



CITY OF HUNTINGTON BEACH
CITY COUNCIL MEETING – COUNCIL MEMBER ITEMS REPORT

TO: THE HONORABLE CITY COUNCIL

FROM: KIM CARR, MAYOR

DATE: MARCH 15, 2021

SUBJECT: CONSIDER DIRECTING STAFF TO ANALYZE AND ASSESS ZONING CODE AND PARKING REQUIREMENT ADJUSTMENTS TO FACILITATE ONGOING OUTDOOR DINING AND RETAIL OPERATIONS AFTER THE PANDEMIC

BACKGROUND

One of the successful COVID-19 pandemic response actions instituted by the City was our Temporary Emergency Use Permit program that facilitated expanded outdoor dining and retail operations for Huntington Beach businesses. As we continue to make progress in the fight against the coronavirus pandemic, I have been approached by business entities who have asked if they can continue operating outdoors on private property, even after the pandemic ends.

A cursory review of the matter has identified that zoning code requirements and parking standards are two of the key issues that would prohibit the continuation of outdoor dining and retail operations after COVID-19 regulations are lifted. In an effort to support our local businesses, and to serve as an additional economic development tool, I would propose that the City analyze ways to allow for a reasonable expansion of outdoor dining and retail operations on private property to occur on a permanent basis after expiration of the City's Temporary Emergency Use Permit program.

Such an effort would also be in line with goals that the City Council established during our 2021 Strategic Planning workshop. Specifically, as part of our Economic Development & Housing Priorities, we identified the utilization of updates to the City's land use policies as an economic development tool by reviewing existing zoning codes and parking ratios.

RECOMMENDED ACTION

I recommend that the City Council direct staff to analyze and develop options for updating the City's zoning code and parking standards to allow for a permanent expansion of outdoor dining and retail services on private property.