



City of Huntington Beach

File #: 19-920

MEETING DATE: 10/8/2019

PLANNING COMMISSION STUDY SESSION

TO: Planning Commission
FROM: Ursula Luna-Reynosa, Community Development Director
BY: Nicolle Aube, AICP, Associate Planner

SUBJECT:
ZONING TEXT AMENDMENT NO. 19-002 (HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE UPDATE)

REQUEST:
To introduce proposed clarifications, revisions, and amendments to the HBZSO

LOCATION:
Citywide

APPLICANT:
City of Huntington Beach

PROPERTY OWNER:
Not Applicable

BUSINESS OWNER:
Not Applicable

PROJECT PROPOSAL:

The City of Huntington Beach will present for consideration a second phase to amend and update certain sections of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). Updating the HBZSO ensures the code is clear to all readers and compatible with market and business trends. The last comprehensive HBZSO update occurred in 1994. Various amendments have been adopted over the years; in 2002 and 2005, the HBZSO was updated to streamline the entitlement process, in 2014, the City adopted a minor HBZSO update to clarify existing terms and processes, and in December of 2018, the City adopted the first phase of the ZSO Update.

The HBZSO update is an ongoing effort to update the code to ensure it is consistently adapting to market trends and enabling staff to provide efficient and effective customer service. The first phase of the ZSO Update, ZTA No. 18-003, reorganized entitlement permits of certain applications to the lower hearing body, codified existing policies, and clarified sections of the code. The proposed ZTA

No. 19-002 represents the next phase of overall ZSO maintenance. The proposed amendments as part of ZTA No. 19-002 will:

1. Update existing definitions and add new definitions to reflect updates to other chapters.
2. Update the vehicle storage use classification, applicable requirements in the Commercial and Industrial Districts, and revise outdoor facility exceptions to reflect the proposed changes.
3. Modify standards for residential infill development.
4. Clarify requirements and codify design guidelines for parking structures.
5. Clarify requirements for moving/relocating structures and delete a reference to a section of the Huntington Beach Municipal Code that no longer exists.

For ease of reference, a summary matrix providing a comparison between the current code sections and the proposed changes is included (Attachment No. 1). Legislative drafts of each complete chapter are provided (Attachment No. 2). In the legislative drafts, bold and underlined indicates new text; strikeout indicates removal of text.

CEQA:

ZTA No. 19-002 is categorically exempt from the California Environmental Quality Act pursuant to Section 15320, Class 20, changes in organization of local agencies. In accordance with Section 15300.4 of the CEQA Guidelines, the City, in establishing its own procedures, adopted City Council Resolution No. 4501, which lists specific activities which fall within each of the exempt classes and supplements the CEQA Guidelines. As such, minor amendments to zoning ordinances that do not change the allowable density or intensity are exempt pursuant to Class 20. ZTA No. 19-002 includes minor changes to the Zoning Code, such as updating language, clarify or codify existing policies, and remove typographical errors and inconsistent text. No change to existing allowable densities or intensities for any zoning district is proposed.

PLANNING ISSUES:

- The Planning Commission must make certain findings for all Zoning Text Amendments before making a recommendation to the City Council. Below are the findings that the Planning Commission must consider pursuant to Section 247.10 of the Huntington Beach Zoning and Subdivision Ordinance:

- 1. The change proposed is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable specific plan.
- 2. In the case of a general land use provision, the change proposed is compatible with the uses authorized in, and the standards prescribed for, the zoning district for which it is proposed.
- 3. A community need is demonstrated for the change proposed.
- 4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice.

PUBLIC HEARING DATE:

The Planning Commission Public Hearing is tentatively scheduled for November 12, 2019.

ATTACHMENTS:

1. ZSO Update Matrix of Changes
2. Section 203.06 - Definitions Draft Ordinance and Legislative Draft
3. Section 204.10 - Commercial Use Classifications Draft Ordinance and Legislative Draft
4. Section 210.06 - Residential Property Development Standards Draft Ordinance and

Legislative Draft

5. Section 211.04 - Commercial Land Use Controls Draft Ordinance and Legislative Draft
6. Section 212.04 - Industrial Land Use Controls Draft Ordinance and Legislative Draft
7. Section 230.22 - Residential Infill Lot Development and Section 230.74 - Outdoor Facilities Draft Ordinance and Legislative Draft
8. Section 231.18 - Design Standards Draft Ordinance and Legislative Draft