

ORDINANCE NO. 4156

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH
AMENDING CHAPTER 213 OF THE HUNTINGTON BEACH ZONING AND
SUBDIVISION ORDINANCE TITLED OS OPEN SPACE DISTRICT
(ZONING TEXT AMENDMENT NO. 18-001)

WHEREAS, pursuant to the California State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate, duly noticed public hearings to consider Zoning Text Amendment No. 18-001, which amends Chapter 213 of the Huntington Beach Zoning and Subdivision Ordinance to establish a conditional use permit process to permit the sales, service, and consumption of beer and wine within the OS-PR zoning district; and

After due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council finds that the aforesaid amendment is proper and consistent with the General Plan,

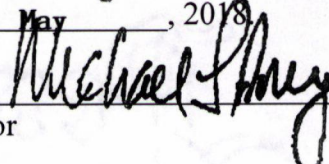
NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby ordain as follows:

SECTION 1. That Chapter 213 of the Huntington Beach Zoning and Subdivision Ordinance titled Definitions is hereby amended to read as set forth in **Exhibit A**.

SECTION 2. All other provisions of Chapter 213 not modified herein shall remain in full force and effect.

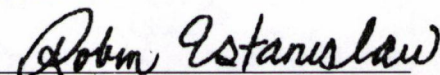
SECTION 3. This Ordinance shall become effective immediately 30 days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the 21st day of May, 2018.



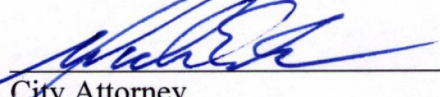
Mayor

ATTEST:



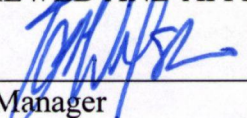
City Clerk

APPROVED AS TO FORM:



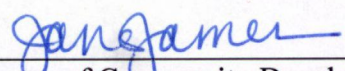
City Attorney

REVIEWED AND APPROVED:



City Manager

INITIATED AND APPROVED:



Director of Community Development

Exhibit A: Legislative Draft

LEGISLATIVE DRAFT 03/30/2018**OS District Land Use Controls**

P = Permitted

L = Limited (see Additional Provisions)

PC = Conditional use permit approved by Planning Commission

ZA = Conditional use permit approved by Zoning Administrator

TU = Temporary Use Permit

P/U = Requires conditional use permit on site of conditional use

- = Not Permitted

	OS-PR	OS-S	OS-WR	Additional Provisions
Public and Semipublic				(F)
Marinas	-	-	PC	
Park & Recreation Facilities	PC	PC	-	
Public Safety Facilities	-	PC	-	
Utilities, Major	-	-	-	
Utilities, Minor	ZA	-	ZA	
Commercial Uses				(F)
Animal Sales and Services				
Equestrian Centers	PC	-	-	(E)
Commercial Recreation and Entertainment	PC	-	-	
Communication Facilities	L-4			
Eating & Drinking Establishments	L1	L1	-	
With Alcohol	ZA	-	-	L-5
With Take-Out Service, Limited	L1	L3	-	
Vehicle/Equipment Sales and Services		-		
Commercial Parking Facility	L2	L2	-	
Accessory Uses				(A)(D)
Accessory Uses and Structures	P/U	P/U	P/U	
Temporary Uses				(B)
Animal Shows	TU	-	-	
Circuses and Carnivals	TU	-	-	
Commercial Filming	TU	TU	TU	

LEGISLATIVE DRAFT 03/30/2018

Nonconforming Uses				(C)
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OS District: Additional Provisions

L-1 Allowed with a conditional use permit approval by the Zoning Administrator only as an ancillary use that is compatible with and part of a park or recreational facility. Only in the coastal zone overlay district, in public parks in both the Parks and Recreation and the Shoreline Subdistricts, only the following type of eating and drinking establishment shall be permitted: take-out service establishments where patrons order and pay for their food at a counter or window before it is consumed and may either pick up or be served such food at a table or take it off-site for consumption; and persons are not served in vehicles.

L-2 Public parking is permitted, but commercial parking facilities on City-owned land require a conditional use permit approval by the Planning Commission. Recreational vehicle overnight parking is limited to 10% of available public parking. No encroachment onto sandy beach area shall be permitted.

L-3 Beach concession stands for sale of refreshments and sundries (not to exceed 2,500 square feet) must be located a minimum 1,000 feet apart. Beach concession structures shall be located within or immediately adjacent to paved parking or access areas.

L-4 Only wireless communication facilities permitted subject to Section 230.96, Wireless Communication Facilities.

L-5 Eating and drinking establishments with full table service, with or without outdoor dining, located in Central Park may provide on-site sales, service and consumption of beer and wine upon obtaining a Conditional Use Permit approved by the Zoning Administrator. Public or private golf courses with or without outdoor dining, may provide the on-site sales, service and consumption of alcohol upon obtaining a Conditional Use Permit approved by the Zoning Administrator.

(A) Limited to facilities incidental to an open space use.

(B) See Section 241.22, Temporary Use Permits.

(C) See Chapter 236, Nonconforming Uses and Structures.

(D) Private cantilevered decks abutting residential uses; private boat ramps, slips, docks, windscreen and boat hoists in conjunction with adjacent single family dwellings. See Residential Districts and Chapter 17.24.

(E) See Section 230.48, Equestrian Centers.

(F) The permitted uses for recreation areas on the Huntington Beach mesa shall be limited to low-intensity uses including picnic grounds, arboretums, bird sanctuaries, trails. High-intensity uses such as tennis courts, athletic fields, stables, campgrounds or other commercial or recreation uses shall be conditional only, and shall be located in nodes adjacent to existing developed areas or roads and shall avoid adverse impacts on environmentally sensitive habitats. (3334-6/97, 3568-9/02)