



# Zoning Map Amendment No. 24-003

Zoning Map Consistency Clean-Up  
Project – Utilities  
July 23, 2024

# REQUEST

## Zoning Map Amendment No. 24-003

To amend the current zoning map to bring 42 inconsistently zoned utility sites into conformance with their General Plan designations.



# BACKGROUND

- General Plan is a comprehensive blueprint that guides decisions and the development of 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.
- Staff has identified 42 parcels consisting of utility sites, which have zoning designations that are inconsistent with the General Plan.



# ANALYSIS

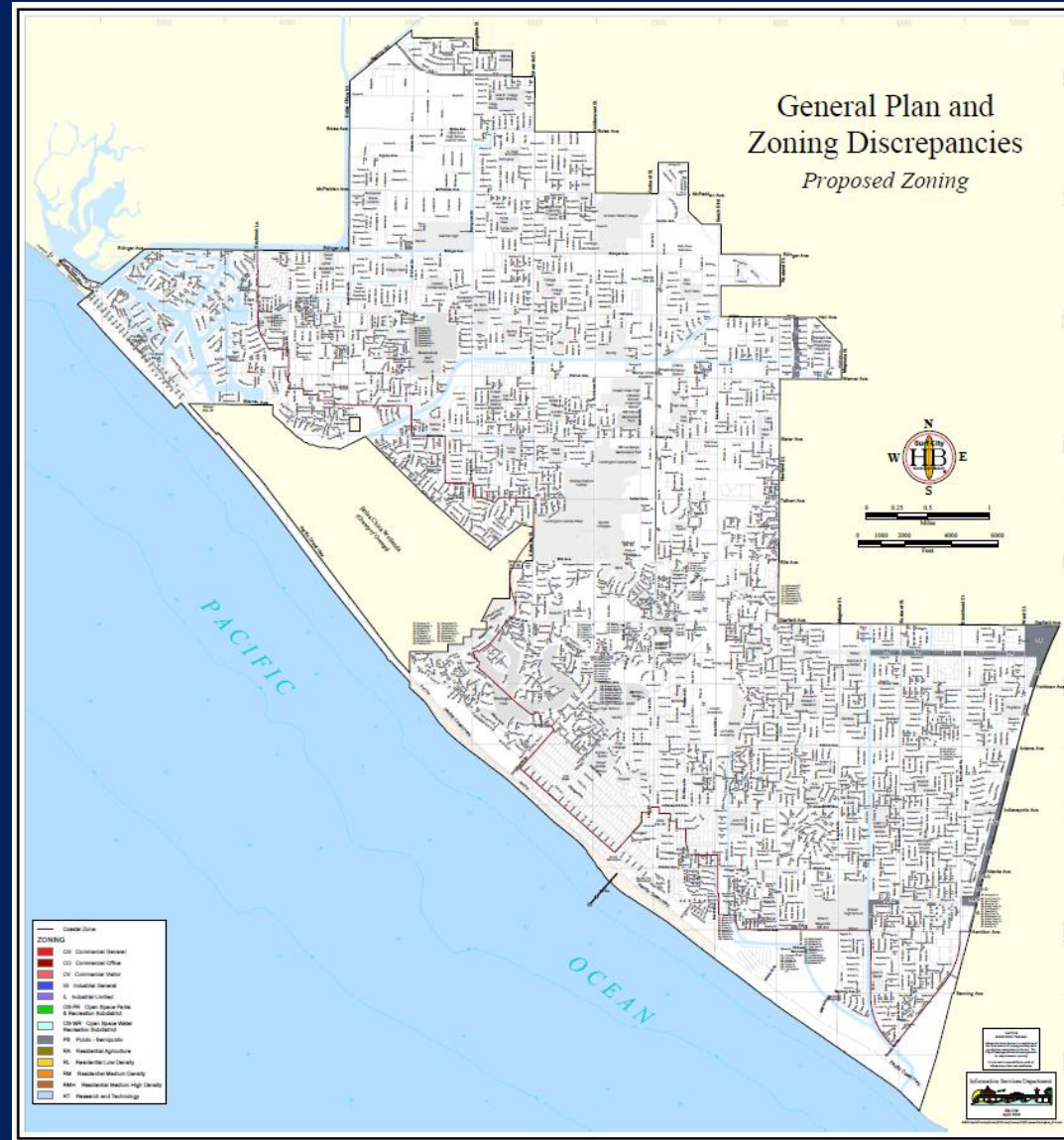
- Zoning of utility sites would be amended to PS (Public Semipublic), which is the corresponding zone to the P (Public) General Plan designation.
- The amended designations will correspond to the pattern of existing uses on site



# Existing Zoning



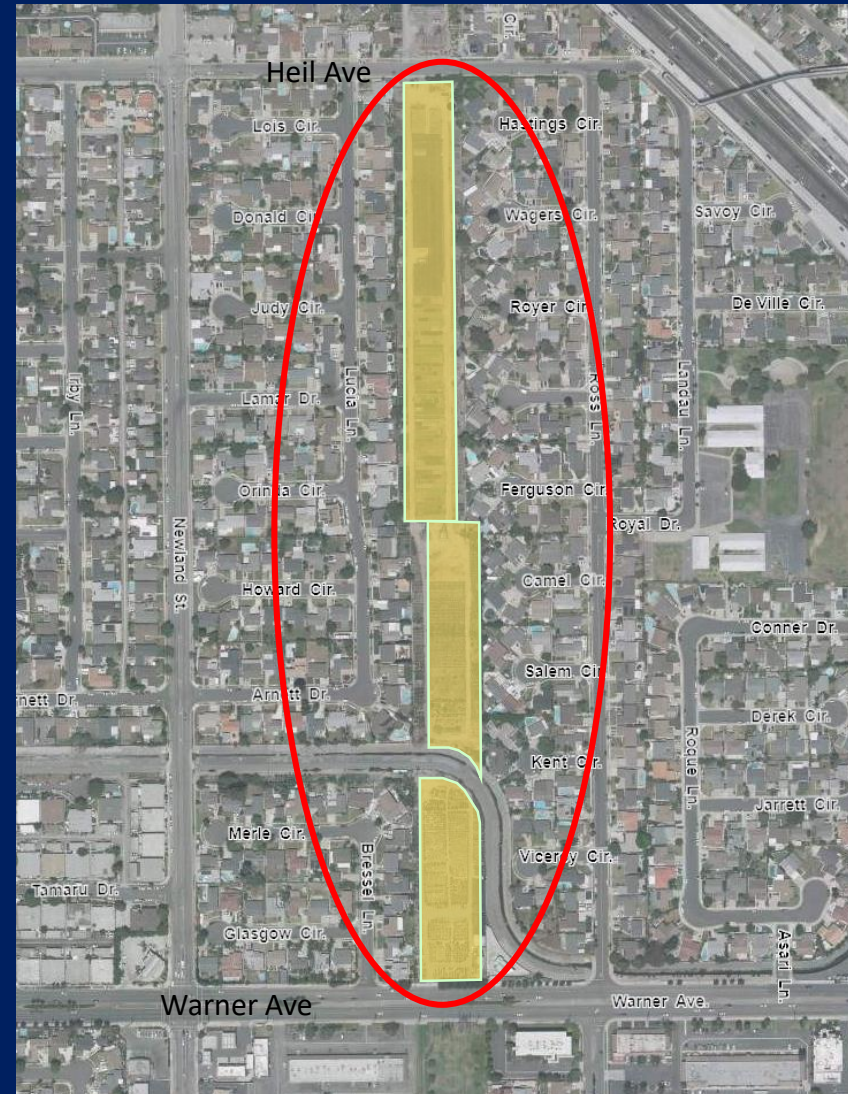
# Amended Zoning





# Example 1: SCE/Nurseries between Heil and Warner

- These 3 parcels are developed as part of the Southern California Edison utilities lines with nurseries below them. This amendment would change the parcels from RL to PS (Public Semipublic).
- Parcels: 107-482-52, 107-573-34, 107-573-35
- Address: 8602 Heil Avenue, Unaddressed Parcel (south of 8602 Heil Avenue), 8641 Warner Avenue

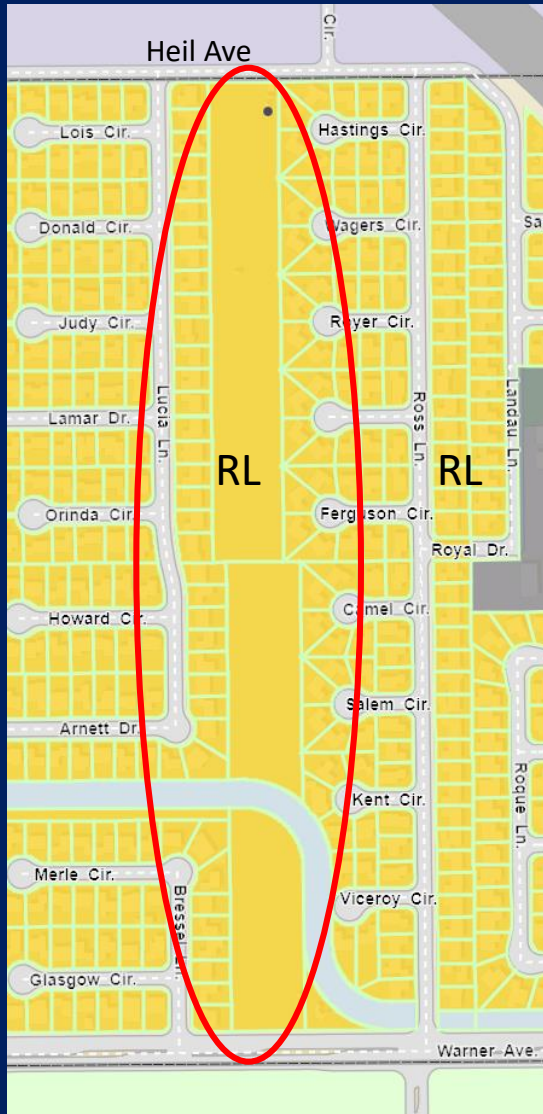




# Example 1: Existing

## Zoning Map

The existing Zoning designation is currently Low Density Residential (RL).



## General Plan

The intended zone for utilities is Public Semipublic (PS), consistent with the General Plan designation.



# Example 1: Proposed

## Zoning Map

The proposed amendment would change the zone to Public Semipublic (PS).



## General Plan

There will be no changes to the General Plan designation.



# Example 2: Driveway



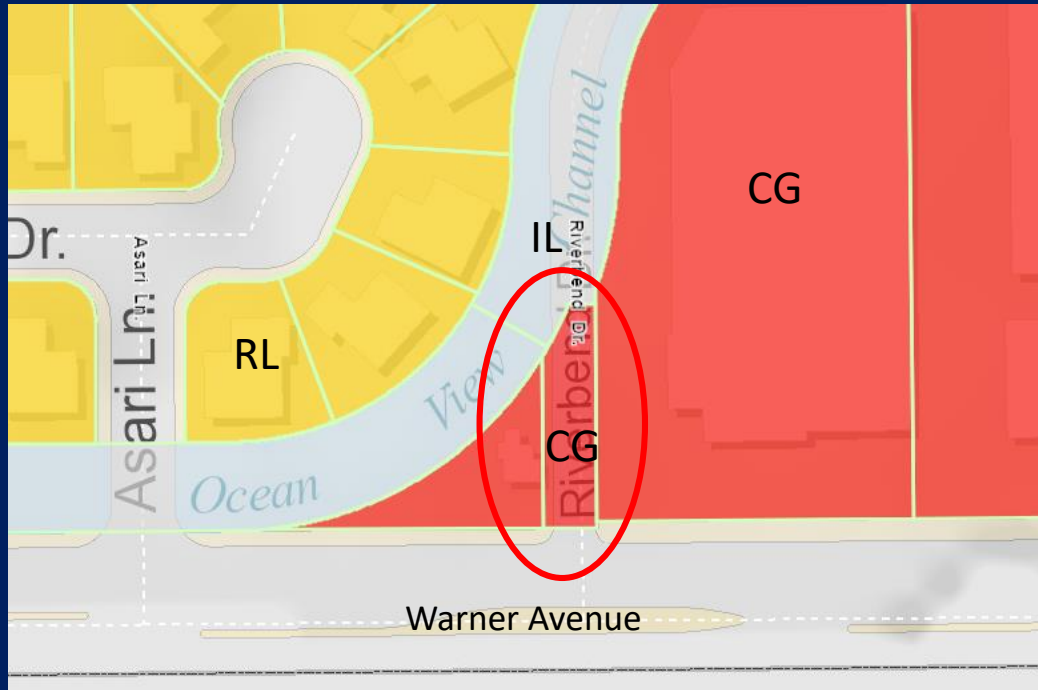
# Example 2: Driveway

This site is located along Warner Avenue and is currently developed as a driveway known as Riverbend Drive. The site is currently zoned CG (General Commercial).

- Parcel: 107-813-02
- Address: Unaddressed Parcel, west of 8881 Warner Avenue

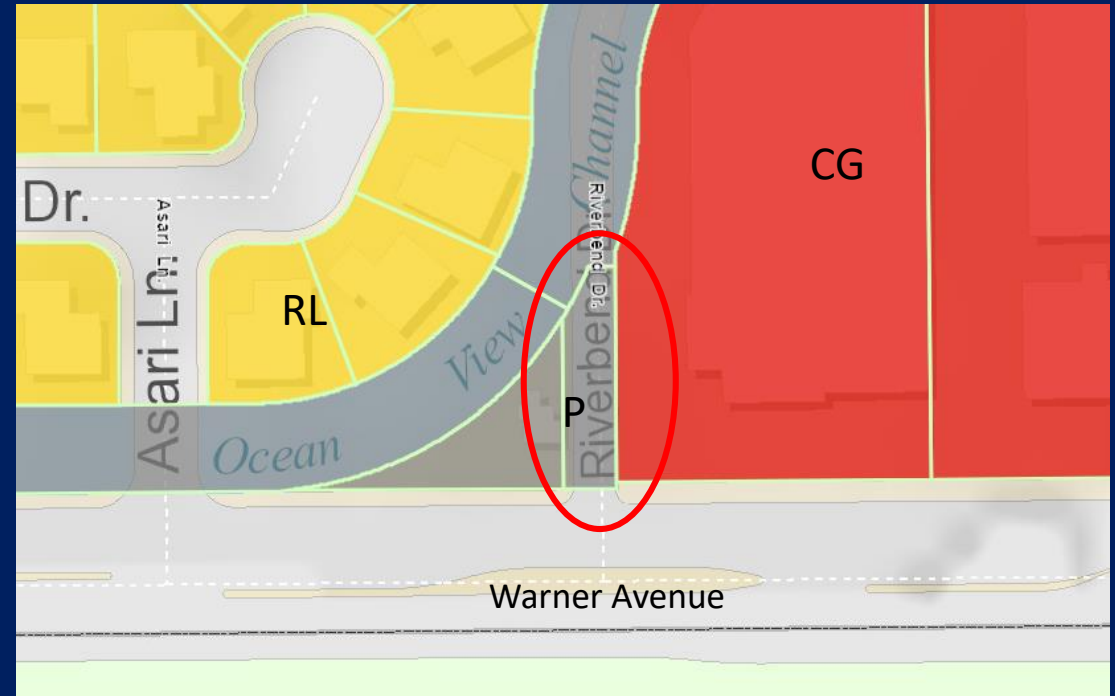


# Example 2: Existing



Zoning Map

The parcel has a zone of General Commercial (CG).

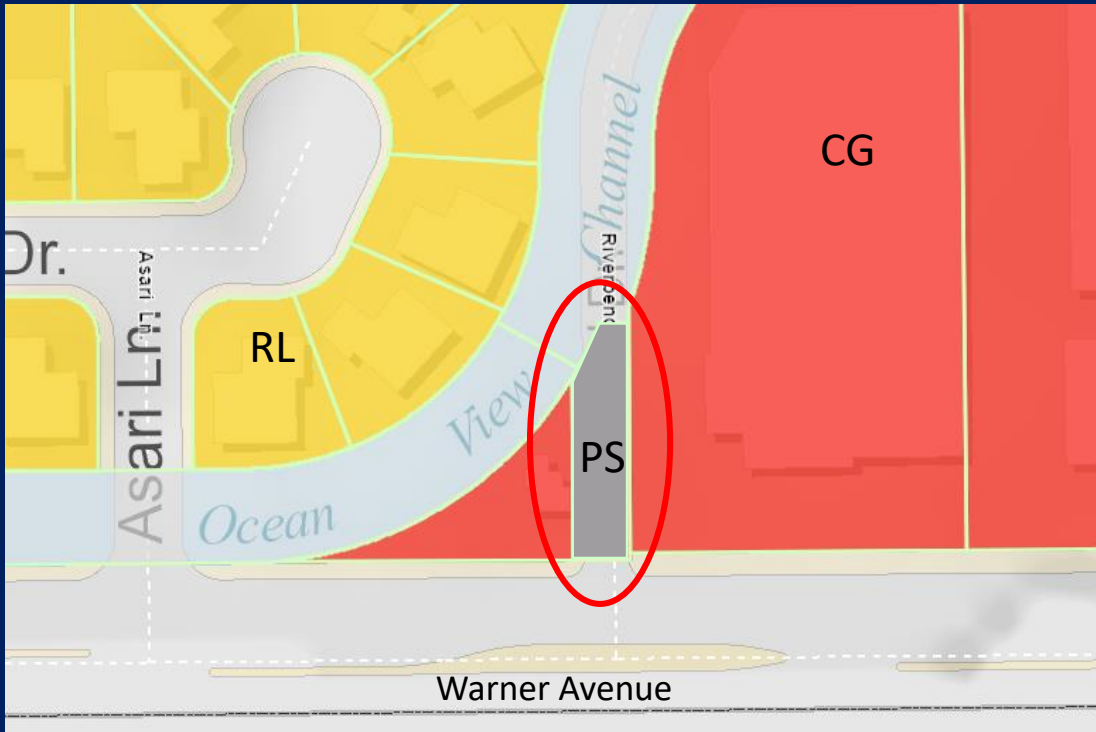


General Plan

The General Plan designation for this site is Public (P).

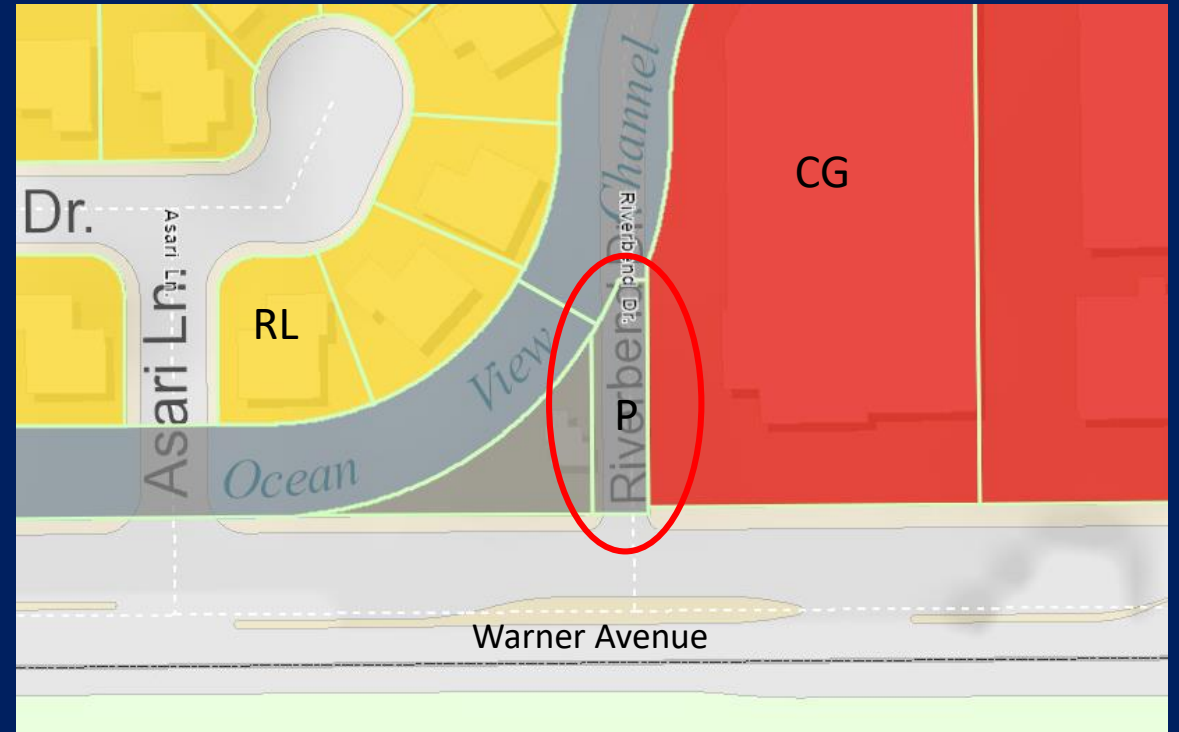


# Example 2: Proposed



Zoning Map

The proposed amendment would change the zone to Public Semipublic (PS) to match the General Plan.



General Plan

There will be no changes to the General Plan designation.



# Example 3: Bolsa Substation and adjacent sites



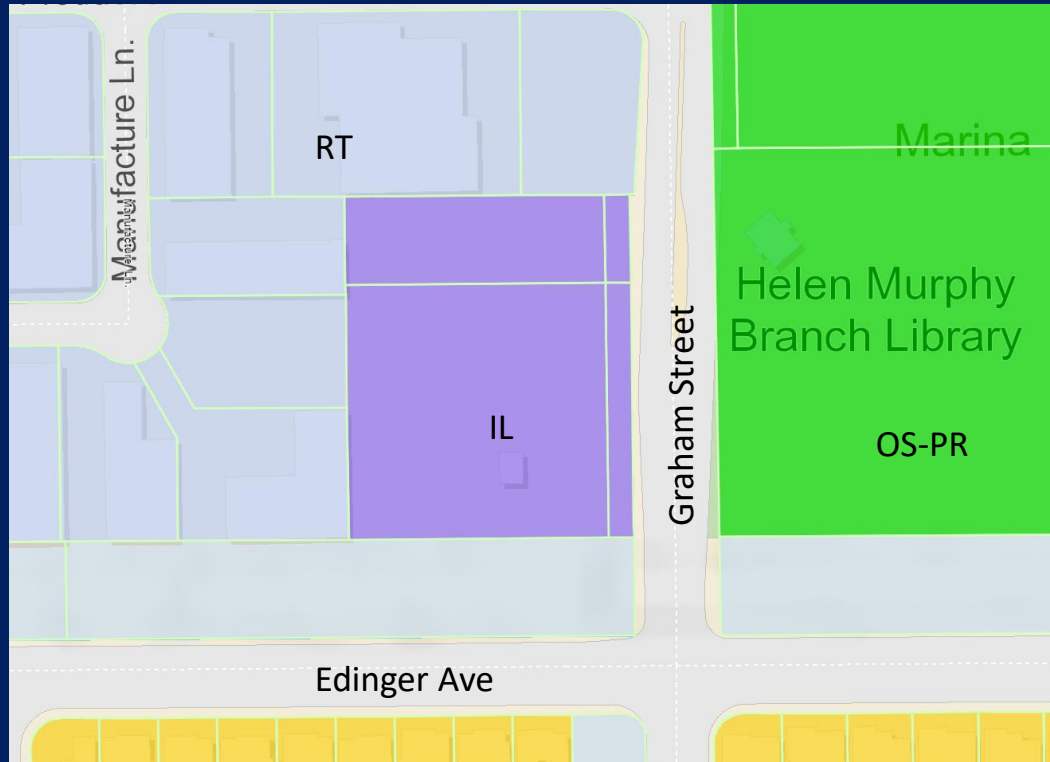
# Example 3: Bolsa Substation and adjacent sites

- Parcels: 145-504-16, 145-504-17, 145-504-18, 145-504-19
- Address: Unaddressed parcels, part of Bolsa Substation at 15971 Graham Street



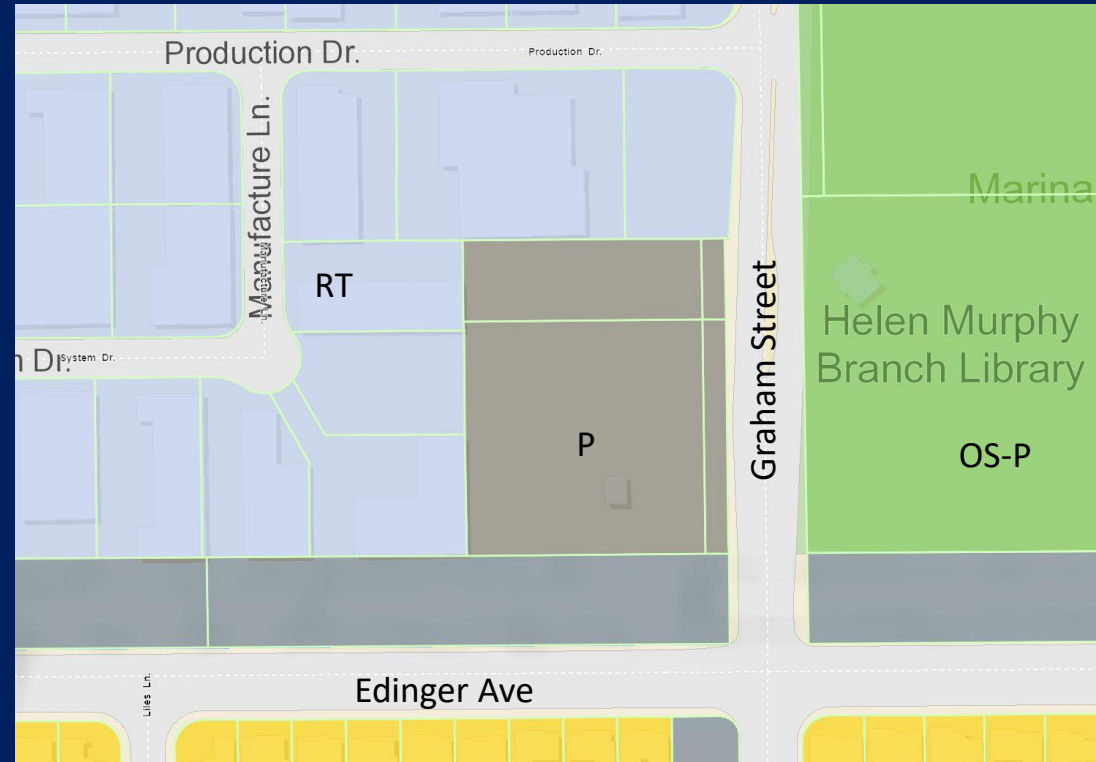


# Example 3: Existing



Zoning Map

The parcels have an existing zoning designation of Industrial Limited (IL).

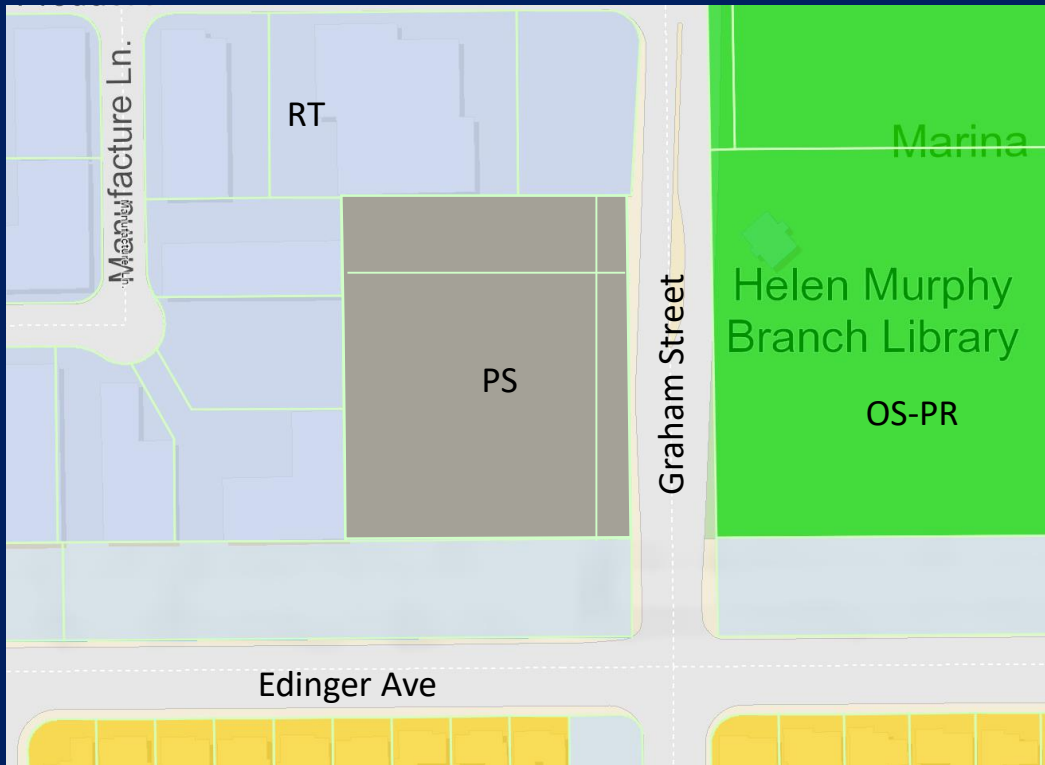


General Plan

The General Plan designation for these sites is Public (P).

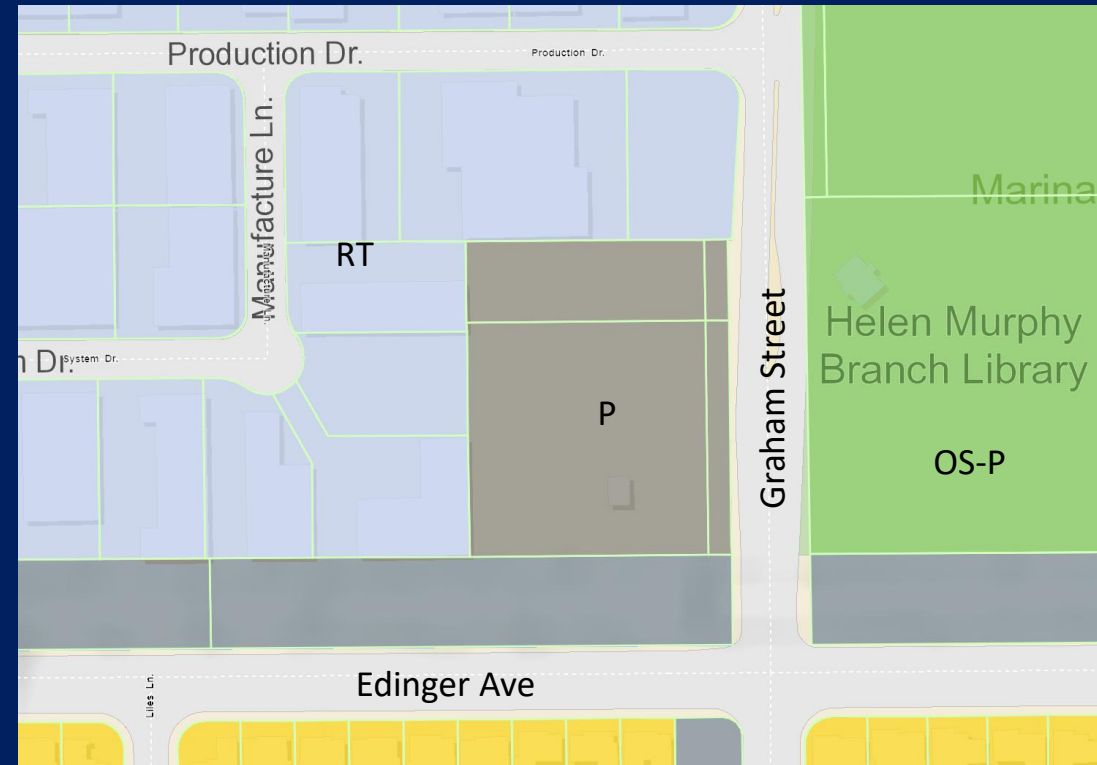


# Example 3: Proposed



Zoning Map

The proposed amendment would change the zone of the parcels to Public Semipublic (PS).

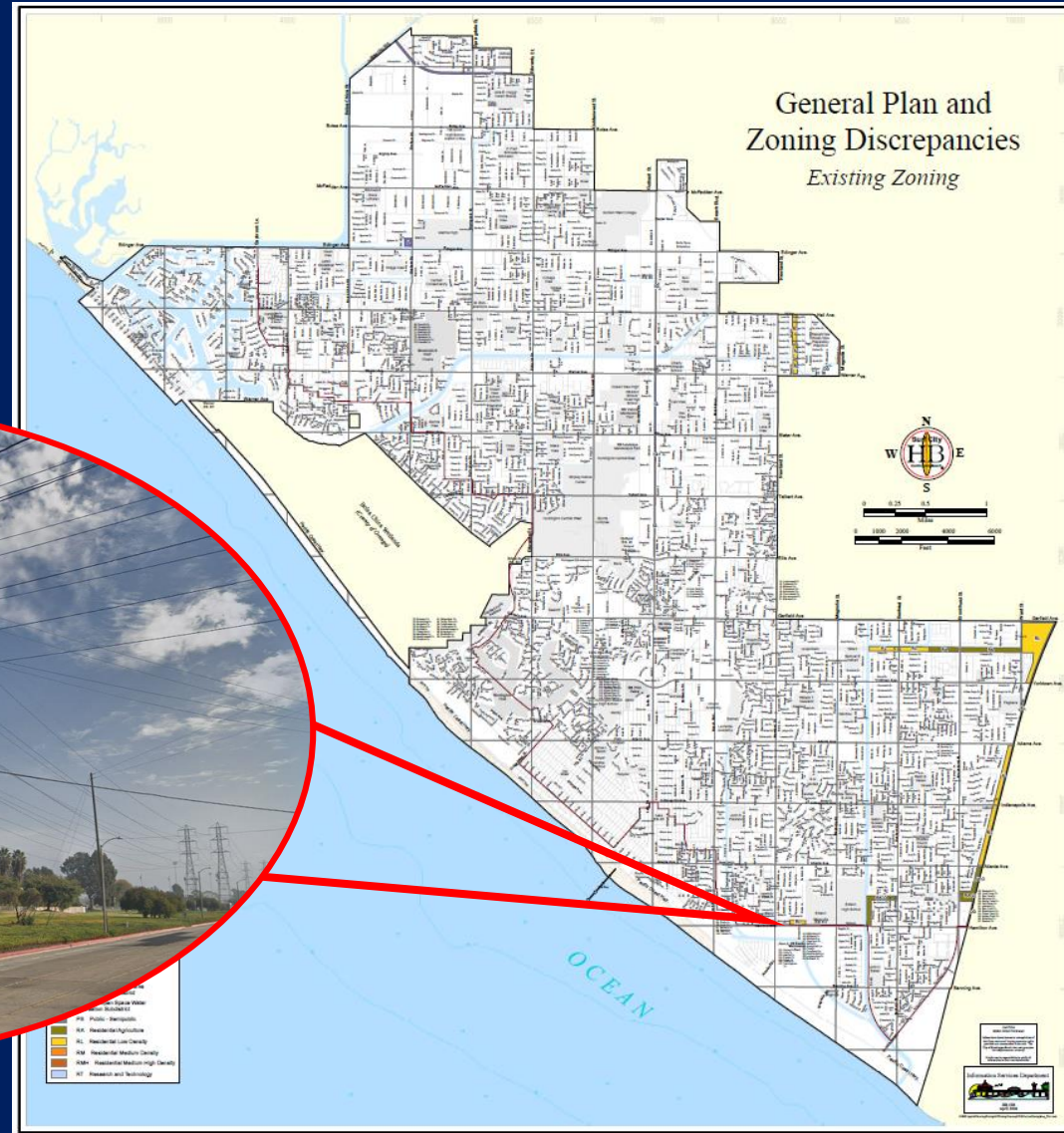


General Plan

There will be no changes to the General Plan designation.



# Example 4: SCE Towers along Hamilton Avenue

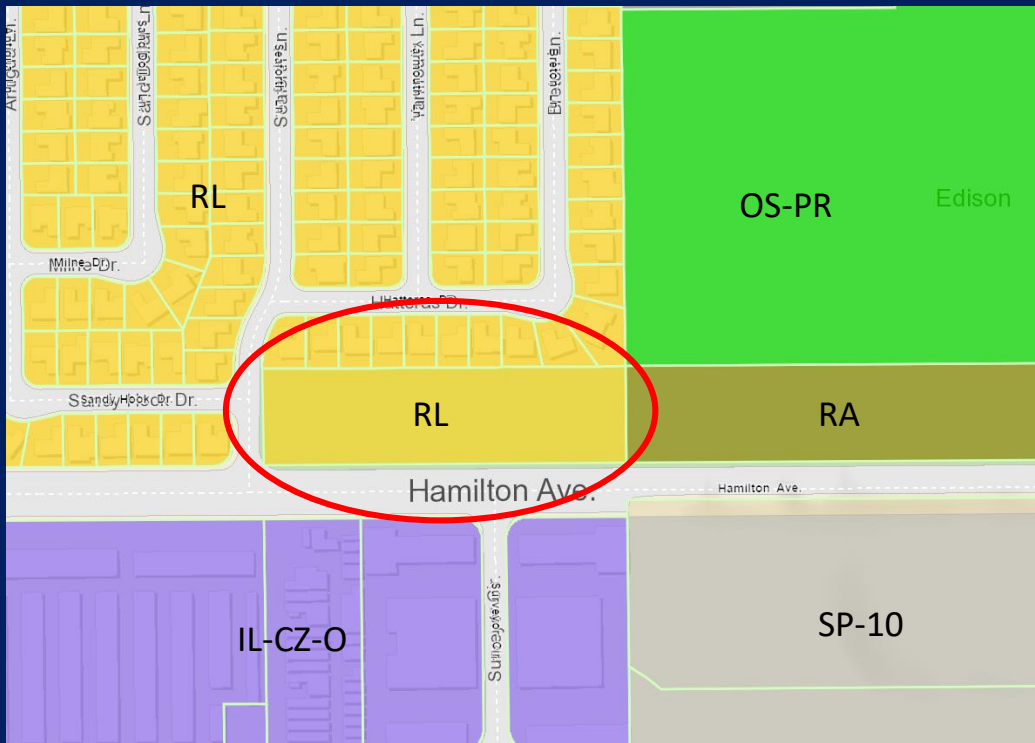


# Example 4: SCE Towers along Hamilton Avenue

- Parcel: 148-071-29
- Address: Unaddressed Parcel, near Edison Park at 21377 Magnolia Street

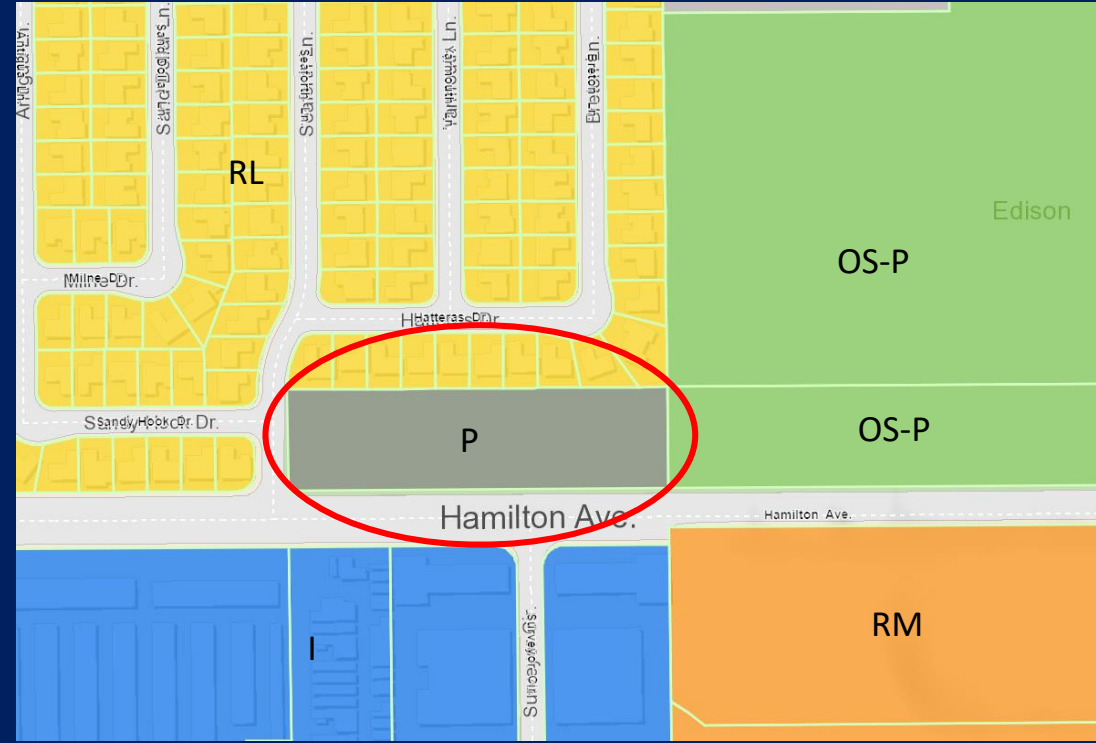


# Example 4: Existing



Zoning Map

The existing Zoning designation of this parcel is Low Density Residential (RL).

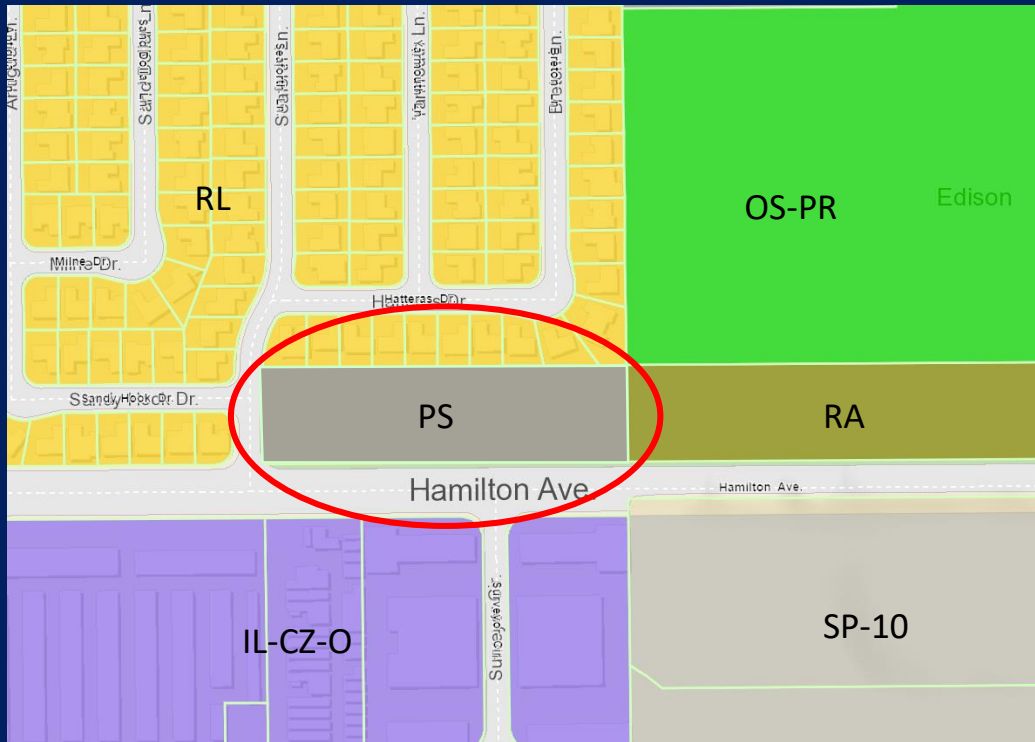


General Plan

The site is developed as and owned by SCE and therefore has a General Plan designation of Public (P).

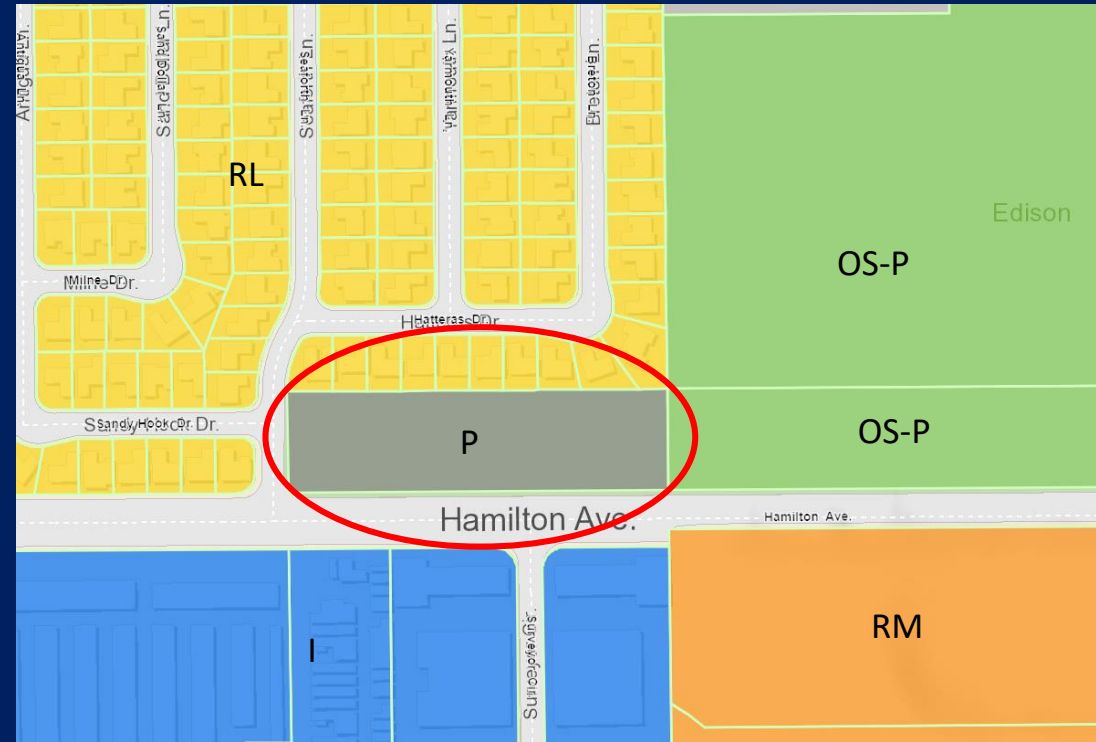


# Example 4: Proposed



Zoning Map

The proposed amendment would change the parcel to Public Semipublic (PS), the intended zone for utilities.



General Plan

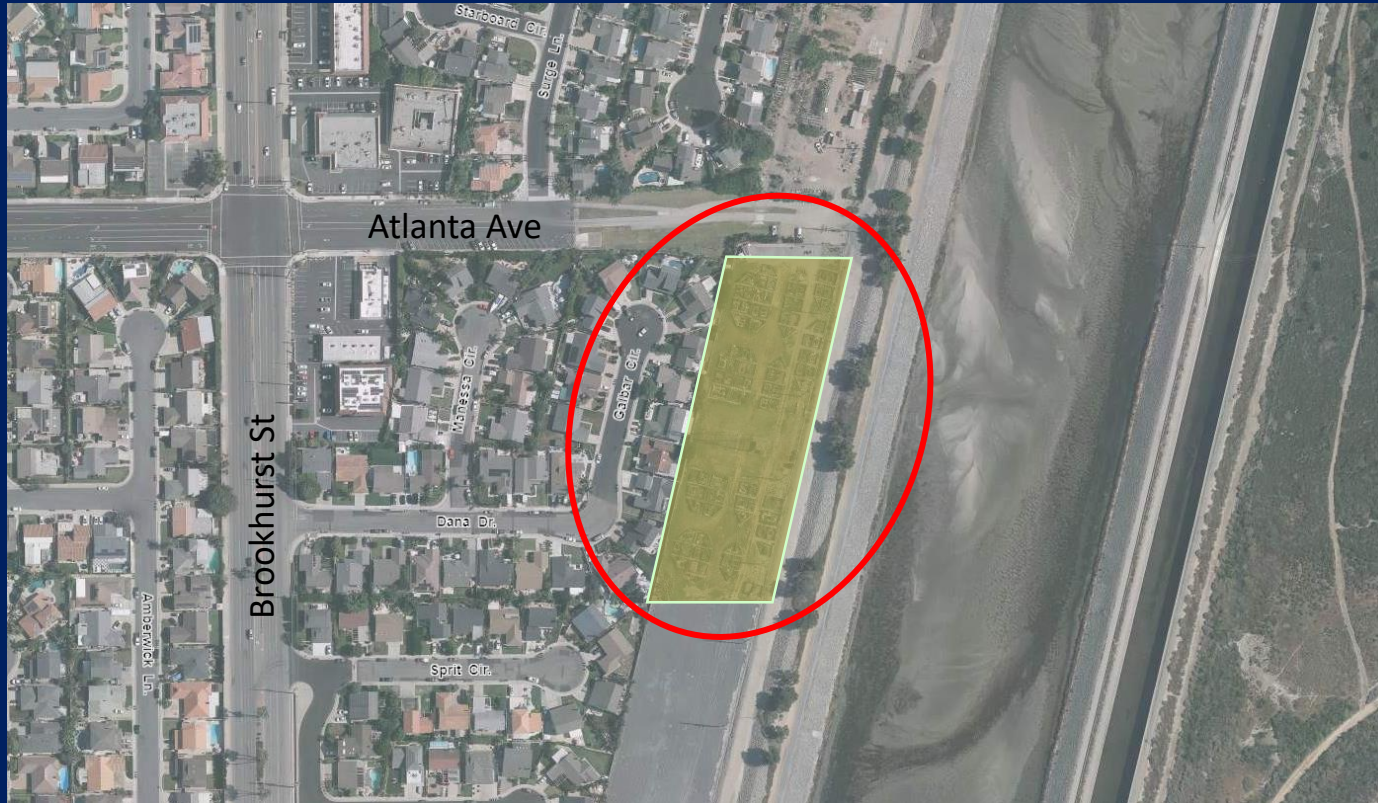
There will be no changes to the General Plan designation.





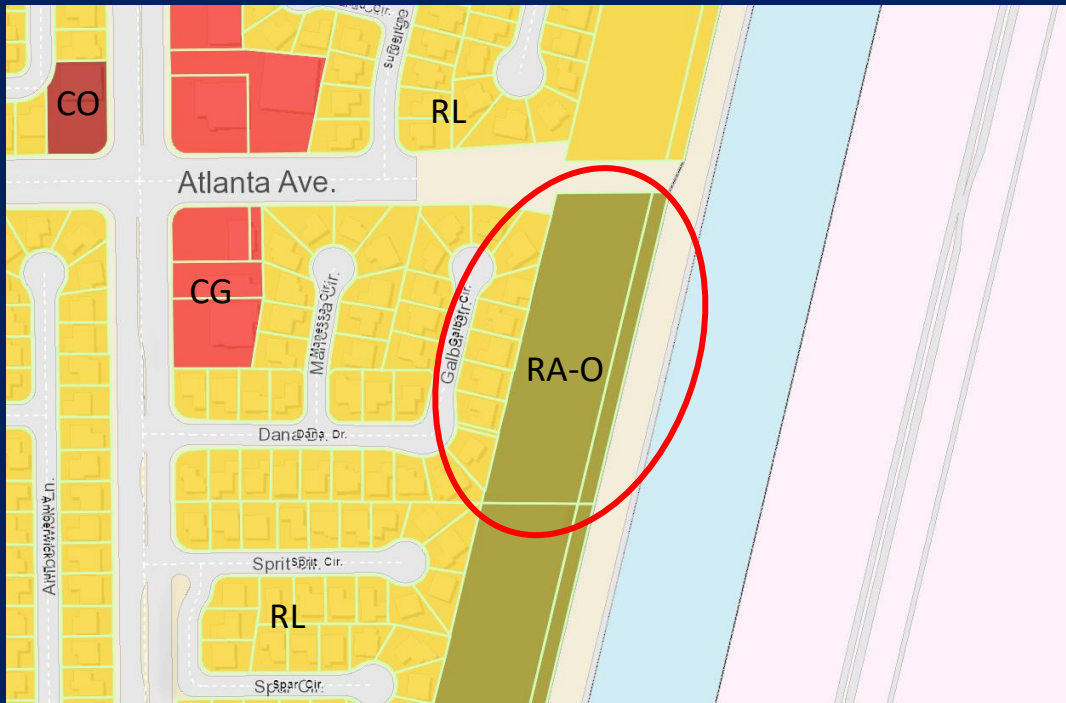
# Example 5: SCE Site/Huntington Beach Community Garden along Santa Ana River Channel

- Parcels: 149-131-02, 149-131-03
- Address: 10172 Atlanta Avenue, Unaddressed Parcel east of 10172 Atlanta Avenue

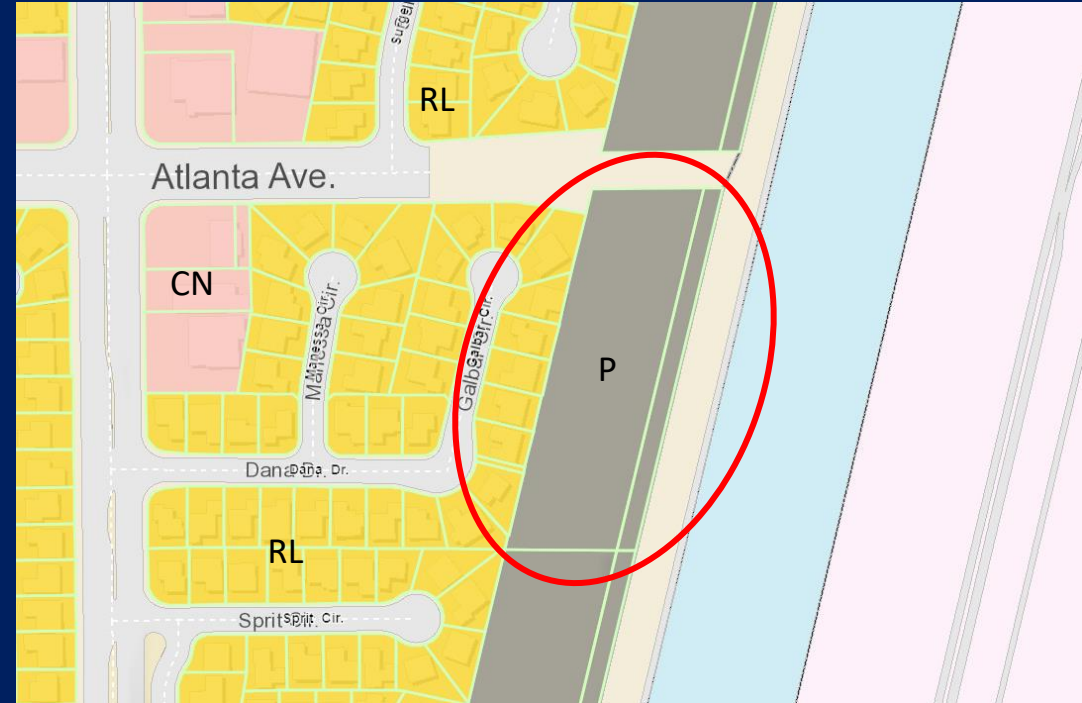




# Example 5: Existing



Zoning Map



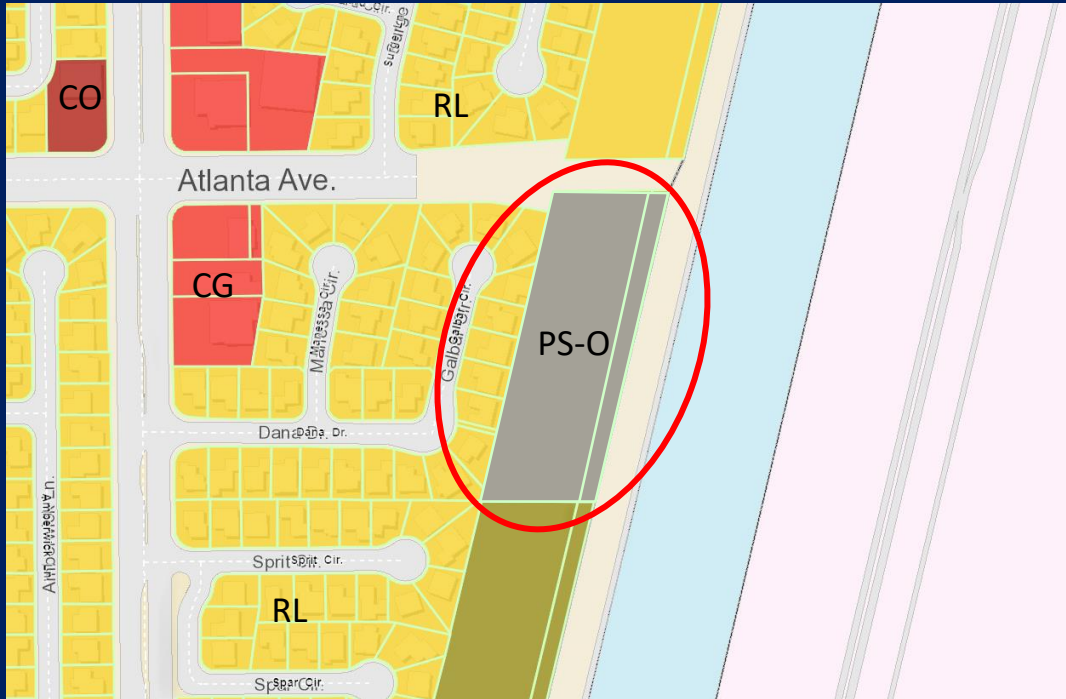
General Plan

The existing Zoning designation of the two parcels is Residential Agriculture (RA).

The General Plan designation is Public (P)

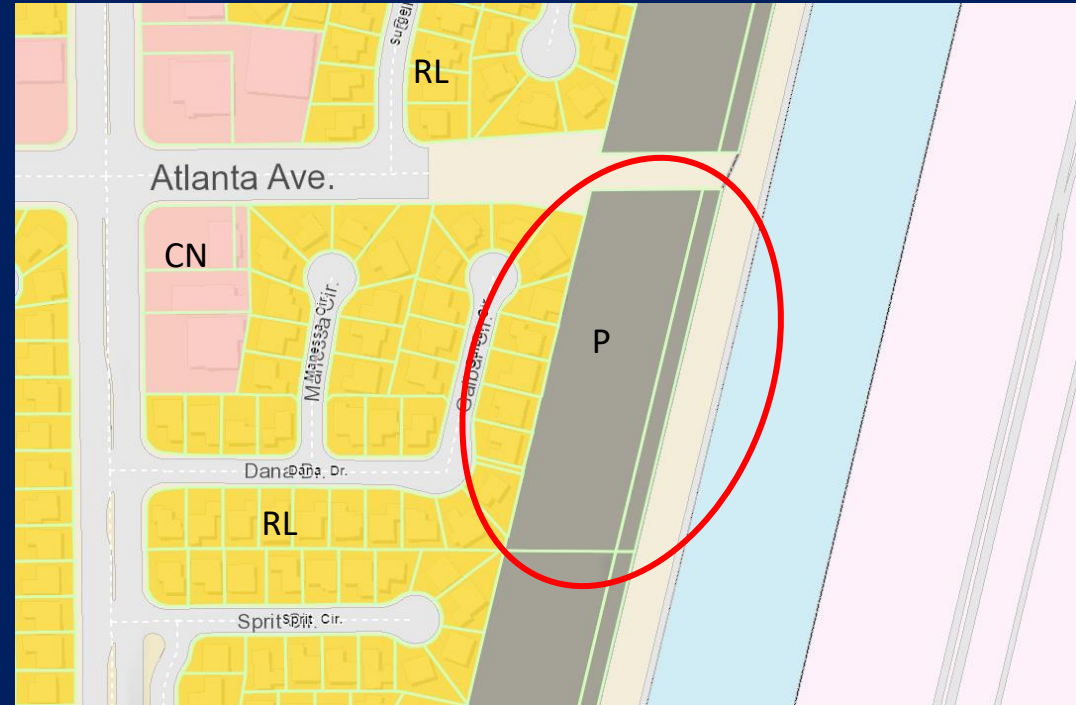


# Example 5: Proposed



Zoning Map

The proposed amendment would change the zone of both parcels to Public Semipublic (PS).

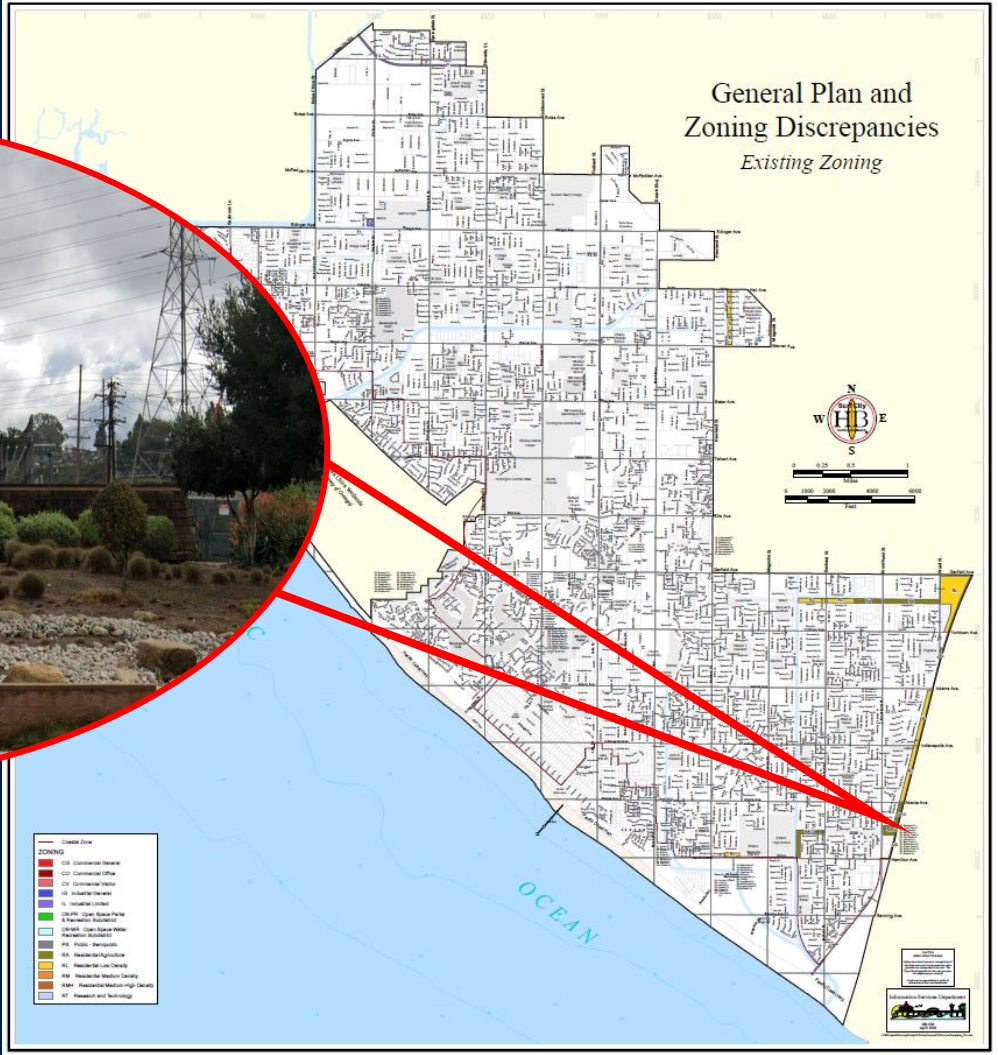


General Plan

There will be no changes to the General Plan designation.



# Example 6: SCE Sites along Santa Ana River Channel

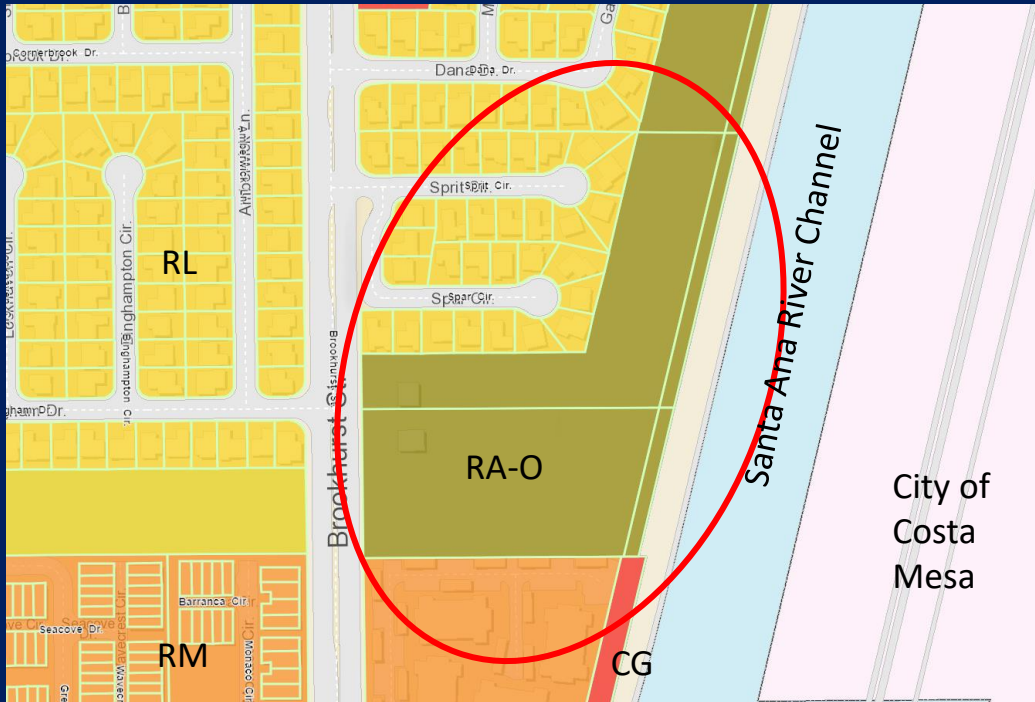


# Example 6: SCE Sites along Santa Ana River Channel

- Parcels: 149-141-32, 149-141-33, 149-141-34, 149-141-35
- Address: 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

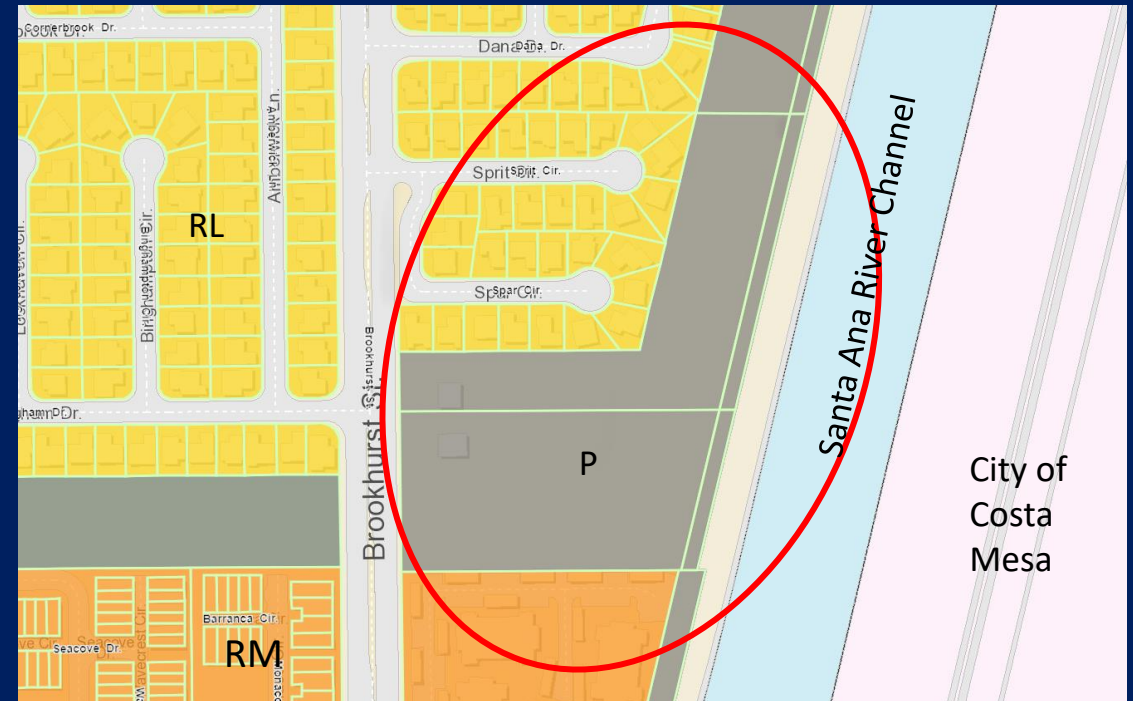


# Example 6: Existing



Zoning Map

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

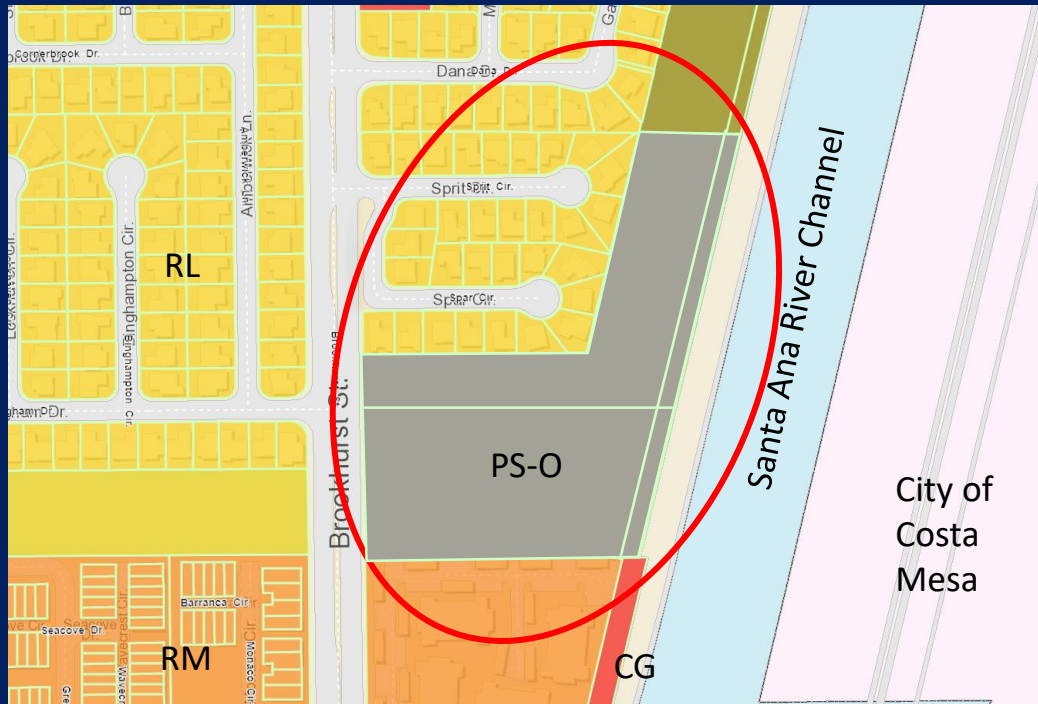


General Plan

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



# Example 6: 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.





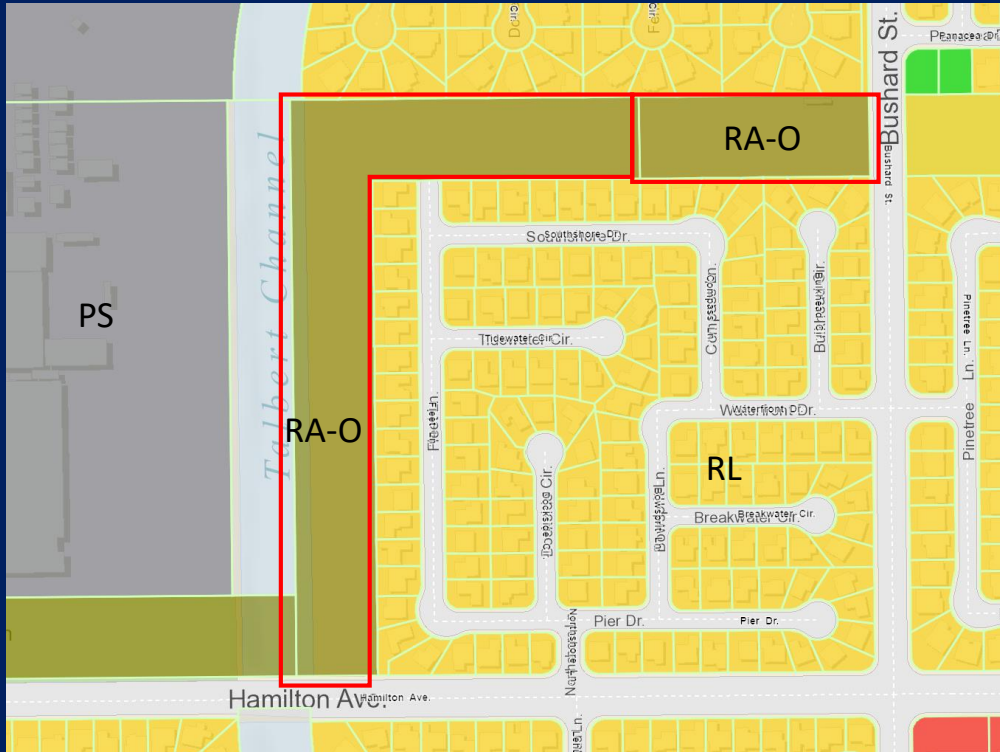
# Example 7: SCE Site and Smith Farms/Moon Valley Nursery

- Parcels: 149-152-26, 149-161-26
- Address: 9271 Hamilton Avenue, 21251 Bushard Street



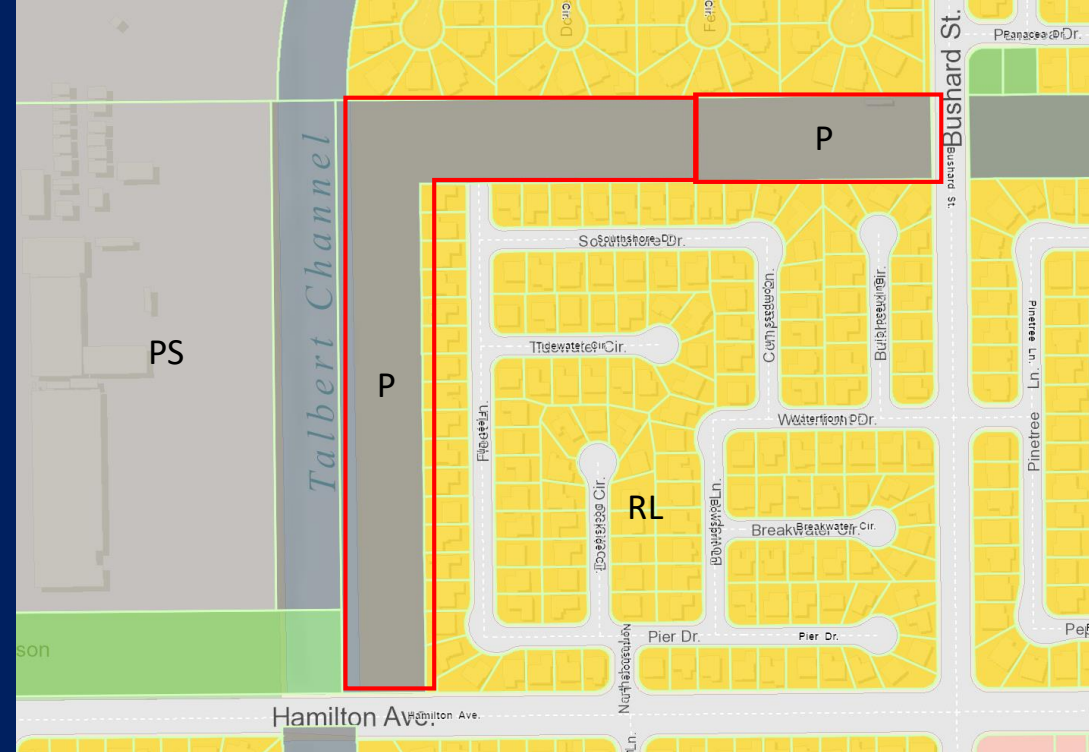


# Example 7: Existing



Zoning Map

The existing Zoning designation for these SCE/nursery sites is Residential Agriculture (RA).

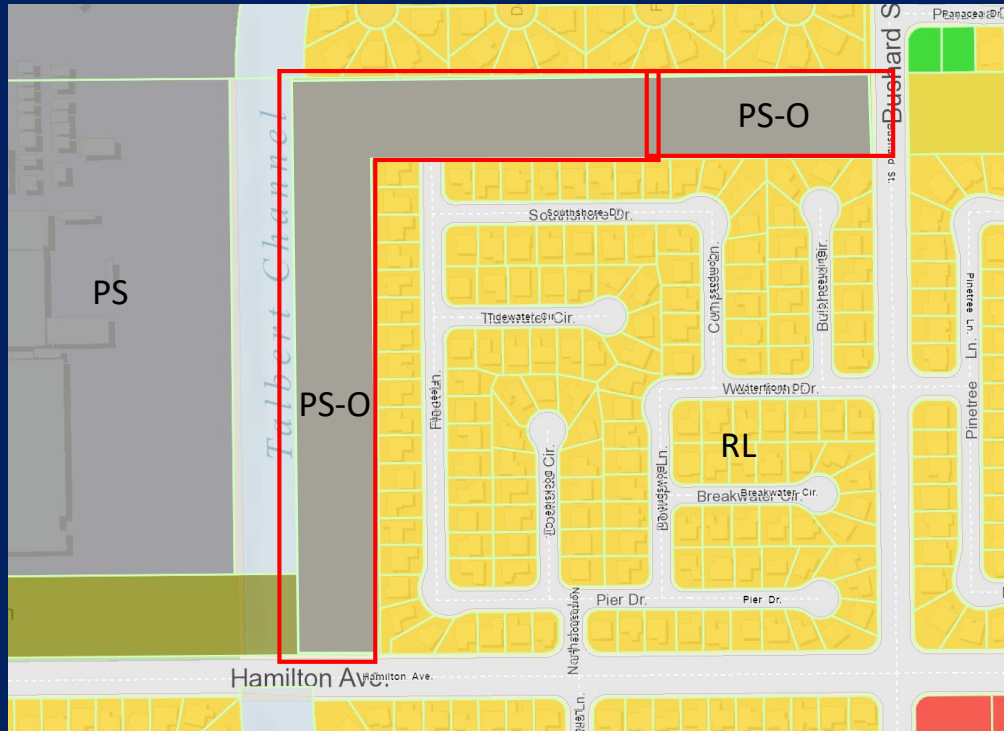


General Plan

The General Plan designation is Public (P).

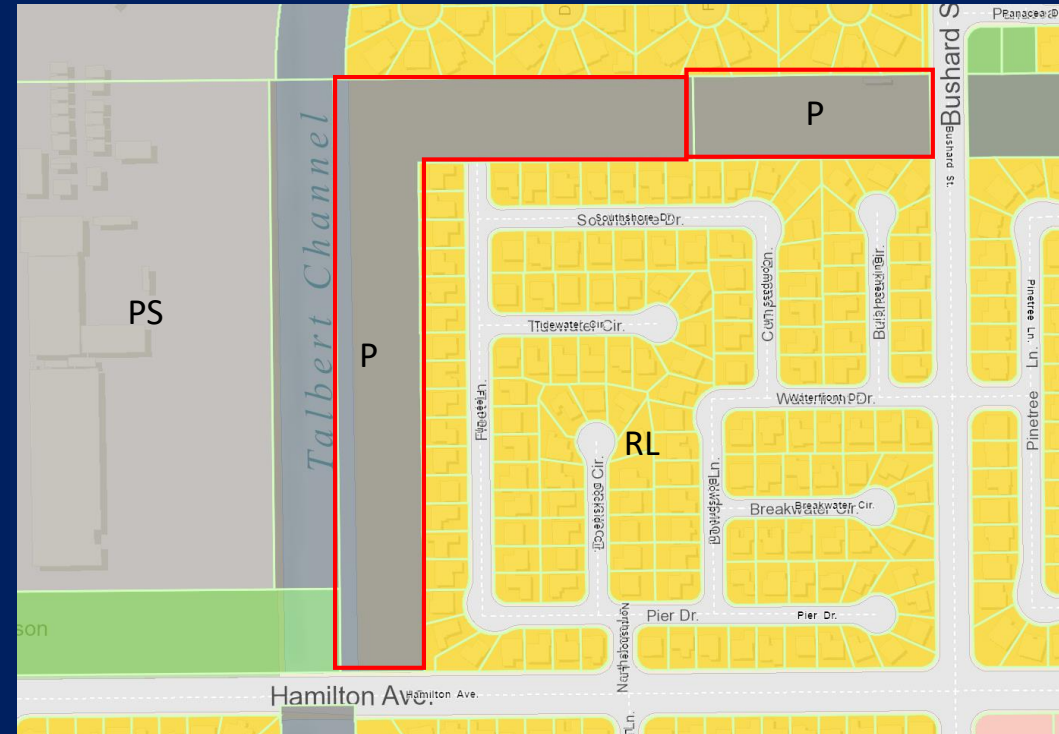


# Example 7: Proposed



Zoning Map

The proposed amendment would change the zoning designation of both sites to Public Semipublic (PS).



General Plan

There will be no changes to the General Plan designation.



# Example 8: SCE site along Santa Ana River Channel

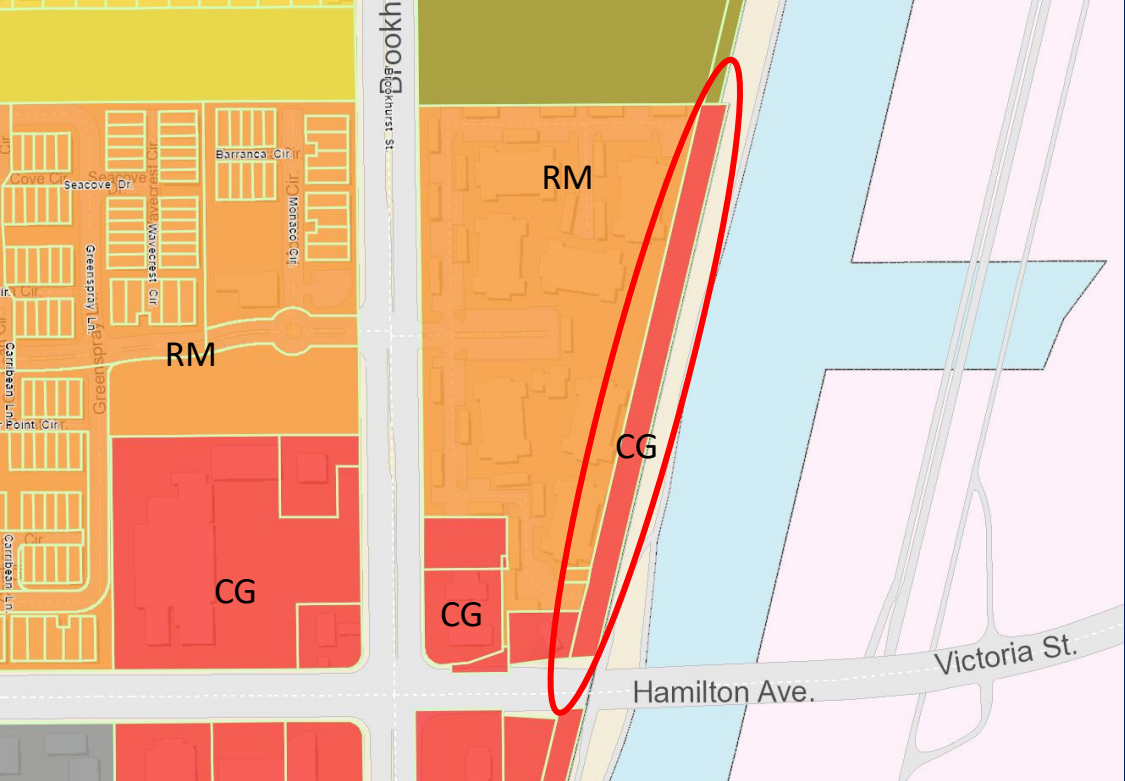


# Example 8: SCE site along Santa Ana River Channel

- Parcels: 149-262-02
- Address: Unaddressed Parcel, north of Hamilton Avenue, east of 21372 Brookhurst Street

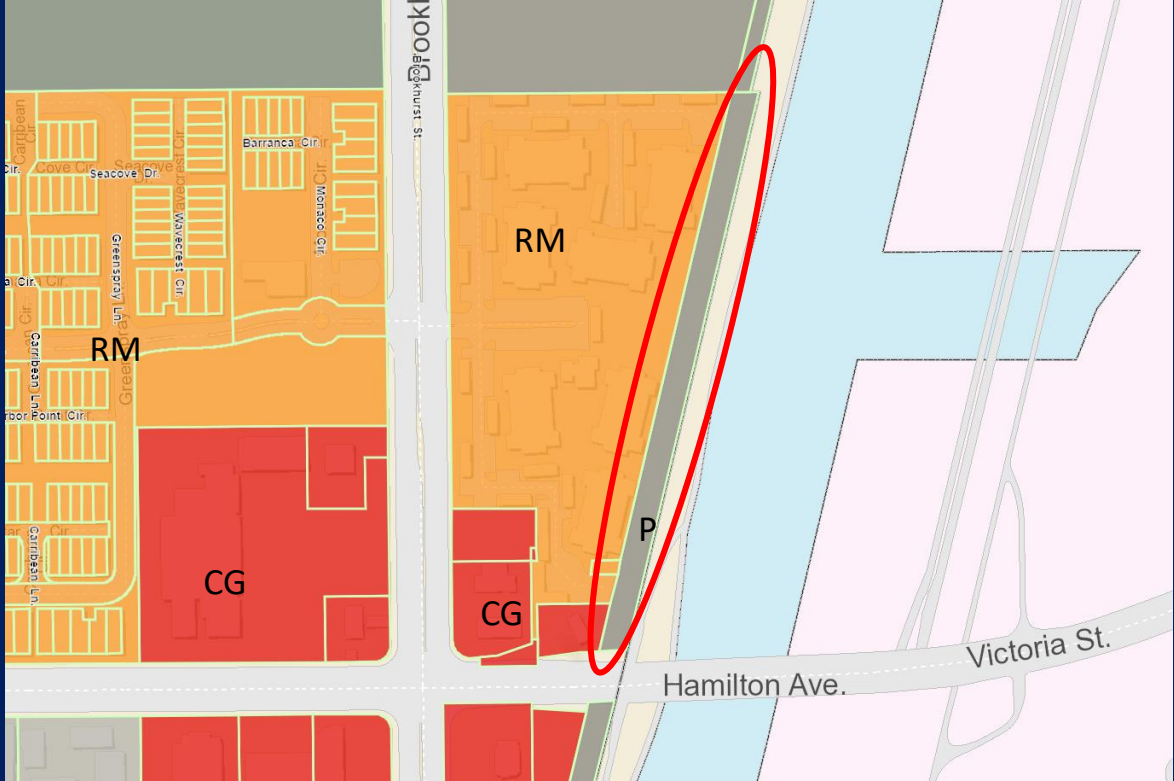


# Example 8: Existing



Zoning Map

The existing Zoning designation for the walkway along the channel is General Commercial (CG).

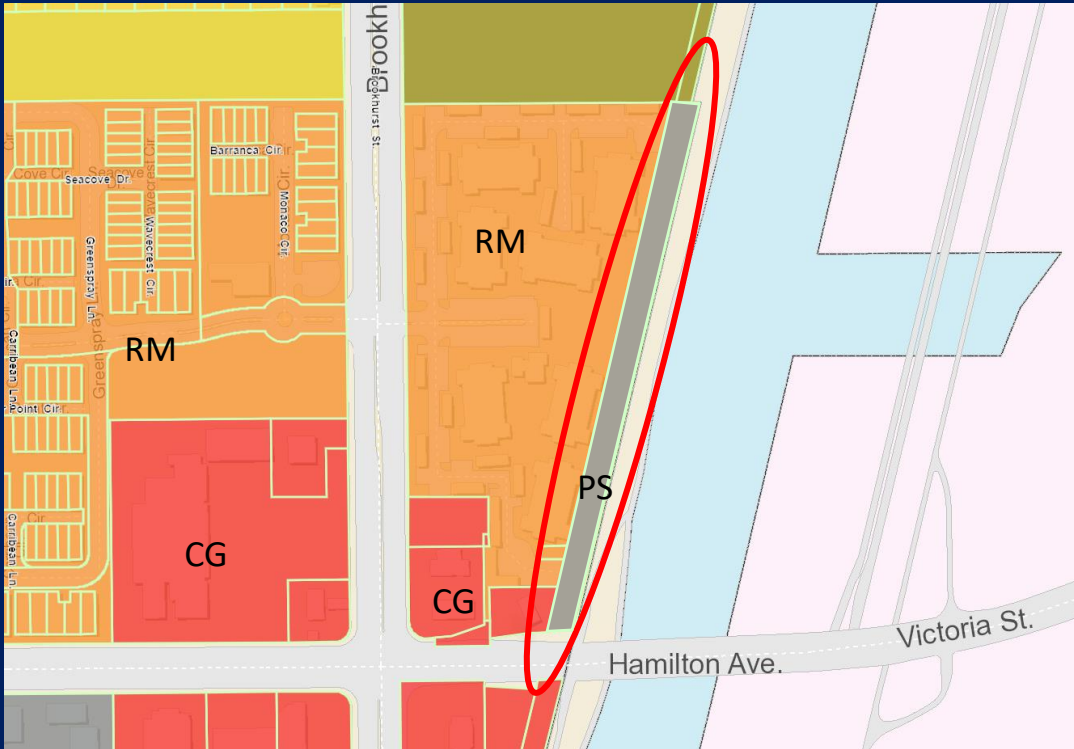


General Plan

The General Plan designation is Public (P).

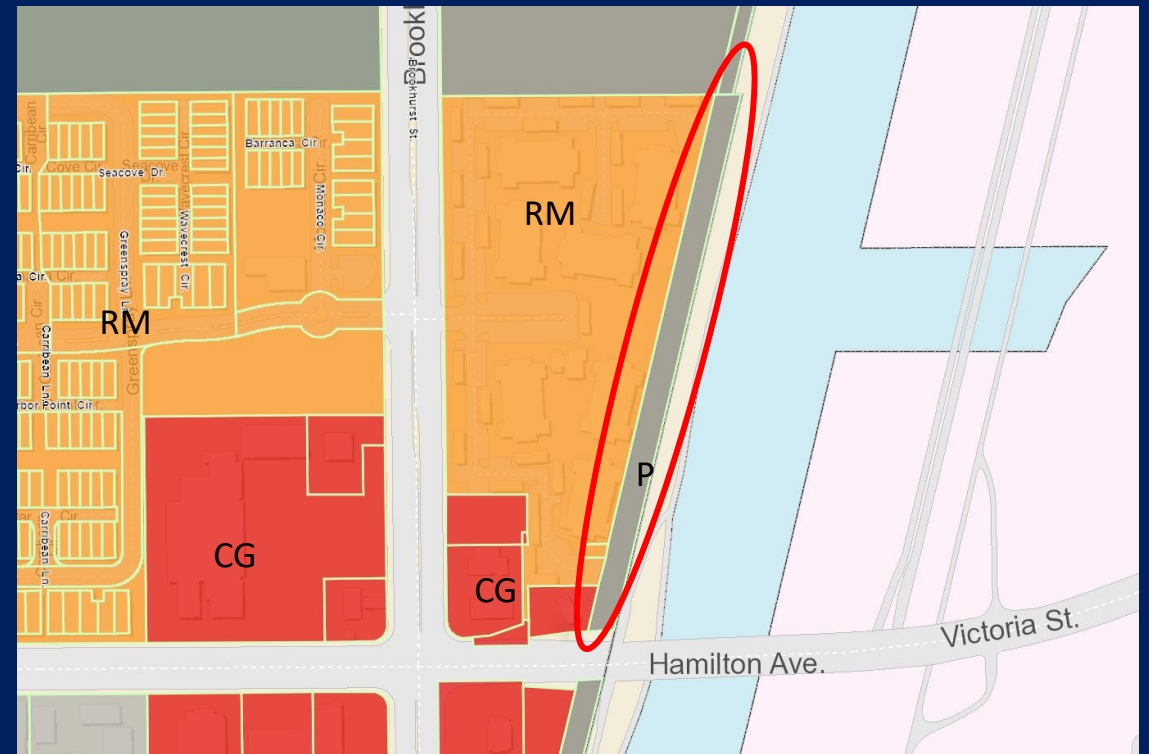


# Example 8: Proposed



Zoning Map

The proposed amendment would change the zoning designation to Public Semipublic (PS).

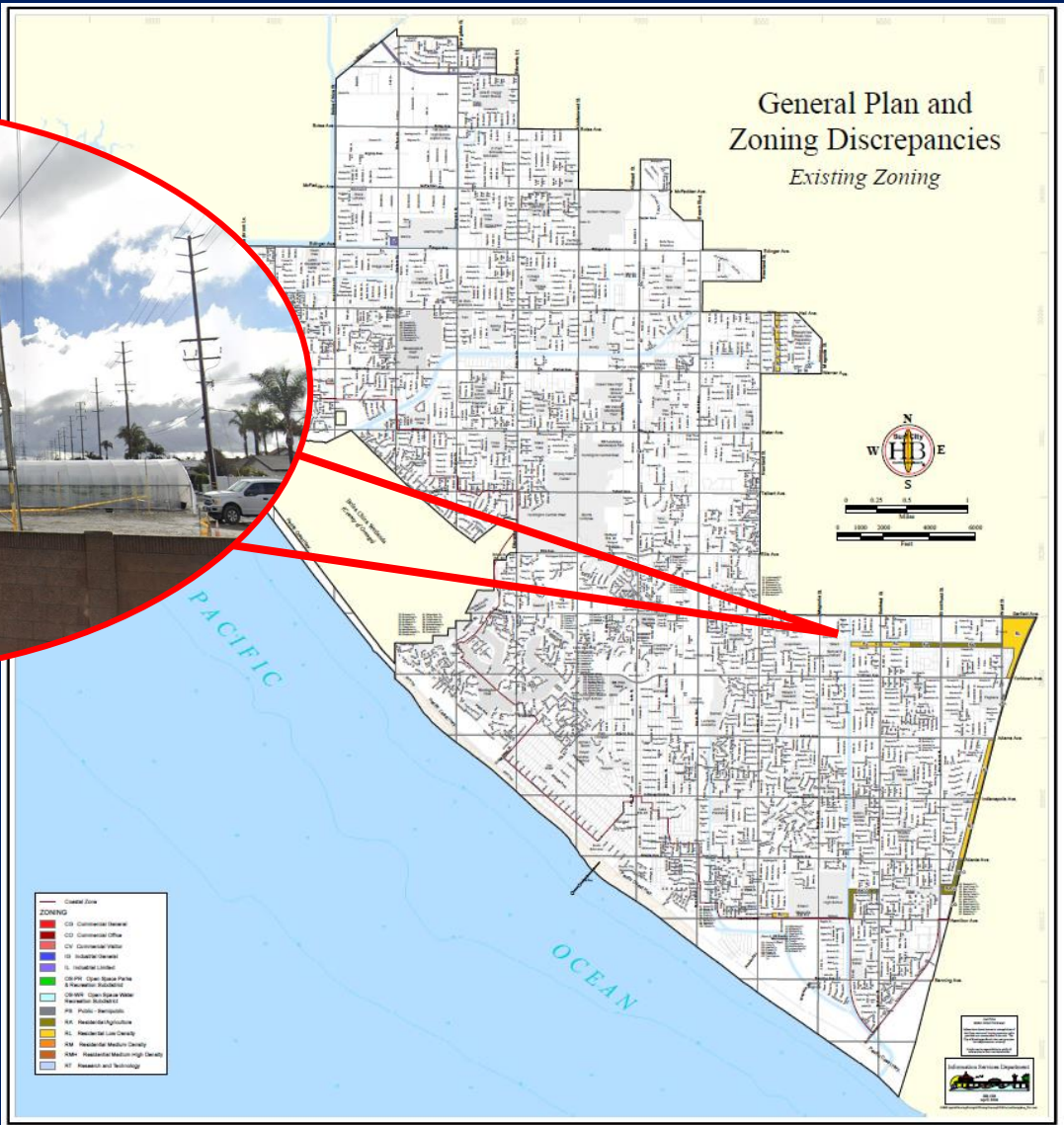


General Plan

There will be no changes to the General Plan designation.

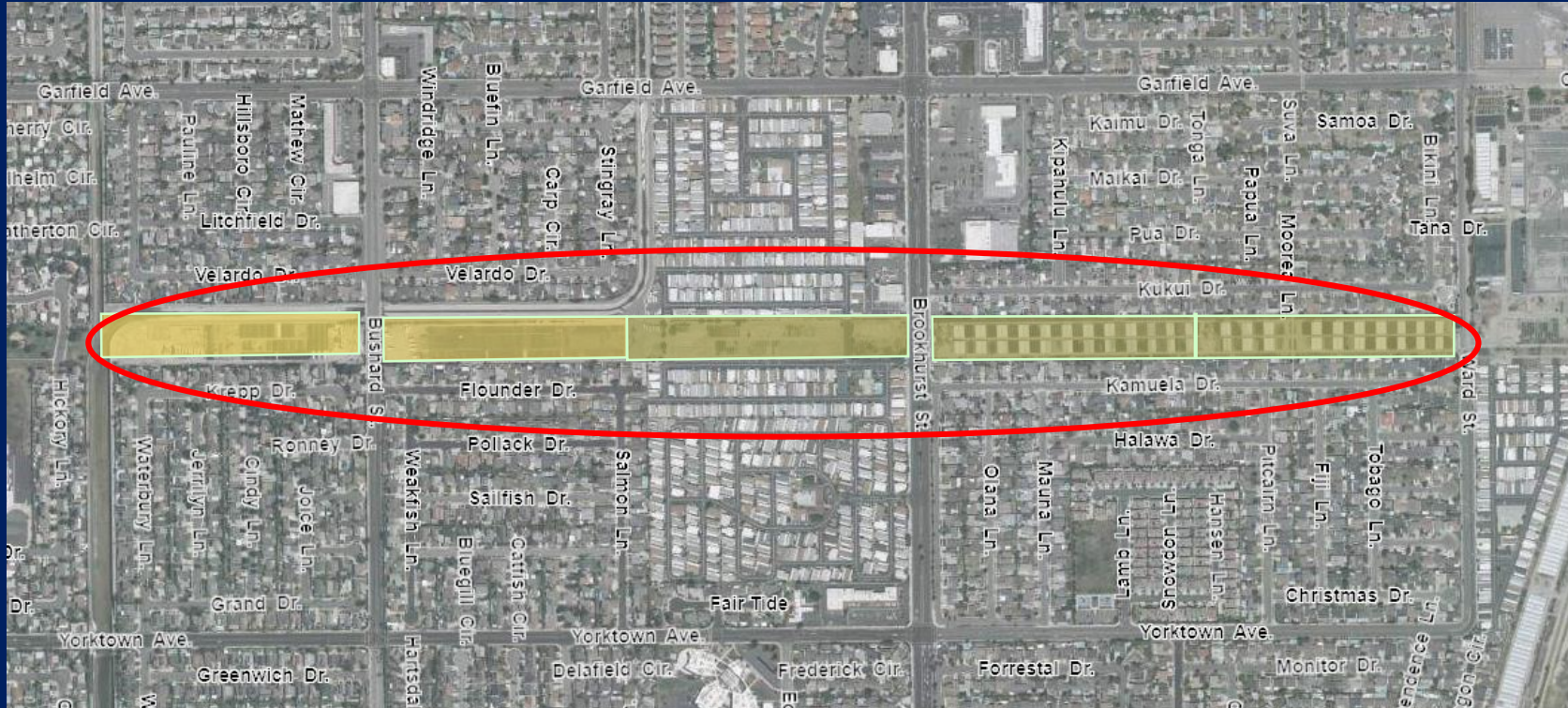


# Example 9: SCE Sites and nurseries



# Example 9: SCE Sites and nurseries

- Parcels: 153-201-05, 153-352-27, 153-381-24, 155-074-26, 155-271-21
- Address: Unaddressed Parcel south of 19201 Brookhurst Street, 19191 Bushard Street, Unaddressed Parcel north of Flounder Drive, Unaddressed Parcel between Kukui Drive and Kamuela Drive, 19226 Brookhurst Street

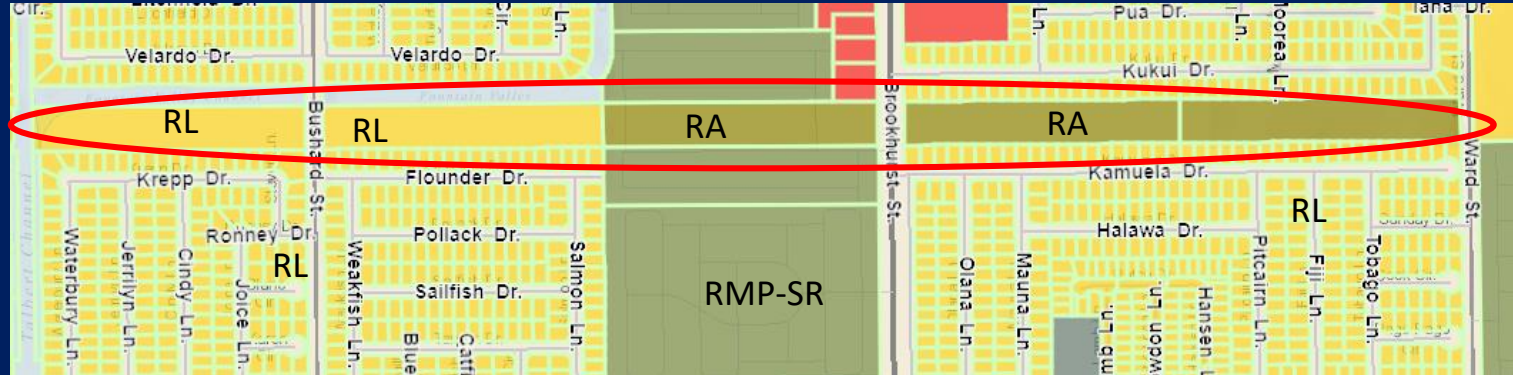




# Example 9: Existing

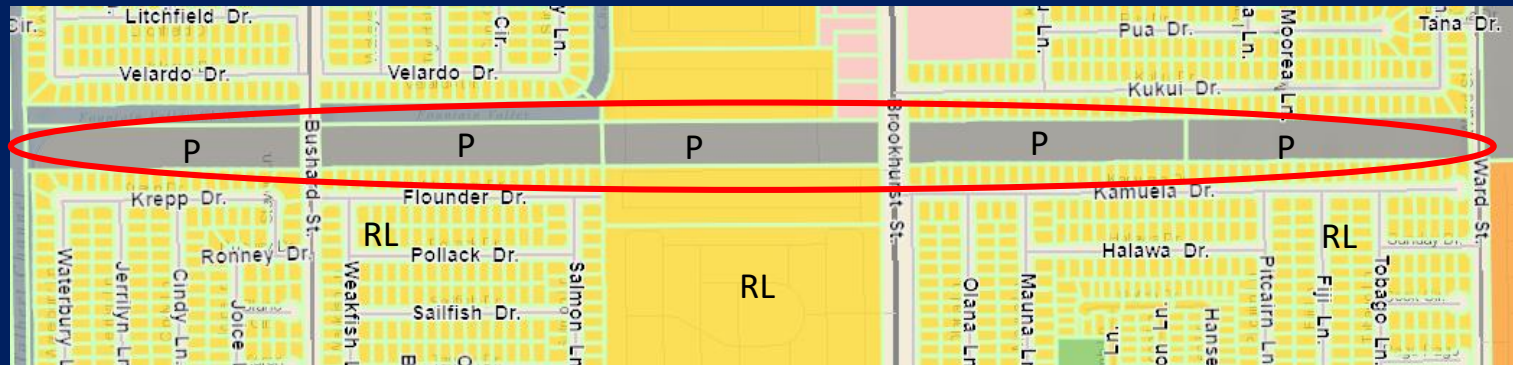
## Zoning Map

The existing Zoning designation for these are Residential Low Density (RL) and Residential Agriculture (RA).



## General Plan

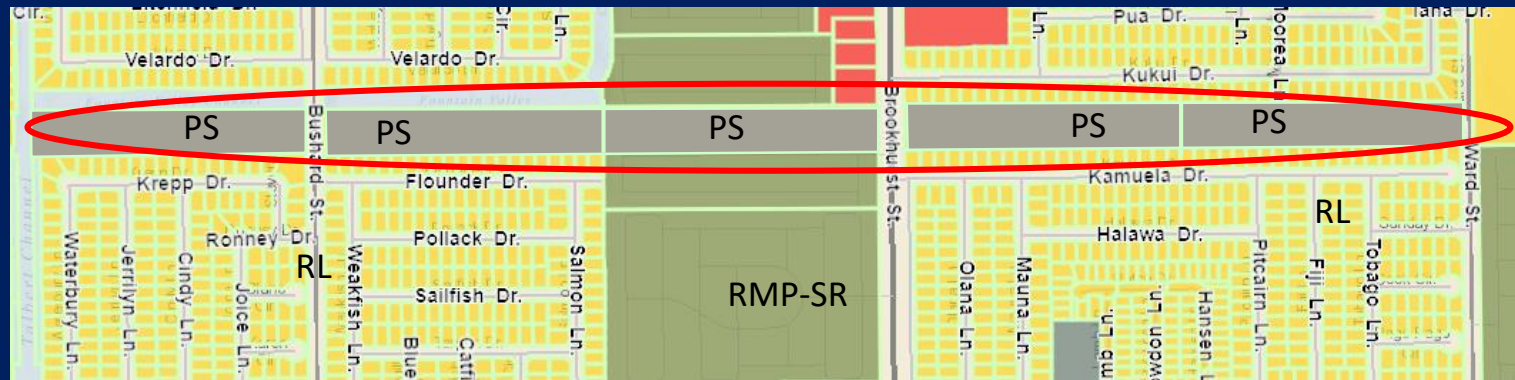
The General Plan designation is Public (P).



# Example 9: Proposed

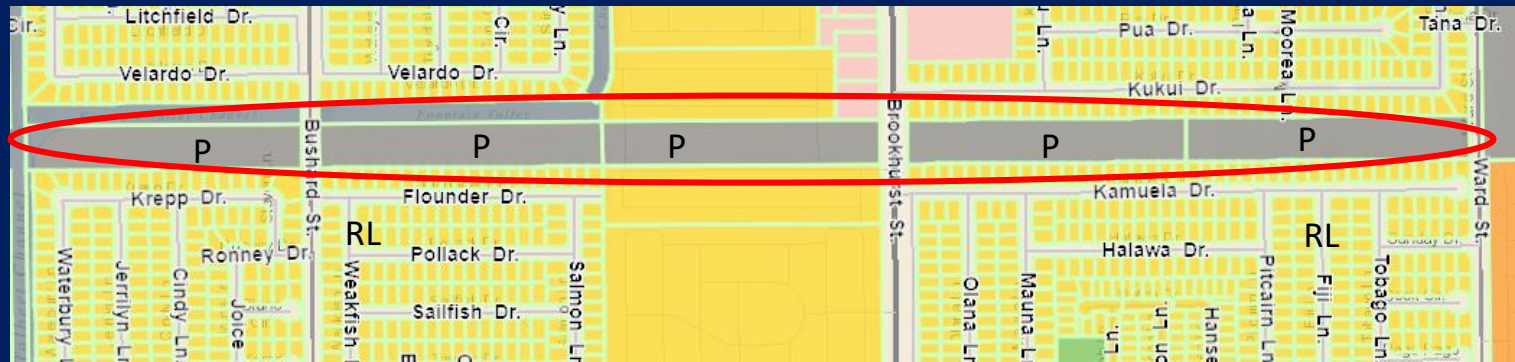
## Zoning Map

The proposed amendment would change the zoning designation of the sites to Public Semipublic (PS).

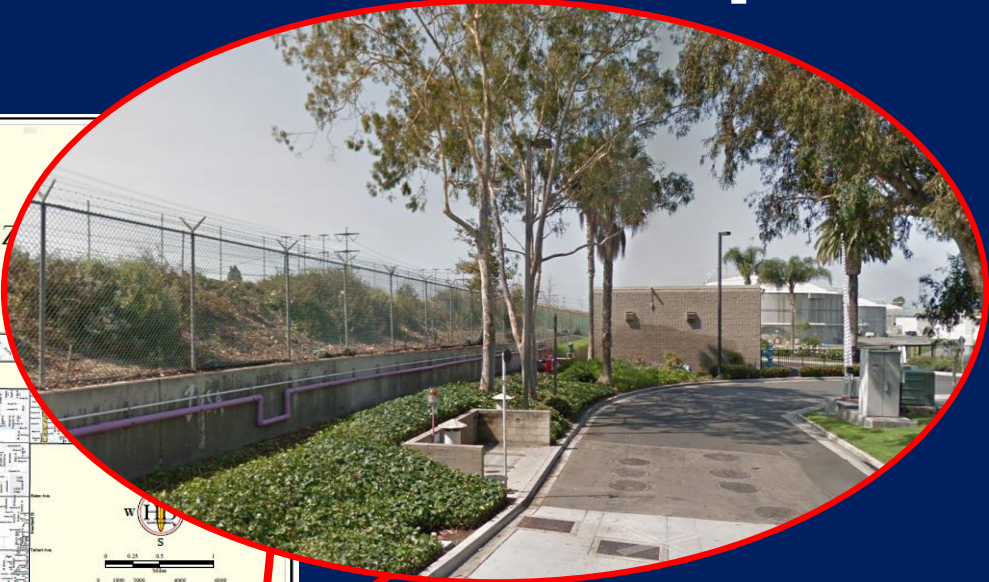


## General Plan

There will be no changes to the General Plan designation.

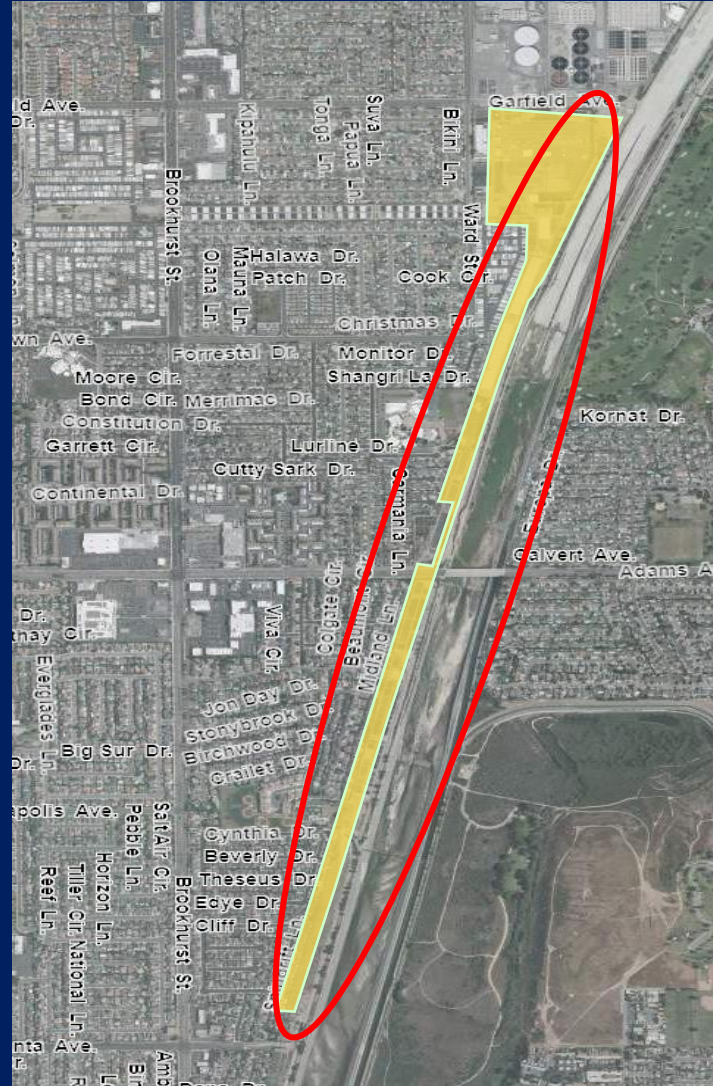


# Example 10: SCE Sites along Santa Ana River Channel, Ellis substation, SiteOne Landscape Supply nursery



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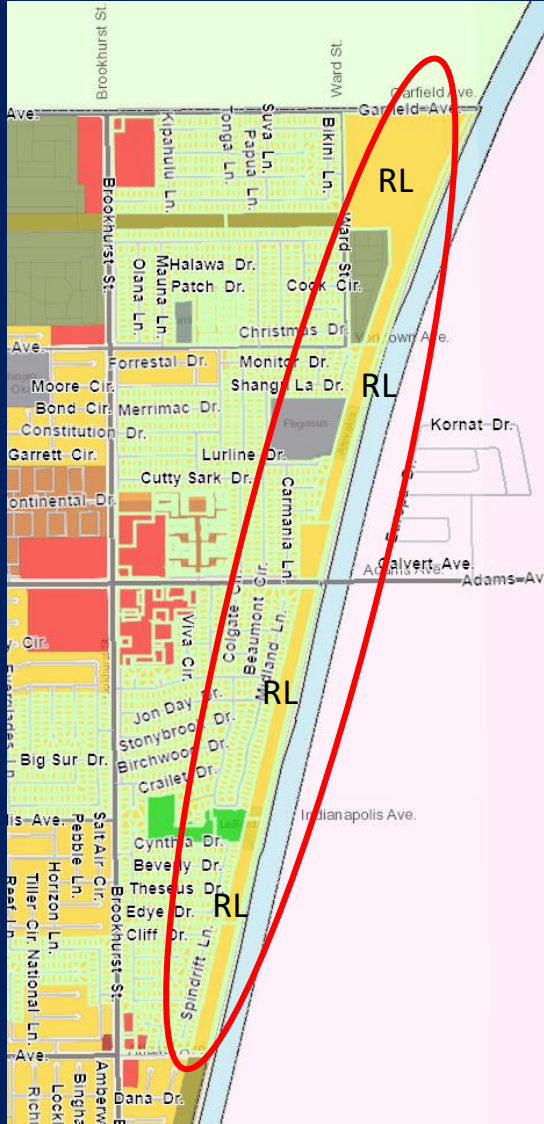
- Parcels: 155-201-01, 155-201-02, 155-201-03, 155-211-01, 155-211-02, 155-301-02, 155-301-03, 155-301-04, 155-301-05
- Address: Unaddressed parcel east of Spindrift, 20470 Ravenwood Lane, Unaddressed parcel south of 20470 Ravenwood Lane, Unaddressed parcel east of 20338 Ravenwood Lane, 20338 Ravenwood Lane, 19118 Ward Street, Unaddressed parcel east of 19118 Ward Street, Unaddressed parcel east of Shalom Drive, Unaddressed parcel east of Shalom Drive



# Example 10: Existing

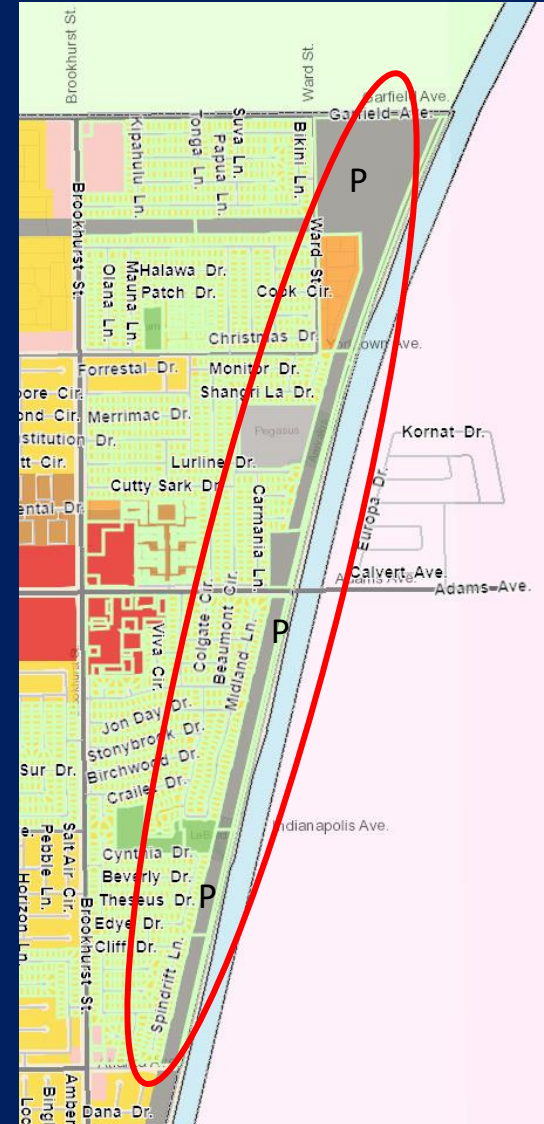
## Zoning Map

The existing Zoning designation for these 9 SCE/nursery sites is Low Density Residential (RL).



## General Plan

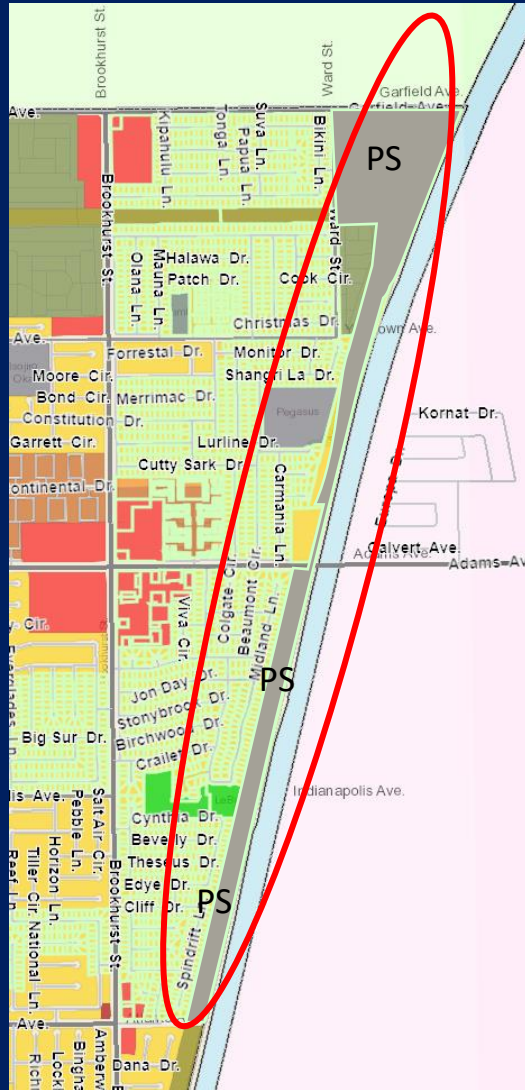
The General Plan designation is Public (P).



# Example 10: Proposed

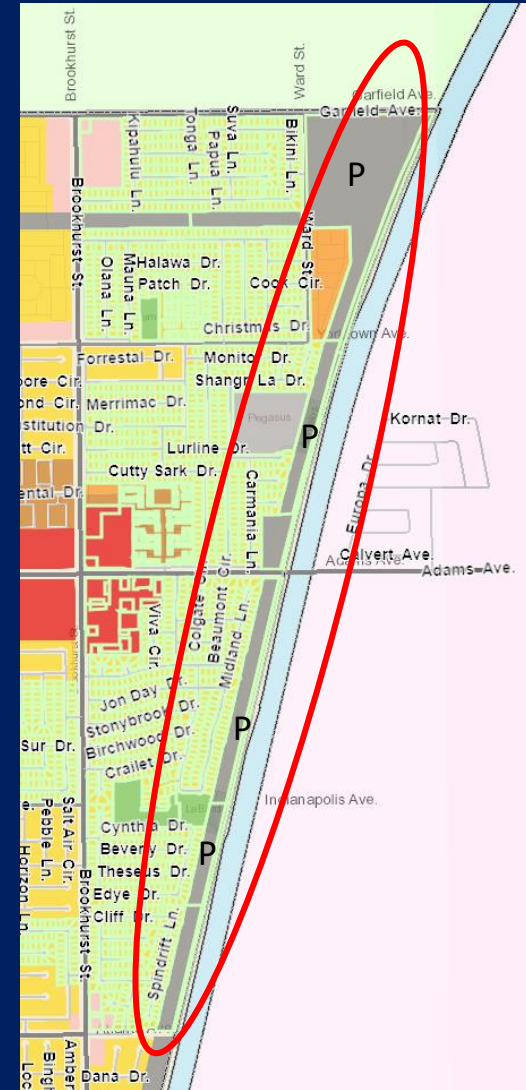
## Zoning Map

The proposed amendment would change the zoning designation of these sites to Public Semipublic (PS).



## General Plan

There will be no changes to the General Plan designation.

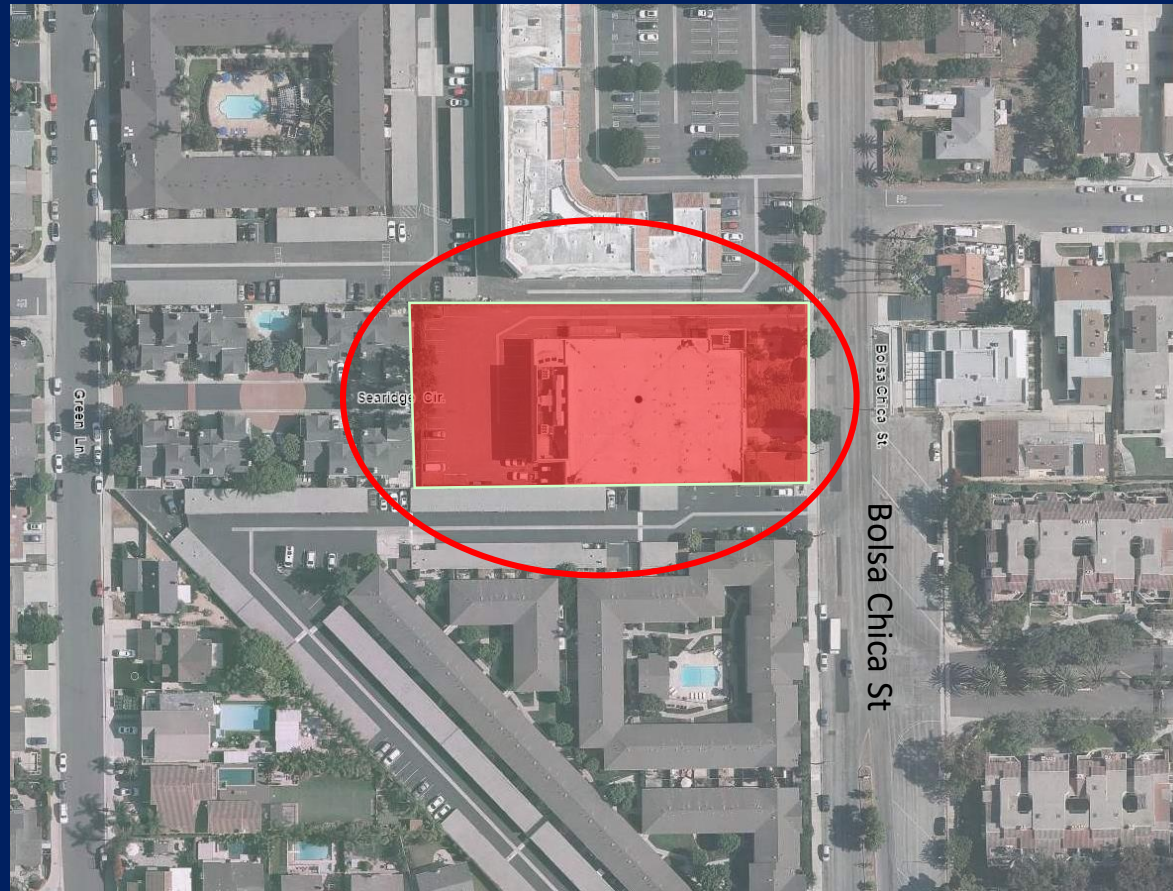


# Example 11: Frontier Communications Office (Telecom Central Office)



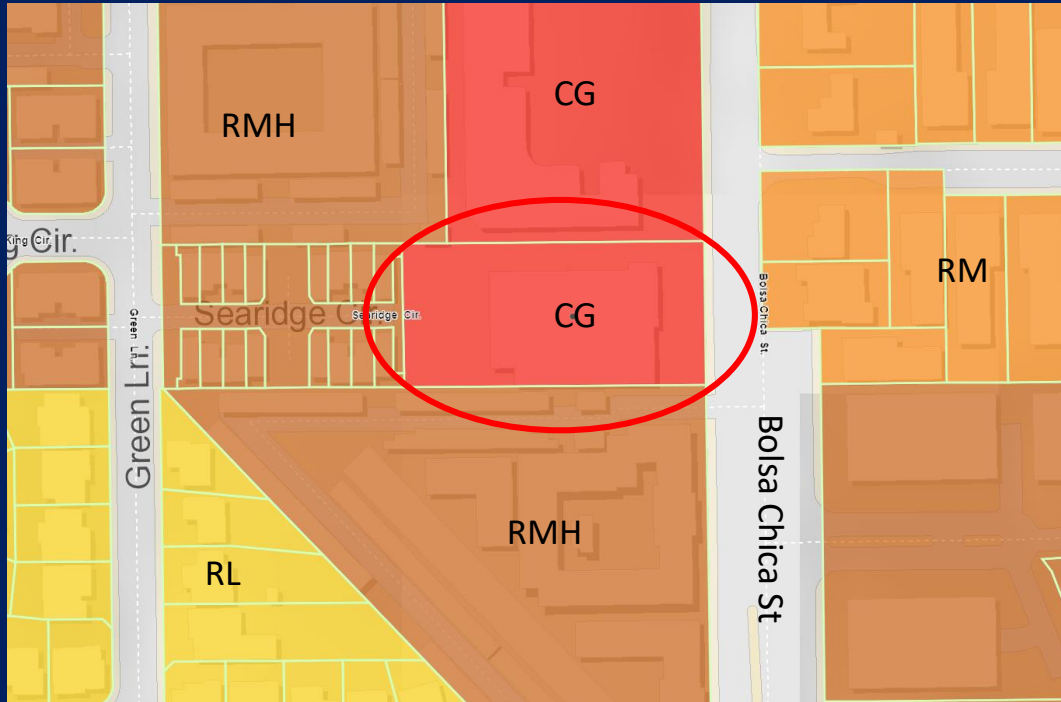
# Example 11: Frontier Communications Office (Telecom Central Office)

- Parcel: 163-281-34
- Address: 17111 Bolsa Chica Street





# Example 11: Existing



Zoning Map

The existing Zoning designation for this site is General Commercial (CG).

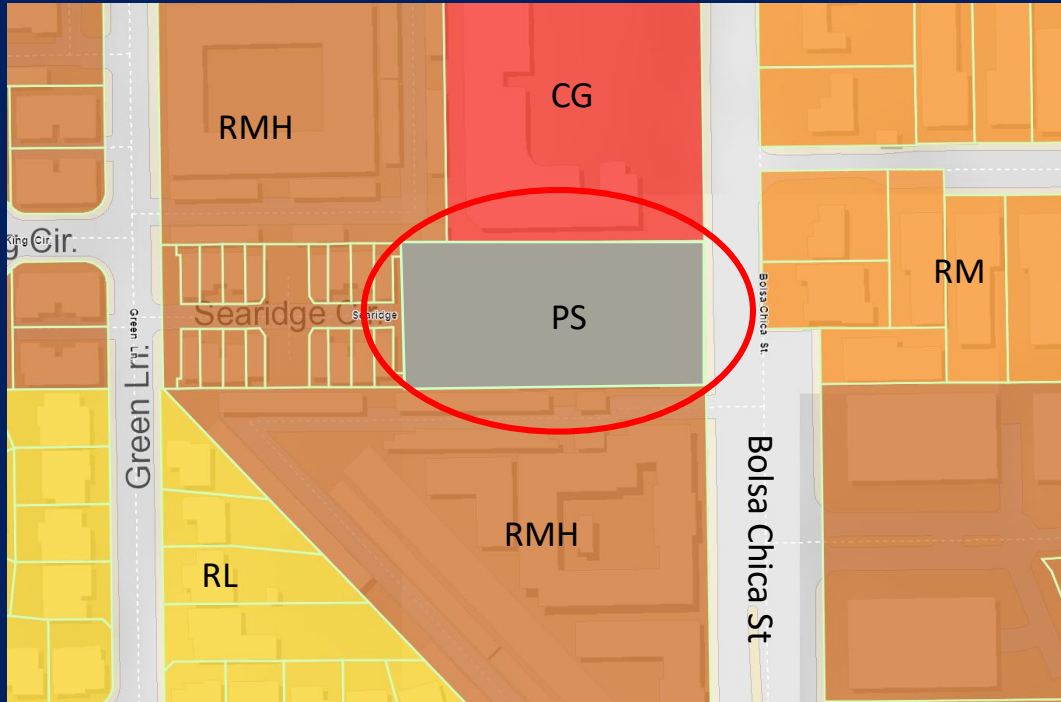


General Plan

The General Plan designation is Public Semipublic (PS) with an underlying designation of General Commercial (CG).

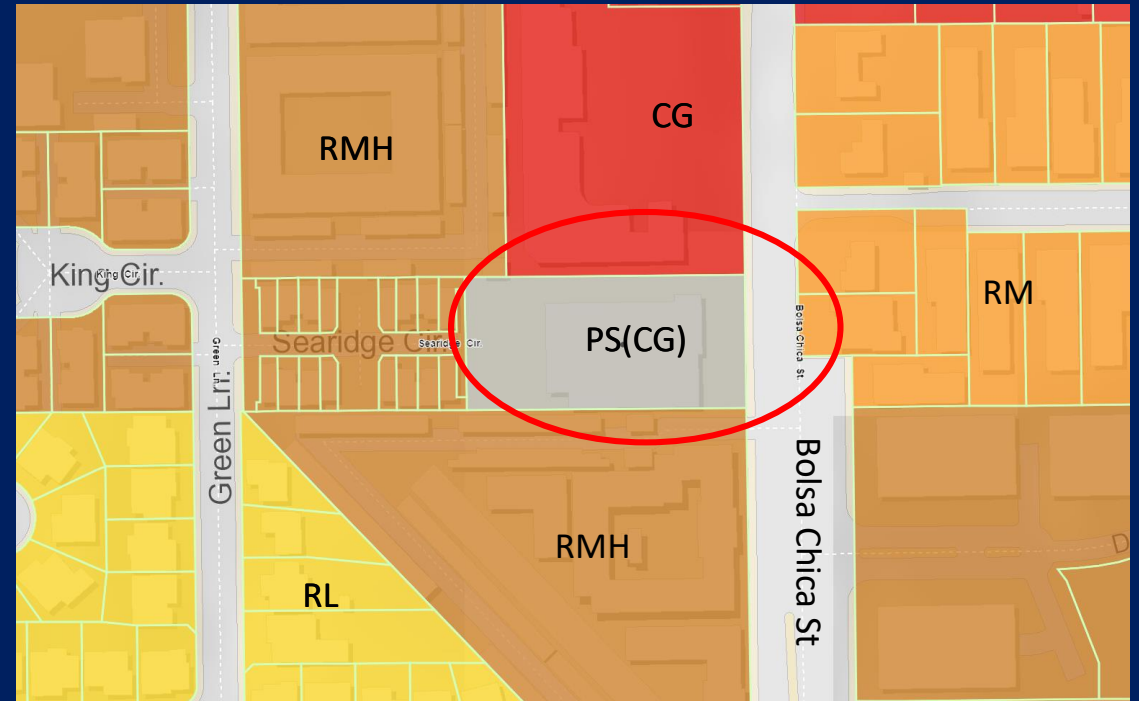


# Example 11: Proposed



Zoning Map

The proposed amendment would change the zoning designation to Public Semipublic (PS).

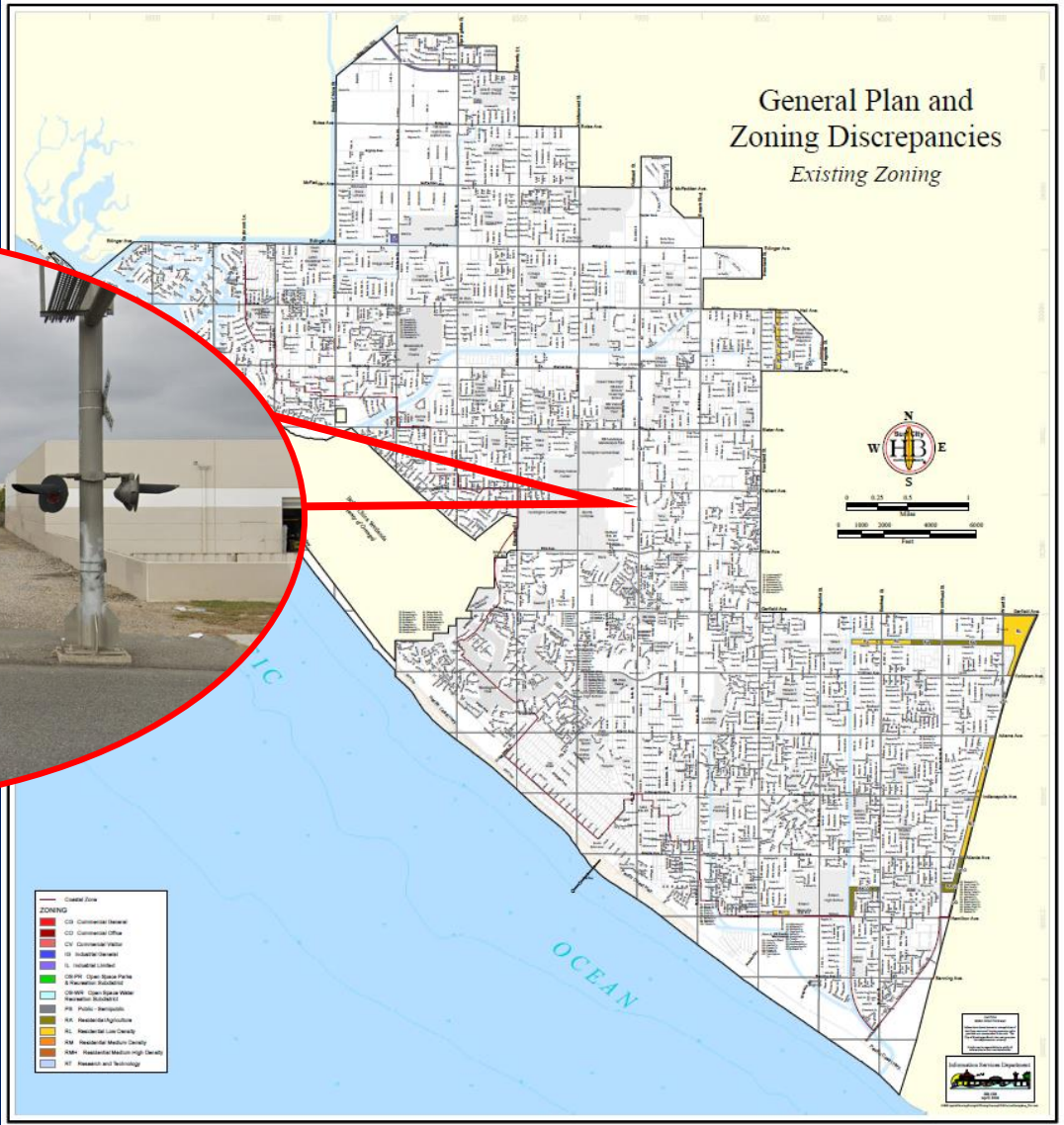


General Plan

There will be no changes to the General Plan designation.

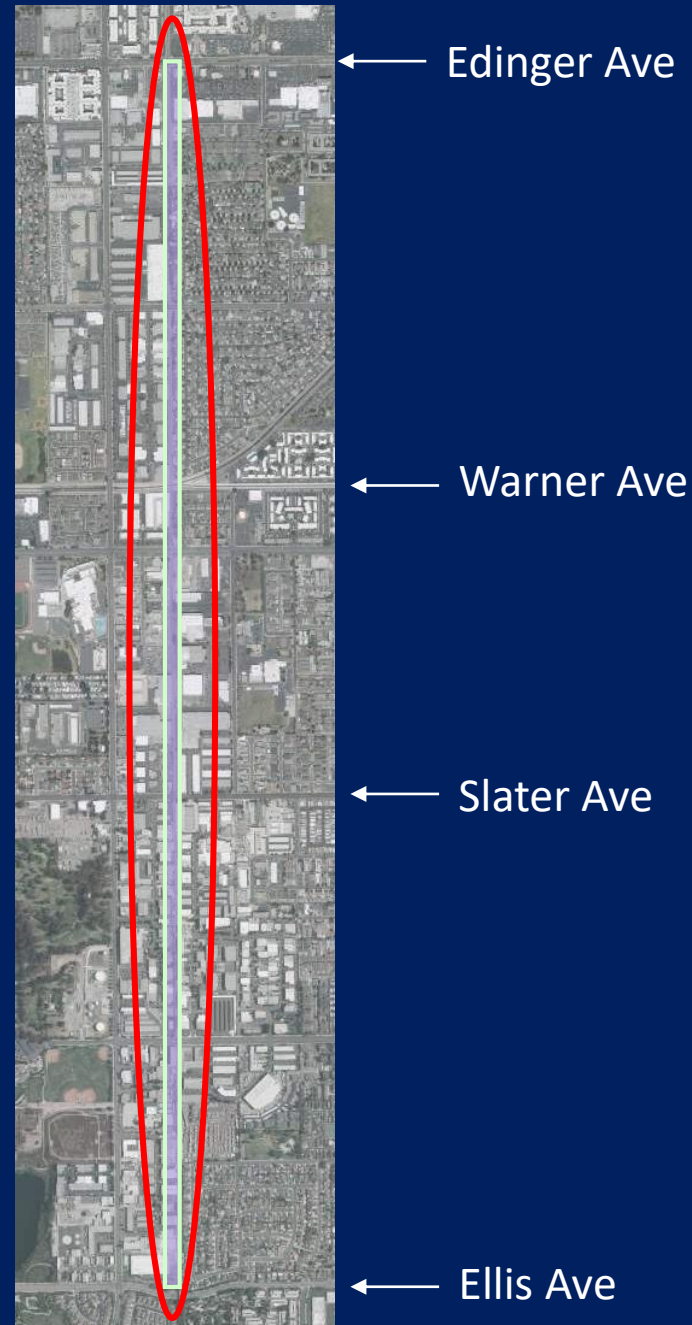


# Example 12: Railroad east of Gothard Street

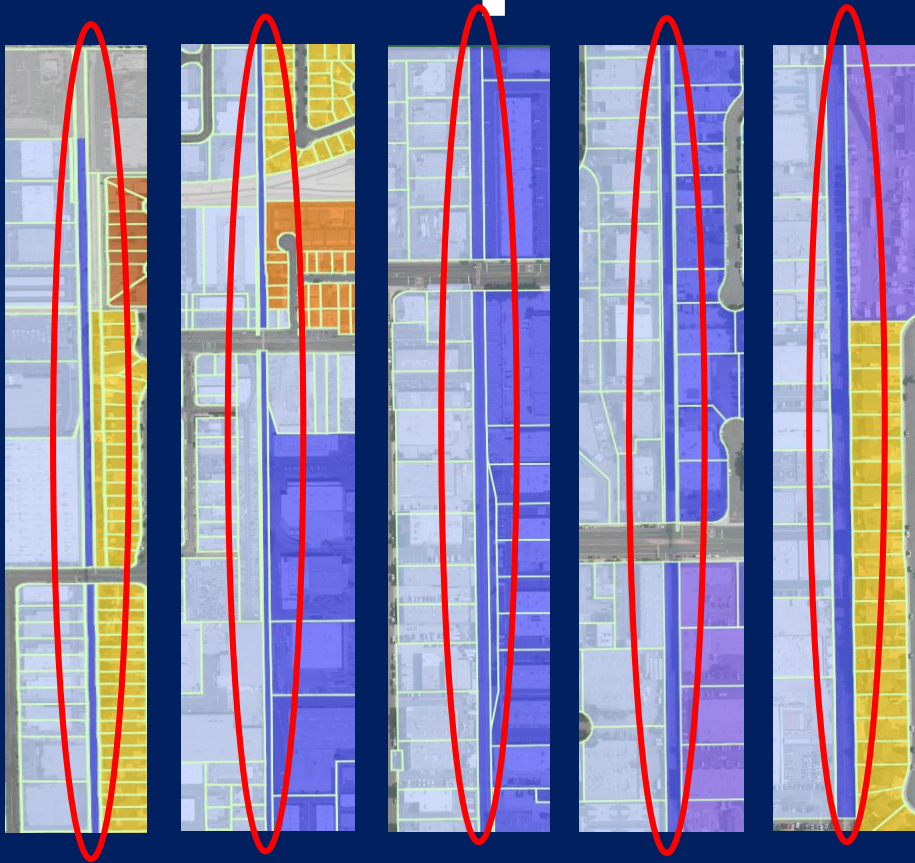


# Example 12: Railroad east of Gothard Street

- Parcels: 6 parcels included in this example. 165-332-09, the other 5 parcels are identified as 'railroad'
- Address: All 6 parcels are unaddressed, but part of the railroad between Ellis Avenue and Edinger Avenue, east of Gothard Street

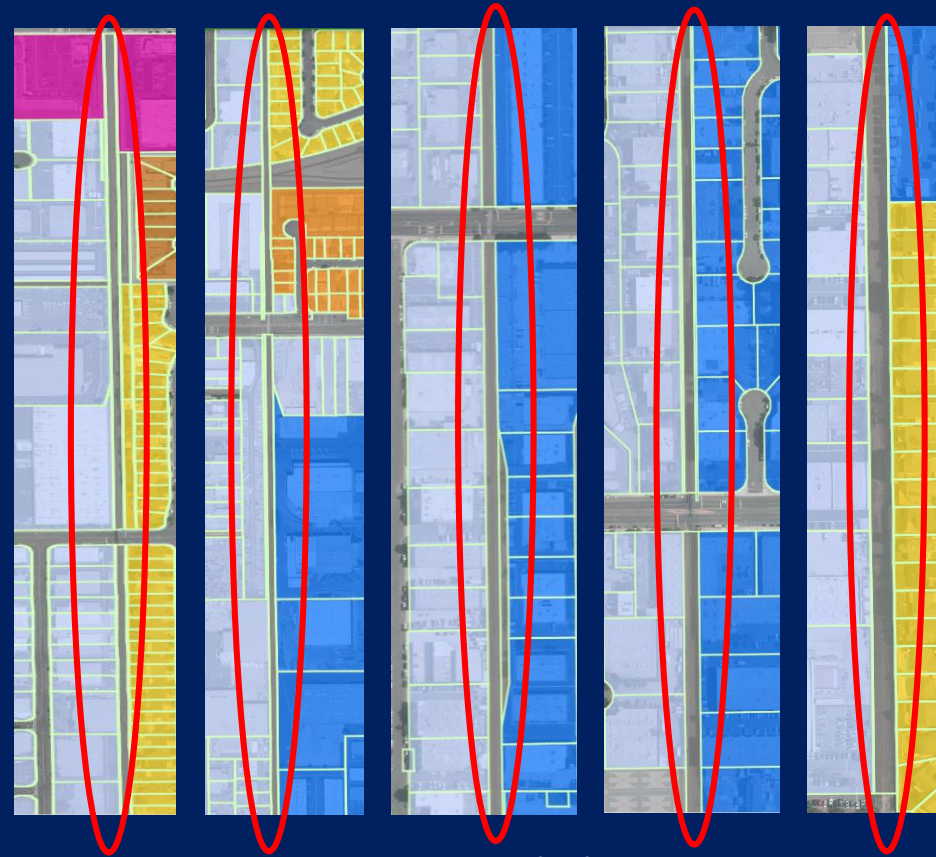


# Example 12: Existing



Zoning Map

The existing railroad parcels are zoned Industrial General (IG).

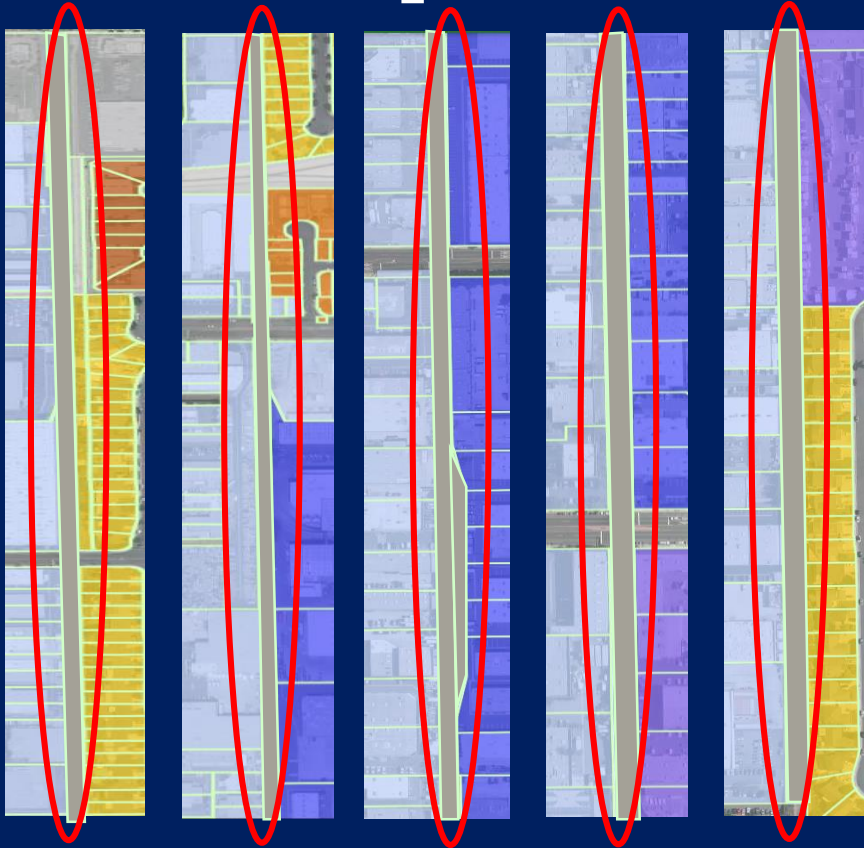


General Plan

There will be no changes to the General Plan designation.

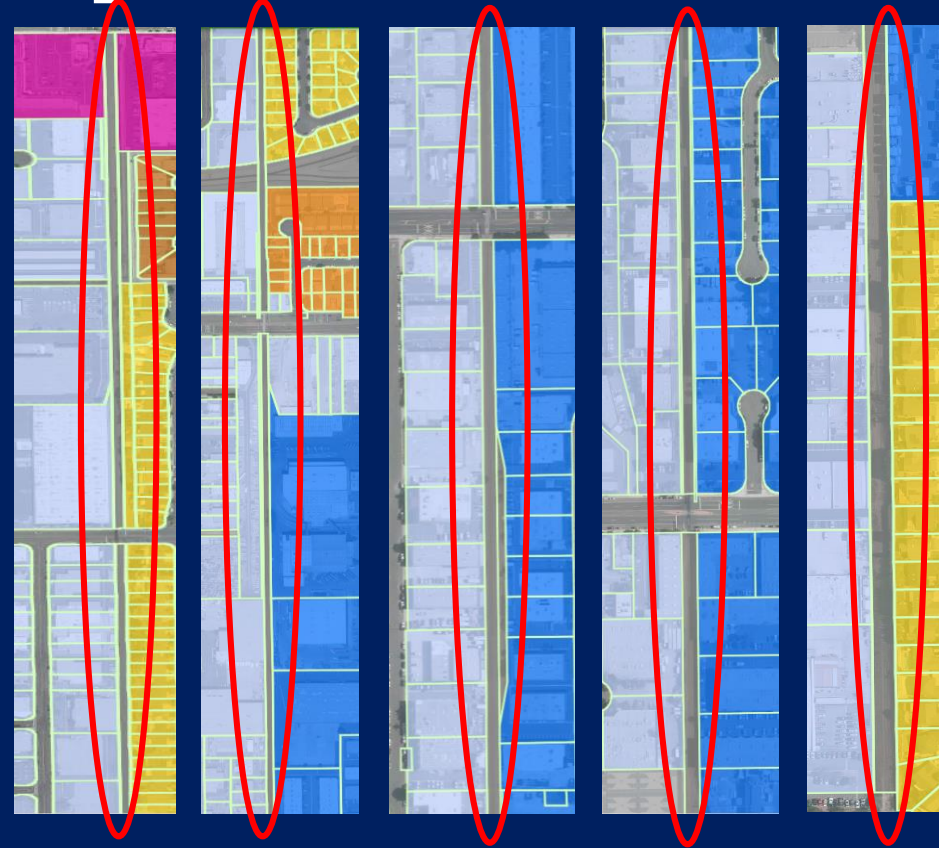


# Example 12: Proposed



Zoning Map

The proposed amendment would change the zoning designation of the railroad parcels to Public Semipublic (PS).



General Plan

The General Plan designation is Public (P).



# Example 13: Drainage/Walkway



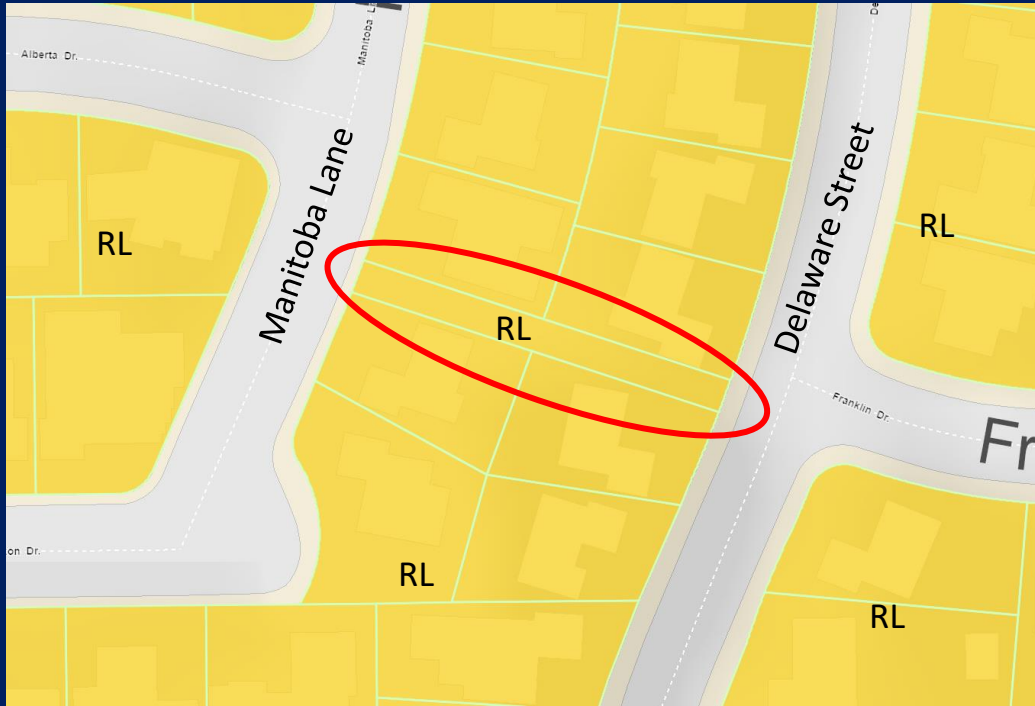
# Example 13: Drainage/Walkway

- Parcel: No parcel number, parcel is identified as 'drainage'
- Address: Unaddressed parcel, between Manitoba Lane and Delaware Street



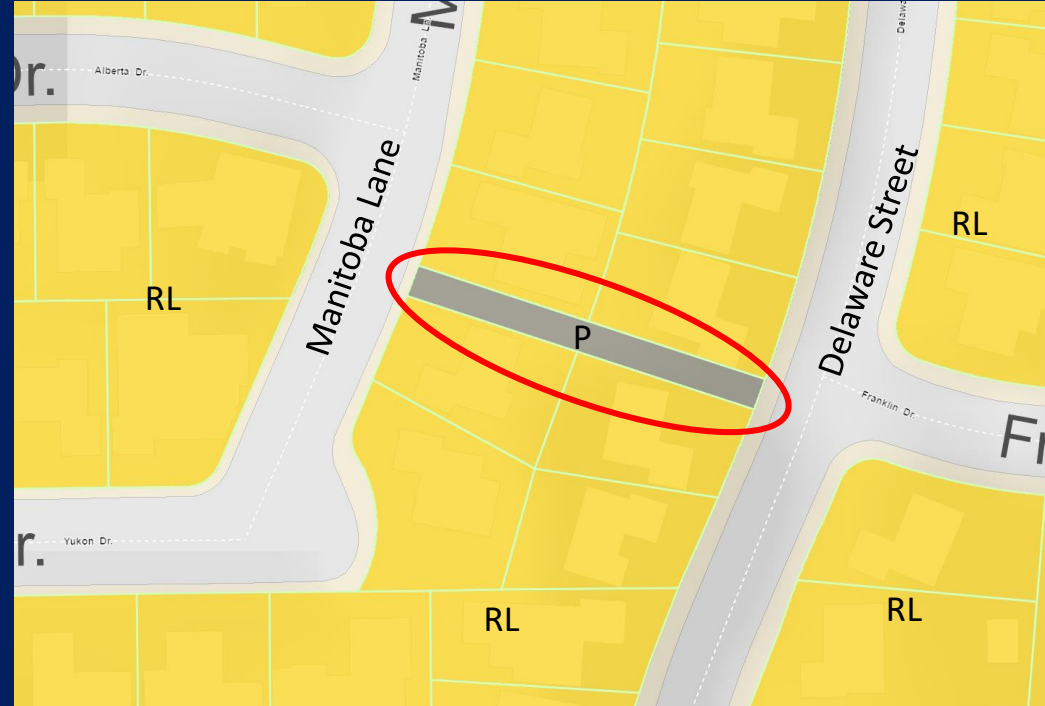


# Example 13: Existing



Zoning Map

The existing Zoning designation for this drainage/walkway is Low Density Residential (RL).

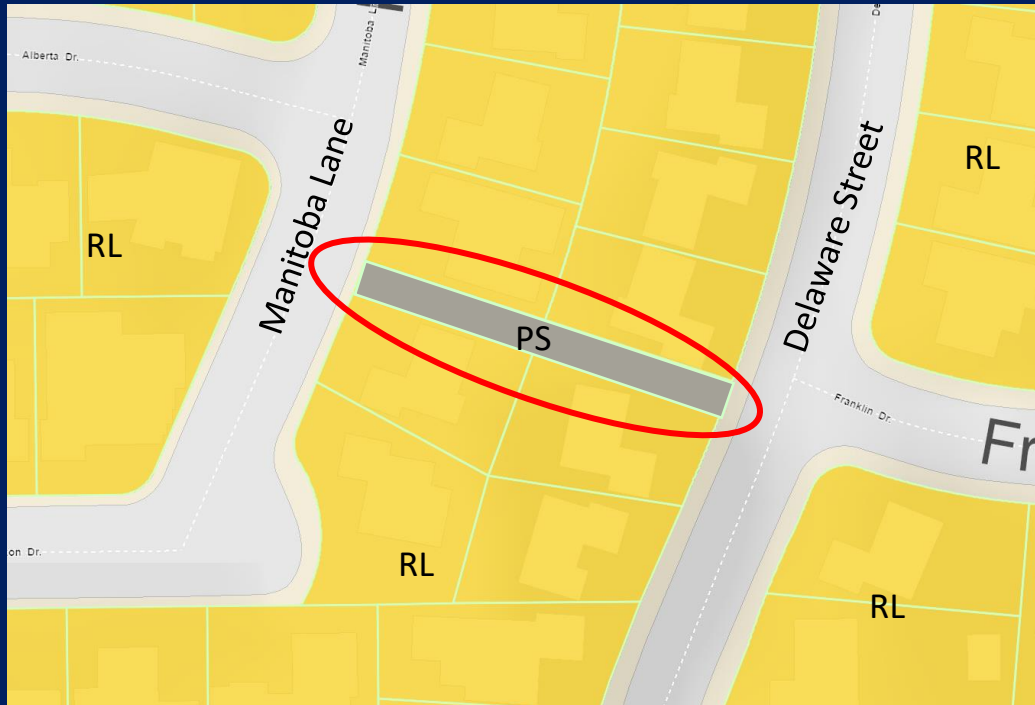


General Plan

The General Plan designation is Public (P).

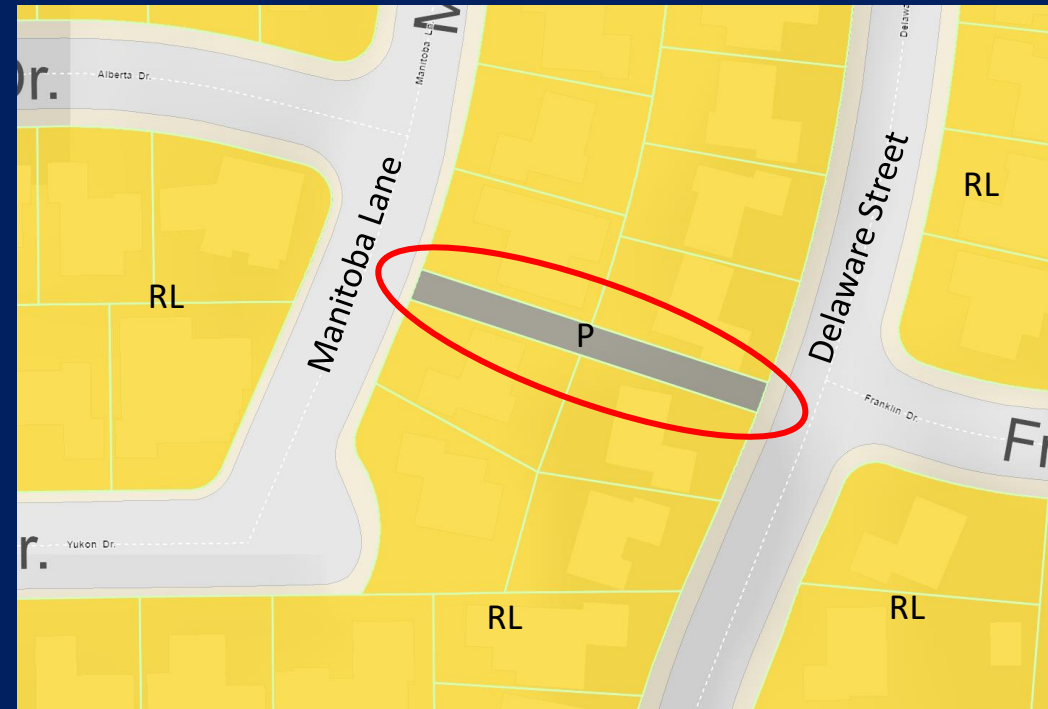


# Example 13: Proposed



Zoning Map

The proposed amendment would change the zoning designation to Public Semipublic (PS).



General Plan

There will be no changes to the General Plan designation.





# Example 14: Railroad at Springdale Street

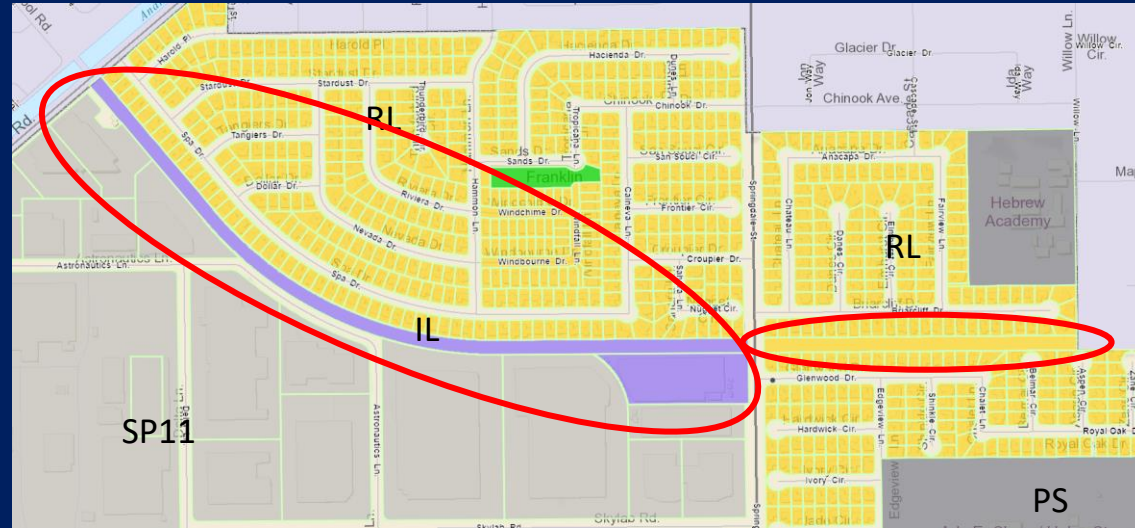
- Parcels: Two parcels included in this example. No parcel numbers, both identified as 'railroad'
- Address: Unaddressed Parcel part of the Railroad north of Astronautics Drive, between Rancho Road and Springdale Street, Unaddressed Parcel part of the Railroad north of Glenwood Drive, between Aspen Circle and Springdale Street



# Example 14: Existing

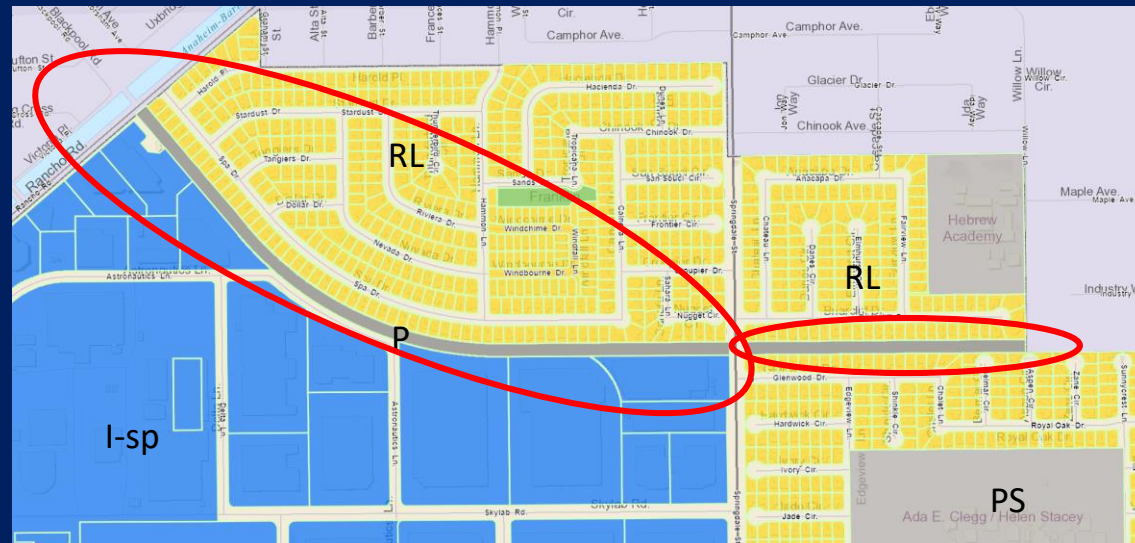
## Zoning Map

The existing Zoning designation for the parcel to the west is Industrial Limited (IL) and the parcel to the right is Low Density Residential (RL).



## General Plan

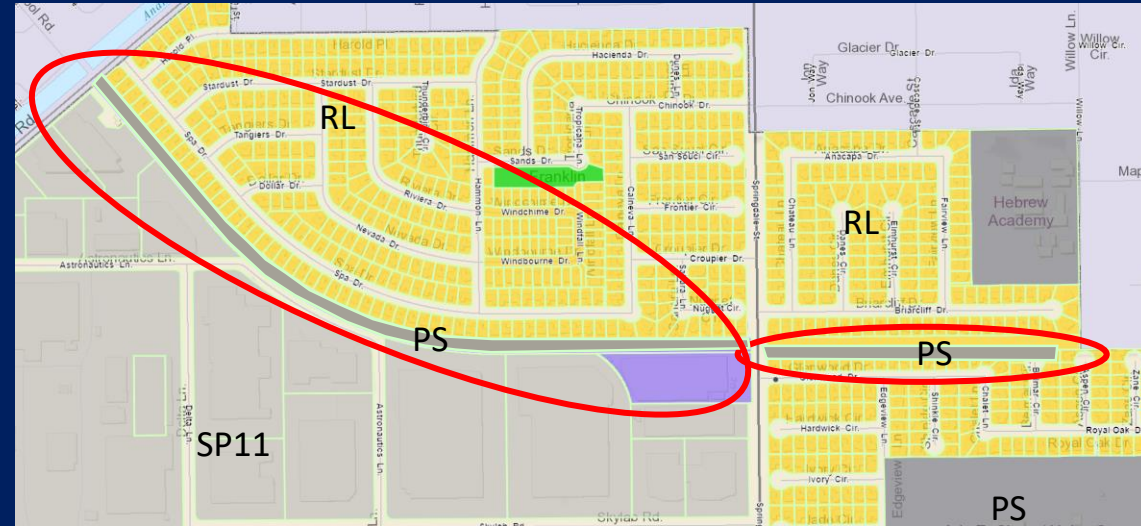
The General Plan designation is Public (P).



# Example 14: Proposed

## Zoning Map

The proposed amendment would change the zoning designation of both sites to Public Semipublic (PS).



## General Plan

There will be no changes to the General Plan designation.



# RECOMMENDATION

Staff recommends approval based on the following:

- The ZMA is consistent with the General Plan and its goals and policies.
- The ZMA is necessary in order to comply with California Government Code Section 65860 (c) requiring zoning implementations to be internally consistent with their General Plan designations.
- The proposed amendments will address nonconformities and bring such parcels into compliance with the General Plan.
- Finds the request exempt from the California Environmental Quality Act (CEQA) pursuant to section 15183, Projects Consistent with a Community Plan or Zoning.



# Questions?

