



# City of Huntington Beach

File #: 24-236

MEETING DATE: 4/23/2024

## PLANNING COMMISSION STAFF REPORT

**TO:** Planning Commission  
**FROM:** Jennifer Villasenor, Community Development Director  
**BY:** Madalyn Welch, Associate Planner

**SUBJECT:**  
**ZONING MAP AMENDMENT (ZMA) NO. 24-001/LOCAL COASTAL PROGRAM AMENDMENT (LCPA) NO. 24-001 (MAPPING CONSISTENCY CLEAN-UP PROJECT - COASTAL ZONE)**

**REQUEST:**

**ZMA:** To amend the current zoning map to bring 23 inconsistently zoned parcels within the Coastal Zone into conformance with their General Plan designations.  
**LCPA:** To amend the City's certified LCP to reflect the zoning changes proposed by the ZMA.

**LOCATION:**

Coastal Zone

**APPLICANT:**

City of Huntington Beach

**PROPERTY OWNER:**

Various

**BUSINESS OWNER:**

Not applicable

**RECOMMENDATION:**

That the Planning Commission take the following actions:

- A) Find the proposed project categorically exempt from environmental review pursuant to section 15183; and
- B) Recommend approval of Zoning Map Amendment No. 24-001 with findings (Attachment No. 1) and Local Coastal Program Amendment No. 24-001 within findings (Attachment No. 1)

**ALTERNATIVE ACTION(S):**

- A) Recommend denial of Zoning Map Amendment No. 24-001/Local Coastal Program Amendment No. 24-001 with findings.
- B) Continue Zoning Map Amendment No. 24-001/Local Coastal Program Amendment No. 24-001 and direct staff accordingly.

**PROJECT PROPOSAL:**

The project includes the following requests:

Zoning Map Amendment (ZMA) No. 24-001 - To amend the current zoning map to bring 23 inconsistently zoned parcels within the Coastal Zone into conformance with their General Plan designations.

Local Coastal Program Amendment (LCPA) No. 24-001 - To amend the City's certified LCP to reflect the zoning changes proposed by the ZMA.

**Study Session:**

A study session introducing this item was held on October 10, 2023 as well as January 23, 2024.

**ISSUES AND ANALYSIS:**

**General Plan Conformance:**

The General Plan is a comprehensive, long-term policy document that provides the framework for guiding civic decisions and development of the City over a 25-year planning horizon. Government Code Section 65300 of the California State law requires every city to prepare and adopt a General Plan. Essentially, it is the City's official statement about the extent and types of development needed to achieve community physical, economic, and environmental goals.

The General Plan acts to clarify and articulate the City's intentions with respect to the rights and expectations of the public, property owners, and prospective investors and business interests. The General Plan is made up of elements, one of them being the Land Use Element, which identifies what uses may be permitted on a property. The Zoning Map and Zoning Ordinance are tools used to implement the Land Use Element to define land use development standards and identify the location and extent of land uses throughout the City. Since the General Plan provides long-term goals for the City, the Land Use Element supports the envisioned character of change to the current development pattern and land uses, the development of future uses and how land use goals will be achieved citywide.

As such, a General Plan Update was completed in 2017. With General Plan updates, changes in Land Use designations may be included in order to support the long-term vision for the City. California Government Code Section 65860 (c) requires zoning implementations to be internally consistent with their General Plan designations. However, staff has identified 23 parcels within the Coastal Zone, which have zoning classifications that are inconsistent with their General Plan designations that were established during the 2017 General Plan update. As such, this Zoning Map

Amendment is to clean up the discrepancies of said parcels and bring their zoning classifications into compliance with their corresponding General Plan designations. This project will not change any General Plan designations but rather ensure that zoning ordinance designations are consistent with existing General Plan designations. The amended designations will correspond to the pattern of existing uses, as most of the sites are already developed and maintained in good condition.

**Zoning Compliance:**

**Zoning Map Amendment**

The Zoning Map Amendment (ZMA) would amend the zoning classifications for 23 parcels within the Coastal Zone to be consistent and in conformance with the General Plan. Properties with inconsistent zoning classifications to General Plan designations create limitations on development of the site. Government Code Section 65860(c) states:

*“In the event that a zoning ordinance becomes inconsistent with a general plan by reason of amendment to the plan, or to any element of the plan, the zoning ordinance shall be amended within a reasonable time so that it is consistent with the general plan as amended”.*

The adoption of the ZMA is primarily in effort to clean up the zoning map which will bring these parcels into conformity with their General Plan designations and into compliance with California State law.

Most of the parcels included in this ZMA are already developed. Staff has evaluated the affected parcels and determined that the proposed zones will be compatible with the existing uses on site and with the zoning in the surrounding area.

**Local Coastal Program Amendment**

The City’s Local Coastal Program includes the zoning map for all properties within the coastal zone. Therefore, after City Council adoption of this ZMA, staff will submit corresponding amendments (Attachment No. 3) to the LCP for review and approval by the California Coastal Commission. The proposed Local Coastal Program Amendment (LCPA) will reflect the zoning changes for parcels within the Coastal Zone to be consistent with the existing General Plan designations. The LCPA will continue to meet the requirements of the Coastal Act to guide decisions regarding development and provide opportunities for visitor oriented commercial activities and preservation of the City’s Coastal Zone and its resources.

**Urban Design Guidelines Conformance:**

There is no development associated with the proposed ZMA and LCPA. As such, this section is not applicable.

**Environmental Status:**

The proposed project will not have any significant effect on the environment and is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15183 because the project is consistent with the development density established by the existing General Plan for which an EIR was certified during the 2017 General Plan Update.

**Coastal Status:**

If approved by the City Council, the LCPA will be forwarded to the California Coastal Commission for review and certification.

**Design Review Board:**

Not applicable.

**Other Departments Concerns and Requirements:**

Not applicable.

**Public Notification:**

Legal notice was published in the Huntington Beach Wave on Thursday, April 11, 2024 and notices were sent to property owners of record and occupants within a 500-foot radius of the subject parcels and to individuals/organizations requesting notification.

**Application Processing Dates:**

DATE OF COMPLETE APPLICATION:	MANDATORY PROCESSING DATE(S):
March 28, 2024	Not applicable (Legislative)

**SUMMARY:**

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 internally consistent with General Plan designations. The proposed amendments will address nonconformities and bring such parcels into compliance with the General Plan.

**ATTACHMENTS:**

1. Suggested Findings of Approval for ZMA No. 24-001/LCPA No. 24-001
2. Draft Ordinance for ZMA No. 24-001
3. Draft Resolution for LCPA No. 24-001
4. Existing and Proposed Zoning Maps - Coastal Zone
5. List of Parcels with Legal Descriptions
6. PowerPoint Presentation