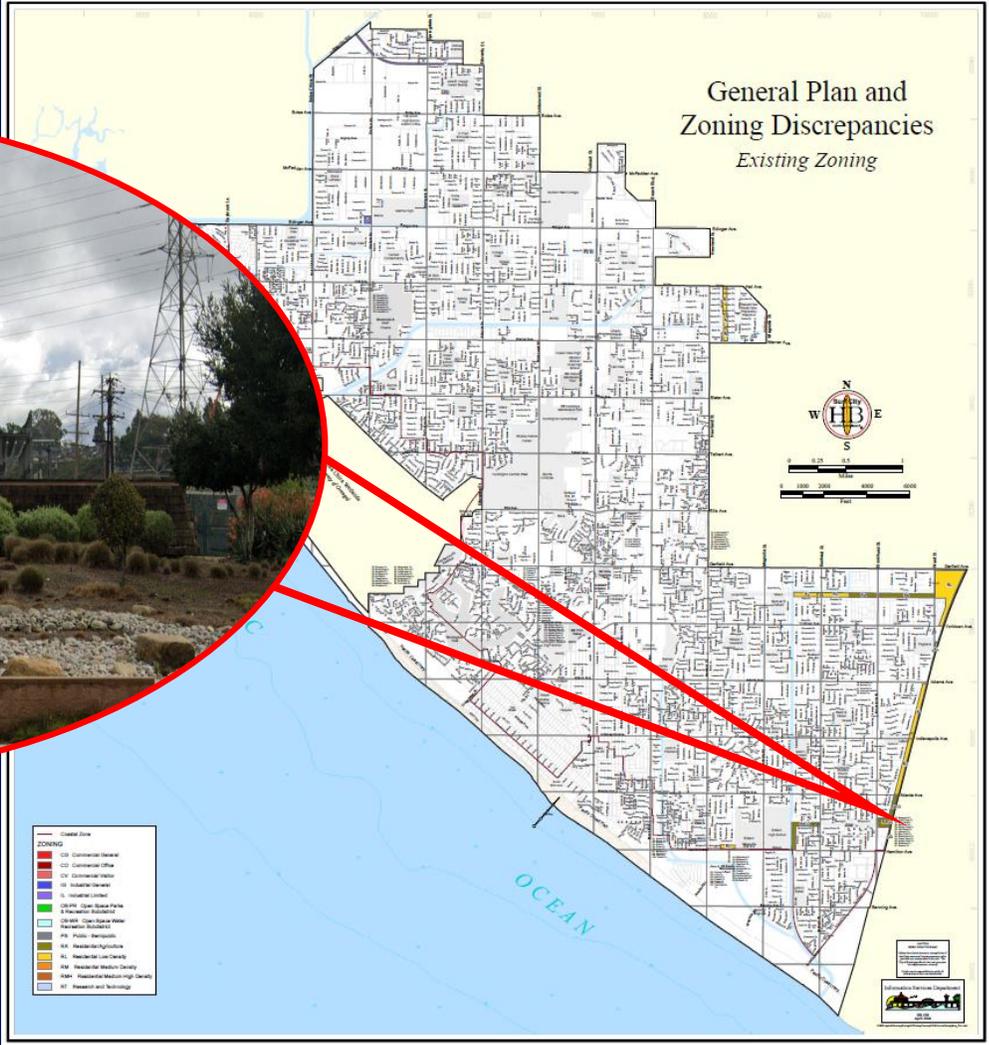
General Plan

The proposed amendment would change the zone to Residential Medium Density with a Coastal Zone Overlay (RM-CZ) to match the General Plan.

There will be no changes to the General Plan designation.



Example 3: SCE Sites along Santa Ana River Channel

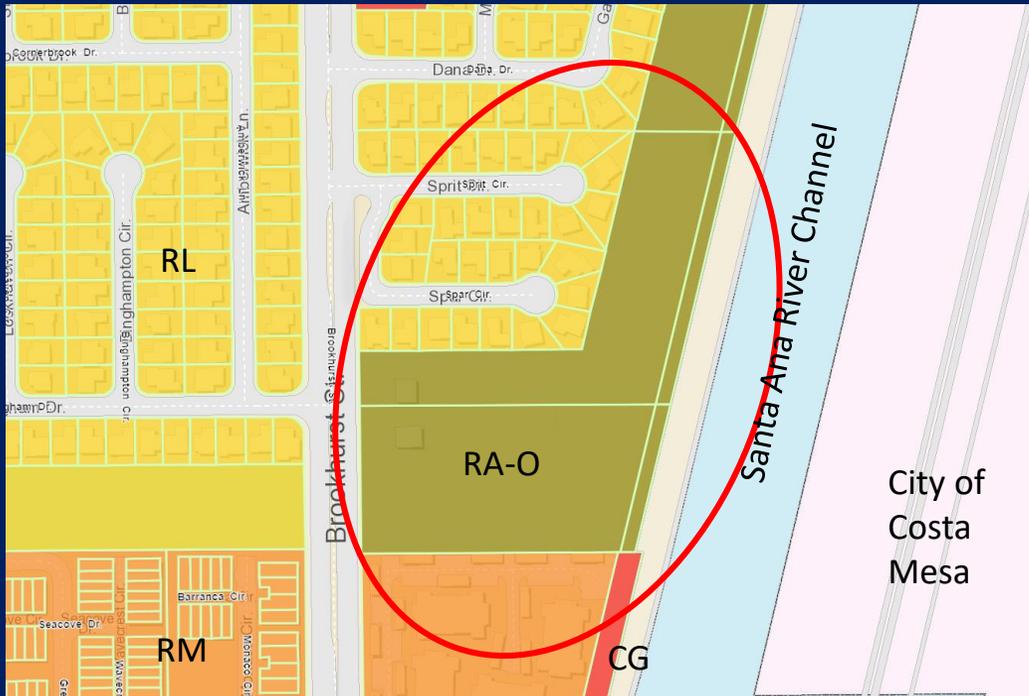


Example 3: SCE Sites along Santa Ana River Channel

- 4 Parcels: 149-141-32, 149-141-33, 149-141-34, 149-141-35
- Addresses: Unaddressed Parcel as part of SCE Site at 21202 Brookhurst Street, Unaddressed Parcel east of SCE Site at 21202 Brookhurst Street, Unaddressed Parcel east of SCE Site at 21202 Brookhurst Street, 21202 Brookhurst Street



Example 3: Existing



Zoning Map

The existing Zoning designation of this SCE site is Residential Agriculture (RA).

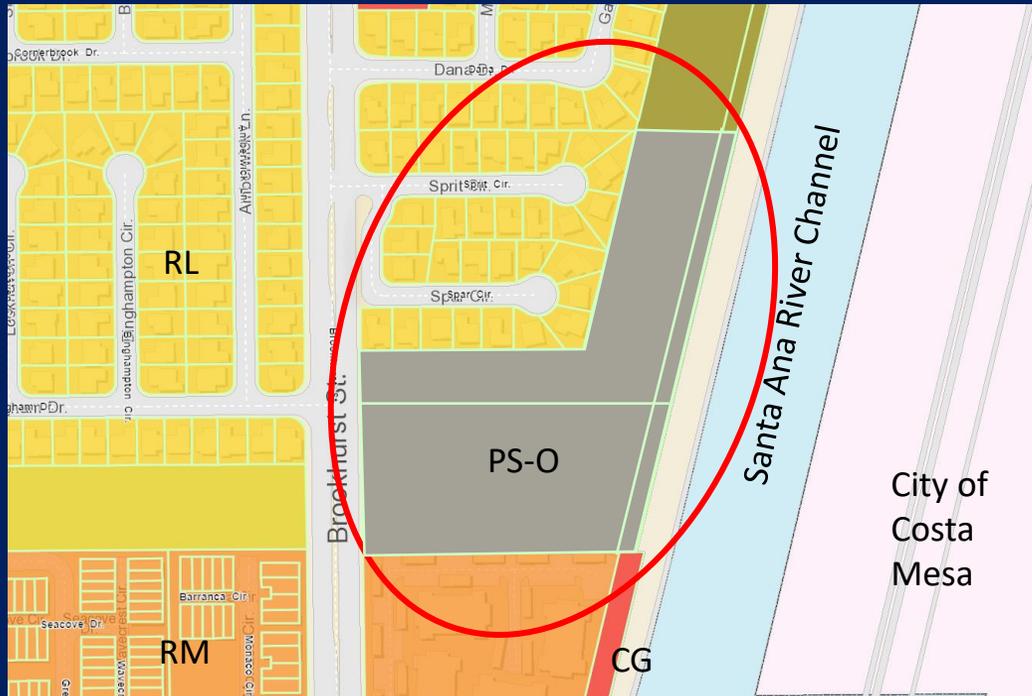


General Plan

The sites have a General Plan designation of Public (P), which is the intended designation for utility sites.



Example 3: Proposed



Zoning Map

The proposed amendment would change the zone to Public Semipublic (PS) to correspond with the existing General Plan designation.



General Plan

There will be no changes to the General Plan designation.



Example 4: Single family residential

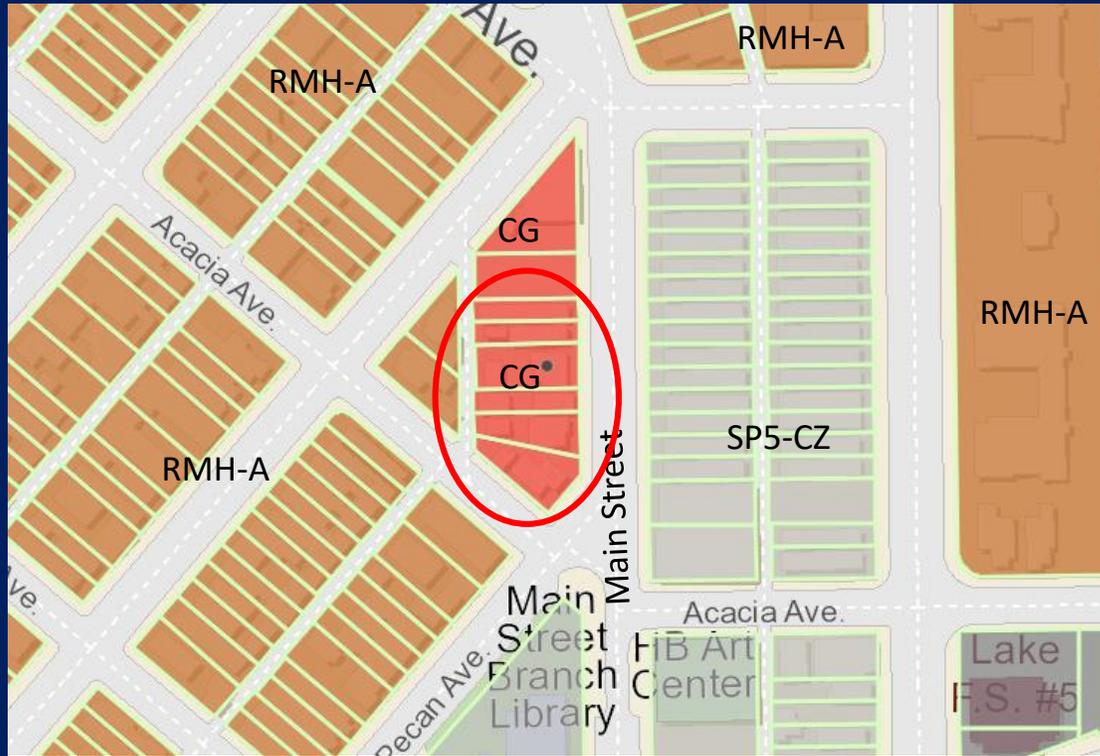


Example 4: Single family residential

- 6 Parcels: 024-095-05, 024-095-06, 024-095-07, 024-095-08, 024-095-09, 024-095-10
- Addresses: 619 Main Street, 617 Main Street, 609 Main Street, 607 Main Street, 605 Main Street, 603 Main Street

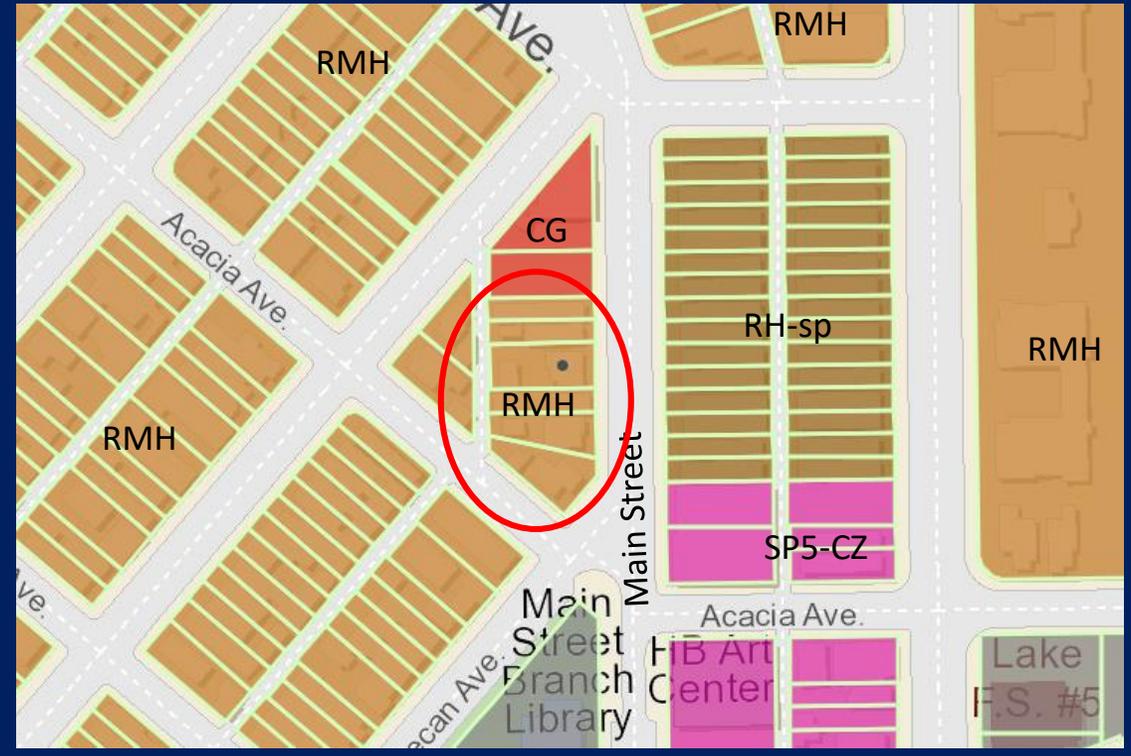


Example 4: Existing



Zoning Map

The existing Zoning designation for these sites is General Commercial (CG).

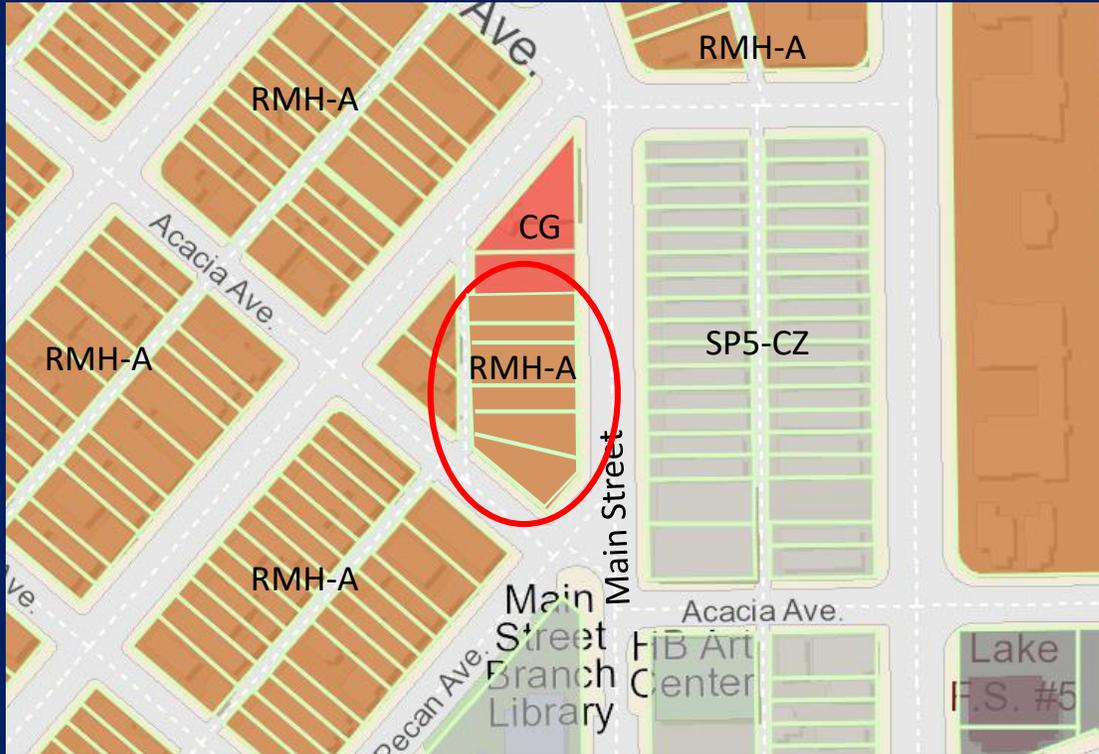


General Plan

The General Plan designation is Medium High Density Residential (RMH).

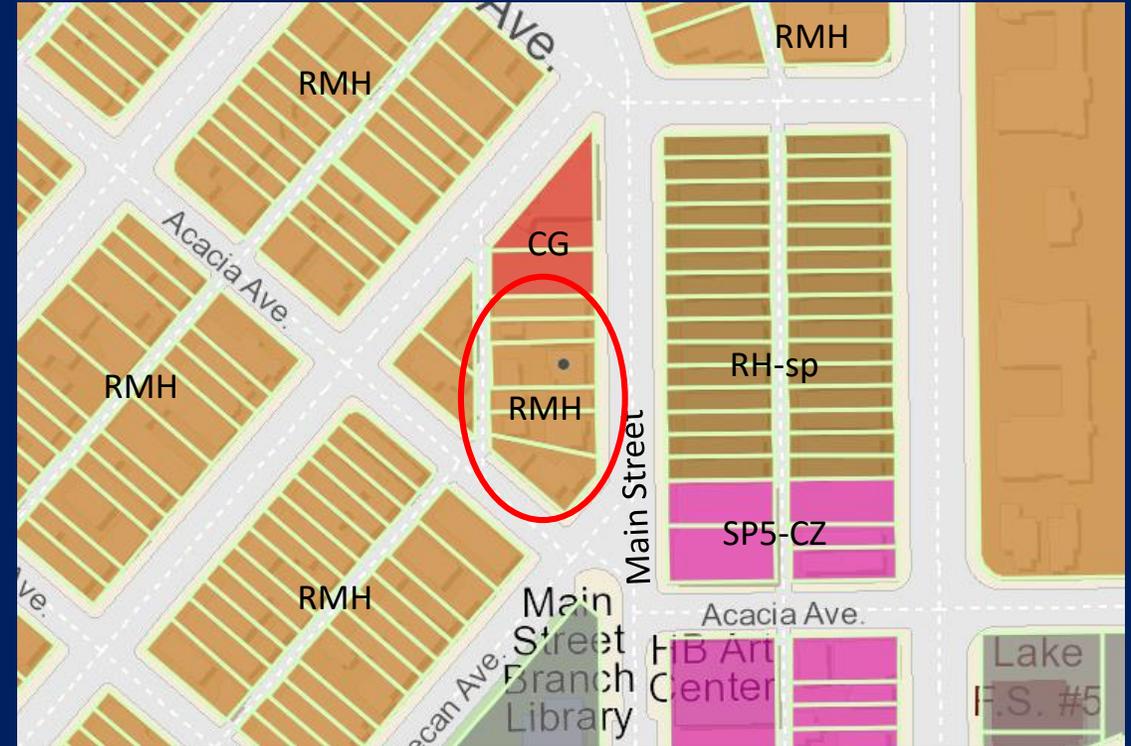


Example 4: Proposed



Zoning Map

The proposed amendment would change the zoning designation to Medium High Density Residential – Small Lot Subdistrict (RMH-A).



General Plan

There will be no changes to the General Plan designation.



PLANNING COMMISSION

The following Study Sessions and Public Hearings were held:

Study Sessions:

- October 10, 2023 – Item was introduced, Information meeting held afterwards open to the public
- January 23, 2024 – Overview of staff's reorganization

Public Hearings:

- October 10, 2024 – Planning Commission continued item with direction to bring back in phases
- January 23, 2024 – Planning Commission approved ZMA No. 23-001
- March 26, 2024 – Planning Commission approved ZMA No. 23-002
- April 23, 2024 – Planning Commission approved ZMA No. 24-001 and LCPA No. 24-001
- May 28, 2024 – Planning Commission continued ZMA No. 24-003; approved ZMA No. 24-004
- June 25, 2024 – Planning Commission approved ZMA No. 24-005
- July 23, 2024 – Planning Commission approved ZMA No. 24-003



RECOMMENDATION

Planning Commission and staff recommend approval based on the following:

- The ZMA and LCPA are consistent with the General Plan and its goals and policies.
- The ZMA and LCPA are necessary to comply with California Government Code Section 65860 (c) requiring zoning to be consistent with General Plan.
- The proposed amendments will address nonconformities and bring such parcels into compliance with the General Plan.



Questions?

