

ATTACHMENT NO. 1

SUGGESTED FINDINGS OF APPROVAL

ZONING TEXT AMENDMENT NO. 23-002

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

Zoning Text Amendment (ZTA) No. 23-002 is categorically exempt pursuant to City Council Resolution No. 4501, Class 20, which supplements the California Environmental Quality Act because the request is a minor amendment to the zoning ordinance that does not change the development standards intensity or density.

SUGGESTED FINDINGS FOR APPROVAL - ZONING TEXT AMENDMENT NO. 23-002:

1. Zoning Text Amendment No. 23-002 is to amend Chapter 212 (I Industrial Districts) of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to update definitions and processes.

The proposed zoning text amendment is consistent with the goals and policies of the City's General Plan including:

Land Use Element:

Goal LU-1 – New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1(D) – Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

The proposed ZTA will allow the City to process new development requests with greater clarity and in a timely manner. The proposed amendments will refine the process for common maintenance improvements for industrial properties.

These new changes will provide greater customer service as this amendment will provide a clear, review process for common improvements or inquiries from business owners that will ultimately benefit the City.

2. Zoning Text Amendment No. 23-002 is compatible with the uses authorized in, and the standards prescribed for the zoning district for which it is proposed because it primarily revises the processing of certain permits and clarifies various sections of the HBZSO. The revisions that have been added or clarified will not change the character of the base zoning district and the uses authorized therein.
3. A community need is demonstrated for the changes proposed because there is a constant community desire to improve customer service with decreased processing time and ensure the HBZSO is clear, current, and is proactive with conflicts in the code.

4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice because ZTA No. 23-002 ensures the HBZSO is clear, current, proactive with conflicts in the code, and reflective of the City's ongoing effort to improve customer service.