



Flood Ordinance Revisions

Zoning Text Amendment No. 22-003

August 2, 2022

Request

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- To amend Chapter 222 (Floodplain Overlay District) of the Huntington Beach Zoning and Subdivision Ordinance to bring it into compliance with the Federal Emergency Management Agency (FEMA) requirements



Request

- Revisions include requiring the following to be elevated one foot above the base flood elevation*:
 - mechanical equipments
 - manufactured homes
 - structures in the VE flood zones (along the coastline)

**base flood elevation – elevation of surface water resulting from a 100-year flood*



Background

- City participates in the National Flood Insurance Program (NFIP) since 1983
- FEMA audits the City's floodplain management program
 - every 3 to 5 years
 - most recent audit: February 2022
 - outcome: revise flood ordinance to comply with current FEMA requirements



Analysis

- Current Standing: Class 7 in NFIP Community Rating System
 - properties within the flood zone qualify for a 15% discount on flood insurance premiums for NFIP policies
- ZTA: revise HBZSO Chapter 222 to comply with current FEMA requirements
- Non-compliance with FEMA requirements will change the City's standing
- New Standing: Class 9 in NFIP Community Rating System
 - properties within flood zone qualify for a 5% discount on flood insurance premiums for NFIP policies



Recommendation

Staff recommends approval of ZTA:

- Consistent with the general land uses and policy of the General Plan
- Bring the City's flood ordinance into compliance with the current FEMA requirements to increase flood protection and minimize loss

