

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH
AMENDING CHAPTER 230 OF THE HUNTINGTON BEACH ZONING AND
SUBDIVISION ORDINANCE TITLED SITE STANDARDS
(ZONING TEXT AMENDMENT NO. 19-002)**

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. 19-002, which amends Chapter 230 of the Huntington Beach Zoning and Subdivision Ordinance relating to updated, clarified, and revised site standards utilized within the ZSO.

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 230 of the Huntington Beach Zoning and Subdivision Ordinance titled Site Standards is hereby amended to read as set forth in Exhibit A.

SECTION 2. All other provisions of Chapter 230 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 ____ day of _____, 2019.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

City Manager

Community Development Director

Exhibit A: Legislative Draft

Article I. Residential Districts

~~230.22 Residential Infill Lot Developments~~

~~The following residential infill requirements are intended to minimize impacts on contiguous developed single-family residential property and provide standards that ensure compatibility and appropriate design for projects located within existing residential neighborhoods, unless to do so would contravene the terms of an existing development agreement. Infill development site plans and building design shall be harmonious and compatible with streets, driveways, property lines, and surrounding neighborhood. Compatibility considerations should include, but not be limited to, lot size, lot frontages, building layout, building configuration and design, building materials, product type, grade height and building height relative to existing dwellings, and visual intrusion concerns. The Director of Planning and Building shall cause all requests for entitlements, plan check and issuance of building permits for residential infill lot development to be reviewed in accordance with these requirements.~~

~~A.— Privacy Design Standards.~~

- ~~1.— New residences and accessory dwelling units shall off-set windows from those on existing residences to ensure maximum privacy. The use of translucent glass or similar material, shall be used for all bathroom windows facing existing residences. Consider locating windows high on elevations to allow light and ventilation, and ensure privacy.~~
- ~~2.— Minimize the canyon effect between houses by clipping roof elevations on side yards. Provide roof line variations throughout a multi-dwelling infill development.~~
- ~~3.— Provide architectural features (projections, off-sets) to break up massing and bulk.~~
- ~~4.— Upper story balconies shall be oriented toward the infill house's front or rear yard areas, a public street or permanent open space.~~

~~B.— Noise Considerations. Swimming pool/hot tub equipment, air conditioning equipment, and other permanently installed motor driven equipment shall be located to minimize noise impacts on contiguous residences.~~

~~C.— Pad Height. Pad height for new construction shall match to the extent feasible pad heights of contiguous residences. Any property~~

~~owner/developer who intends to add fill above the height of the existing contiguous grades shall demonstrate to the director and the City Engineer that the additional fill is not detrimental to surrounding properties in terms of compatibility and drainage issues.~~

D.—Public Notification Requirements.

~~1.—Ten working days prior to submittal for plan check (plan review) the applicant shall give notice of the application to adjacent property owners and the City of Huntington Beach, Department of Community Development by first class mail. The notice of application shall include the following:~~

~~a.—Name of applicant;~~

~~b.—Location of planned development, including street address (if known) and/or lot and tract number;~~

~~c.—Nature of the planned development, including maximum height and square footage of each proposed infill dwelling unit;~~

~~d.—The City Hall telephone number for the Department of Community Development to call for viewing plans;~~

~~e.—The date by which any comments must be received in writing by the Department of Community Development. This date shall be 10 working days from plan check (plan review) submittal; and~~

~~f.—The address of the Department of Community Development.~~

~~2.—The applicant shall submit a copy of each notice mailed and proof of mailing of the notice(s) when submitting the application for plan check (plan review). The adjacent property owners shall have 10 working days from plan check (plan review) submittal to provide comments regarding the application to the director. All decisions of the director regarding the application shall be final. (3301-11/95, 3710-6/05, 4040-12/14, 4096-10/16)~~

230.74 Outdoor Facilities

A. **Permit Required.** Outdoor storage and display of merchandise, materials, or equipment, including display of merchandise, materials, and equipment for customer pick up, shall be subject to approval of a Conditional Use Permit by the Zoning Administrator in the CG, IL, IG, CV and SP districts. Sidewalk cafés with alcoholic beverage service and/or outdoor food service accessory to an eating and drinking establishment shall be permitted subject to approval of a Conditional Use Permit by the Zoning Administrator in the CO, CG, CV, OS and SP districts, but no outdoor preparation of food or beverages shall be permitted.

B. **Permit Conditions—Grounds for Denial.** The Zoning Administrator may require yards, screening, or planting areas necessary to prevent adverse impacts on surrounding properties. If such impacts cannot be prevented, the Zoning Administrator shall deny the Conditional Use Permit application.

C. **Exceptions.** Notwithstanding the provisions of subsections A and B of this section, outdoor storage and display shall be permitted in conjunction with the following use classifications in districts where they are permitted or conditionally permitted:

1. Nurseries, provided outdoor storage and display is limited to plants, new garden equipment and containers only; and
2. Vehicle/equipment sales and rentals, provided outdoor storage and display shall be limited to vehicles, boats, or equipment offered for sale or rent only.

3. Vehicle Storage, Off-Site Auto Sales uses and Vehicle Storage, Recreation Vehicles uses pursuant to the provisions of Section 211.04 and Section 212.04.

D. **Screening.** Outdoor storage and display areas for rental equipment and building and landscaping materials shall be screened from view of streets by a solid fence or wall. The height of merchandise, materials, and equipment stored or displayed shall not exceed the height of the screening fence or wall. (3525-2/02, 4040-12/14)