



# ZONING TEXT AMENDMENT

ZONING UPDATE - CITYWIDE

March 26, 2024

# PURPOSE & BACKGROUND

- 2019: Last comprehensive HBZSO (Huntington Beach Zoning and Subdivision Ordinance) update
  - 2023: BECSP (Beach and Edinger Corridors Specific Plan) last text amendment
- Address common clarifications and issues that arise through the day-to-day operations
- Address emerging technologies
- Continuous effort to improve customer service
- Ensure requirements are clear to all readers and responsive to the needs of residents and business owners



# PURPOSE & BACKGROUND

- Study Session was held with the Planning Commission on February 13, 2024
  - Artificial Turf - Staff had originally proposed to include artificial turf in the updated definition for “Landscaping”, artificial turf has been removed from the landscaping definition
  - Current Projects in BECSP - A list of current BECSP projects was requested. The requested projects are included in the staff report and as follows:
    - Jamboree Housing – 18431 Beach Blvd.
    - G&M Oil Convenience Store – 19442 Beach Blvd.



# REQUEST

- Zoning Text Amendment (ZTA) No. 23-002:
- Amend eight chapters of the HBZSO
- Update definitions
  - Delete definitions that are repeated in the HBZSO or other codes
  - Expand definitions for clarification purposes
- Include definition of “Neighborhood Notification” in applicable base districts
- Remove outdated design standard in residential district
- Codify building separation and projection standards
- Clarify allowable uses for Home Occupation Permits
- Update development standards for fences and walls
- Update parking standards to include space efficient parking technology



# REQUEST

- Amend Section 2.5 of the BECSP
- Update standards for street improvements
  - Clarify allowable tree species
  - Delete in-lieu fee process
  - Remove waivers for irregular street frontages
  - Create process for irregular sidewalk widths along public frontages



# CHAPTER 203: DEFINITIONS

- Multiple definitions have been amended
  - Deleted because the definition exists in other parts of the HBZSO or other codes
    - Exotic Animal
    - Required Window
  - Deleted to align with updates to the ZSO
    - Court
    - Satellite Dish, Communication, Whip Antenna
    - Qualifying Senior Resident
  - Expanded to clarify or update definition
    - Attached Structures
    - Bay Window
    - Specific Event



# CHAPTER 210: R DISTRICTS

- Added text to clarify “Neighborhood Notification” reference within Land Use Controls
  - Also added in **Chapters 211-218**
- Expanded provision regarding building separation
  - Codified regulations specifically related to patio covers
- Removed “Courts” provision
  - Unutilized design provision
  - Appears to regulate a specific architectural style, creating confusion
  - Urban Design Guidelines



# CHAPTER 230 SITE STANDARDS

- **Section 230.08.E & 230.08.G Accessory Structures - Patio Covers and Separation**
  - Codified regulations specifically related to patio covers
    - Consistent with other sections of the HBZSO
- **Section 230.12 Home Occupation Permits**
  - Clarifies the permit process for residents
  - Expands on uses that may qualify for a permit
  - Prohibits renting of home for commercial purposes
- **Section 230.68 Building Projections into Yards**
  - Removes “Courts” language
  - Removes duplicate language for covered patios
  - Codifies code interpretation for eaves
  - Removes inconsistent language for side yard setbacks



# CHAPTER 230 SITE STANDARDS

- **Section 230.88 Fencing and Yards**

- Removes setback provision for walls/fences in the RMH-A zone (25 ft. wide lots)
- Increased height of fences and walls up to a maximum of eight feet without a CL
  - Requires building permit and engineering
- Clarifies what is considered open lattice wall extension
- Removes property owner notification for lattice extensions



# CHAPTER 230 SITE STANDARDS

- **Section 230.88 Fencing and Yards cont.**
  - Eliminated garden wall provision
  - Deleted inconsistent language with new maximum height
  - Removed language that allowed higher wall height in front yards for specific types of development
  - Added language to clarify maximum allowable wall/fence heights with retaining walls



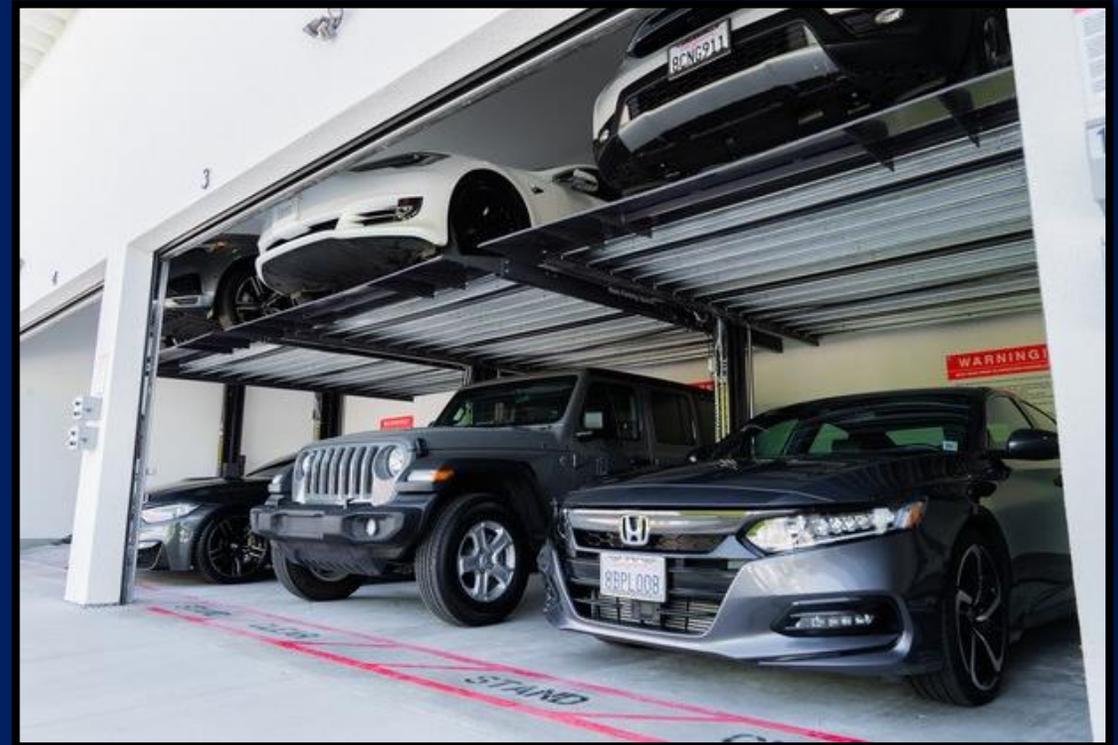
# CHAPTER 231 OFF STREET PARKING AND LOADING PROVISIONS

- Section 231.02.G Basic Requirements for Off-Street Parking and Loading
- New section to include provisions for Space Efficient Parking
  - Mechanical Stackers/Lifts
- Residential Uses
  - Only for single-family residences
  - Surplus parking only
- Commercial/Industrial
  - Up to 20% of required parking – CUP to ZA
  - 21%-40% of required parking – CUP to PC
  - Requires attendant



# CHAPTER 231 OFF STREET PARKING AND LOADING PROVISIONS

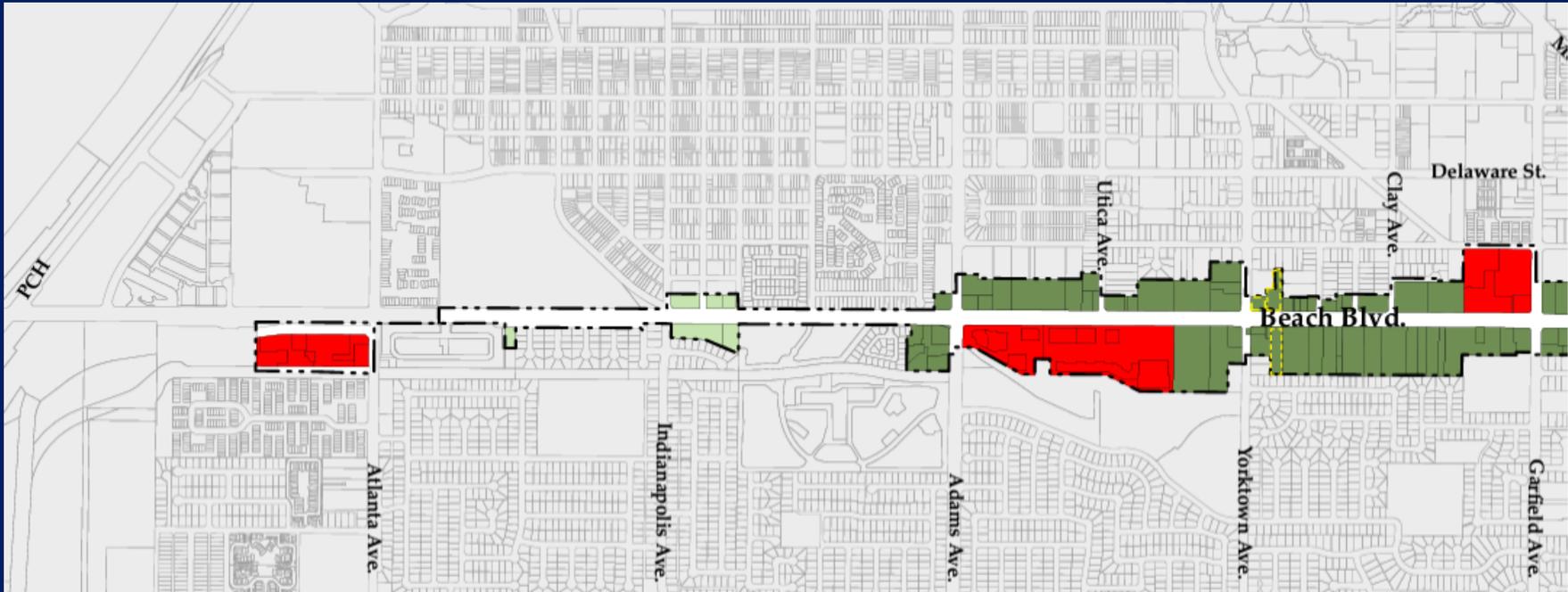
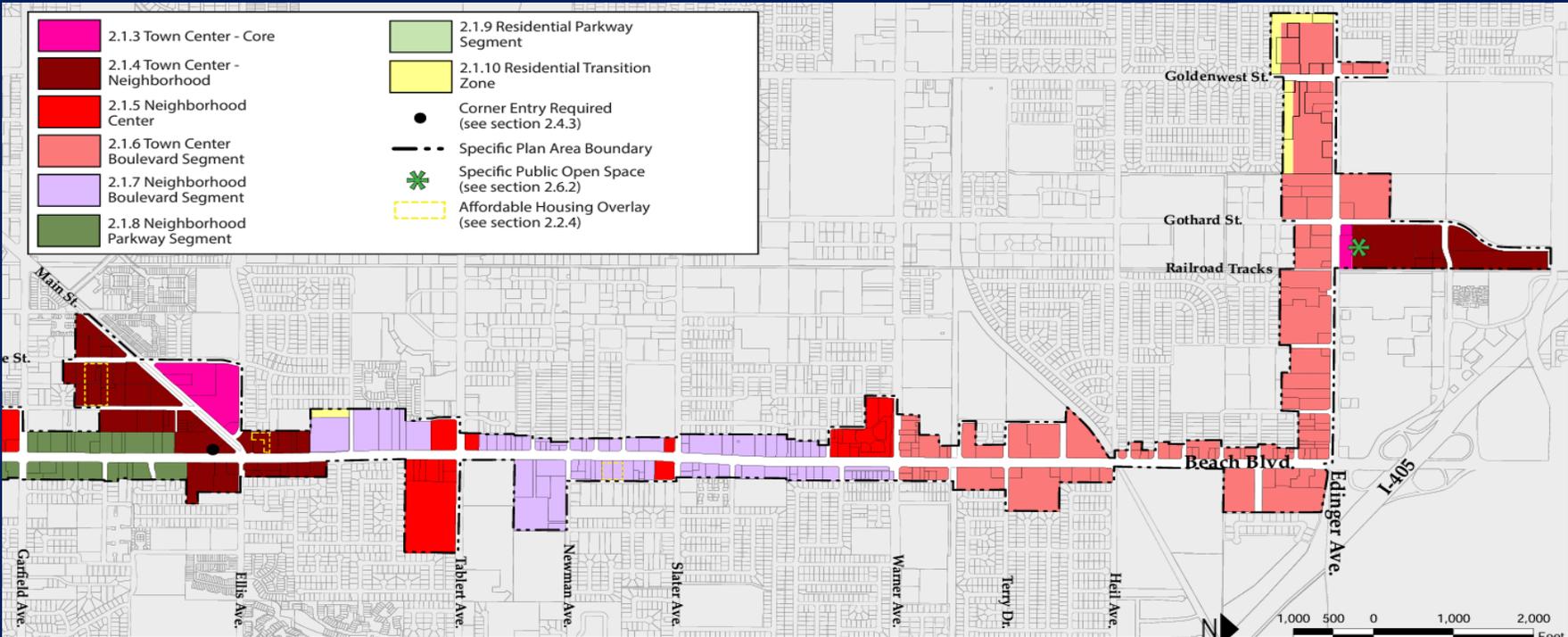
- Section 231.02.G Basic Requirements for Off-Street Parking and Loading cont.
- Mechanical Parking Design
  - Fully screened and enclosed
  - No more than one vehicle may be stacked over another vehicle
  - Subject to review by the Design Review Board
- Operations
  - May not queue into the public right-of-way
  - Covenant for operation and attendant
  - Back up generator with manual



# CHAPTER 241 – CUP & VAR-TUP-WAIVER OF DEVELOPMENT STANDARDS

- Added language to clarify the required permit for a waiver of development standards
- Amended notification period to be consistent with other sections of the code

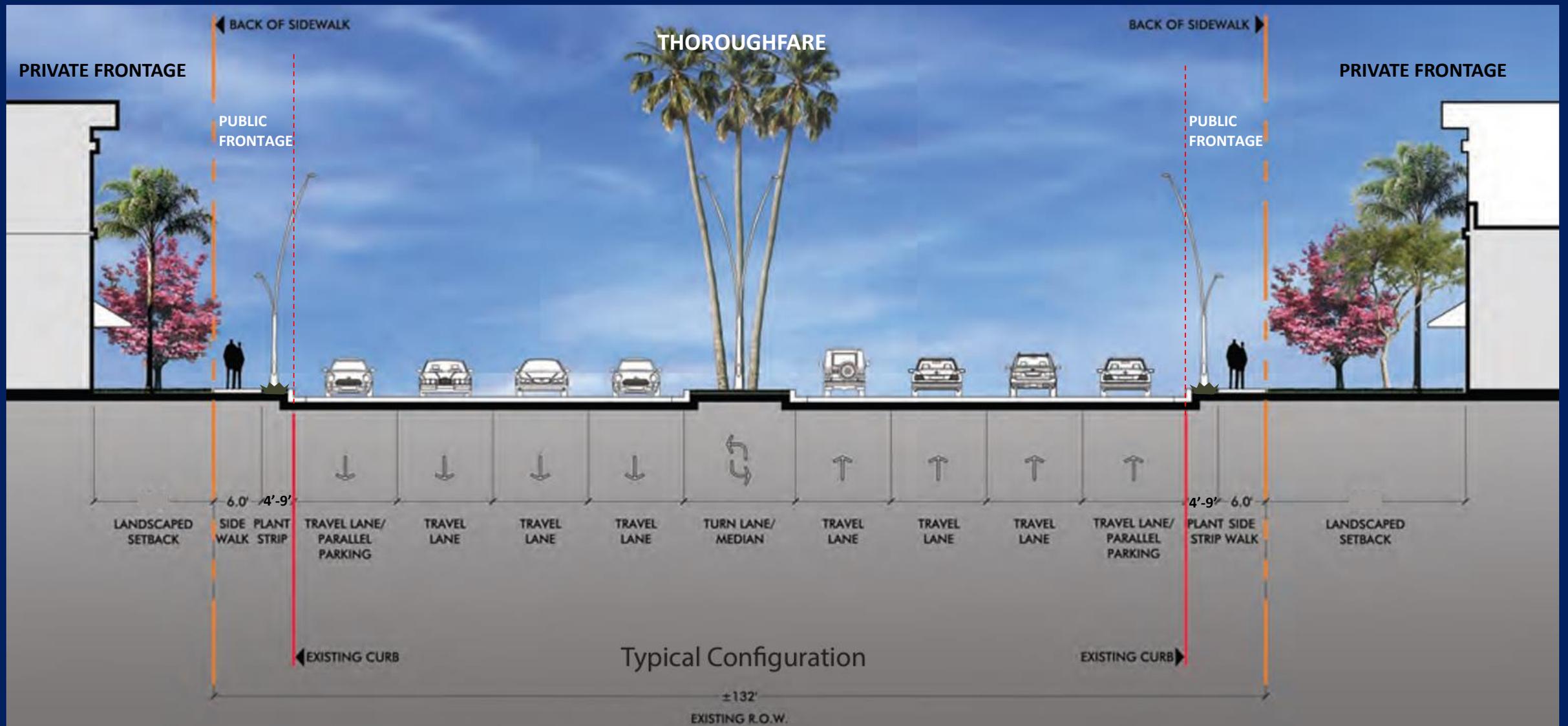




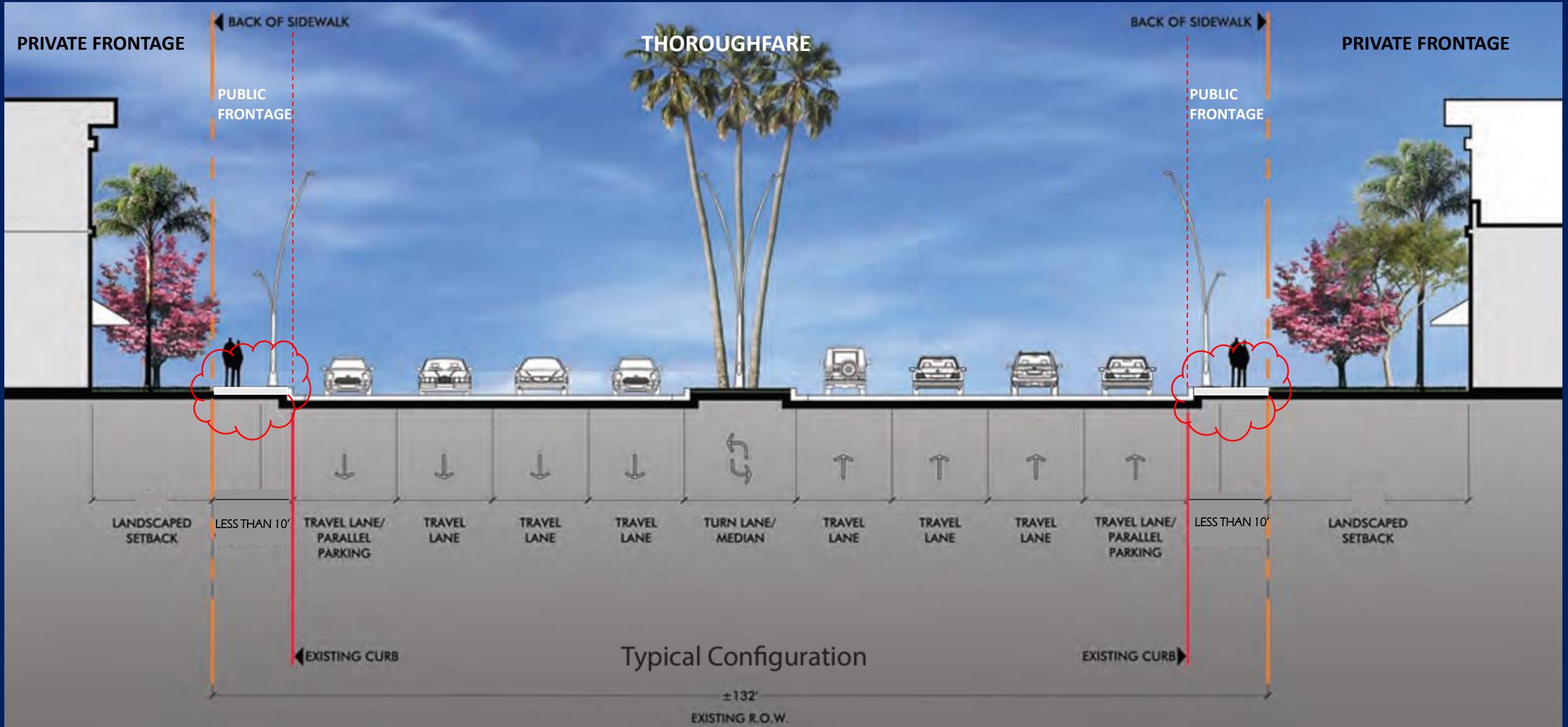
# BECSP - SECTION 2.5: STREET IMPROVEMENTS

- Street Improvements are required in major developments
  - New sidewalk, curbs, landscaping, dedications
  - Beach Blvd. owned by Caltrans
  - Many existing sidewalk widths do not comply with BECSP
  - Need for the property owner to offer to dedicate a portion of their property to Caltrans
    - New process for reviewing street improvements; 18-24 months
  - Uncertainty in the process puts property owners and businesses in a position where they cannot obtain final permit
    - City cannot intervene because the street is owned by another agency
- Added language to expand requirements to allow for alternative design for narrower rights-of-way





- Currently: BECSP requires 6 ft. wide sidewalks and a range of 4 ft. -9 ft. wide plant strip
- Existing ROW ranges between 7 ft. – 15 ft. wide



- Proposed: No landscape requirement for ROW less than 10 ft. wide

# BECS - SECTION 2.5: STREET IMPROVEMENTS

- Eliminated street improvement waiver language
  - Added process for alternative improvements
- Added language to clarify timing of certain street improvements
  - Eliminated in-lieu fee language
  - Improvements occurred during development
- Expanded allowable tree species in right-of-way



# RECOMMENDATION

- Staff recommends approval of Zoning Text Amendment No. 23-002 based on the following:
  - Cleans up the HBZSO and BECSP to improve clarity, address deficiencies, and maintain currency;
  - Codifies existing policies and code interpretations and allows select entitlement requests to be permitted by right;
  - Results in better customer service by providing clear requirements as well as prompt and cost-effective review process; and
  - Consistent with General Plan goals and policies.



# Questions?

