

**CITY OF HUNTINGTON BEACH
LEGAL NOTICE**

**ORDINANCE NO. 4011
Adopted by the City Council on MARCH 17, 2014**

“AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH CALIFORNIA AMENDING DISTRICT MAP 24Z OF THE CITY OF HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE TO ADD THE SR SENIOR RESIDENTIAL OVERLAY TO REAL PROPERTY LOCATED AT 5200 HEIL AVENUE (SOUTH SIDE OF HEIL BETWEEN BOLSA CHICA AND GRAHAM) ZONING MAP AMENDMENT NO. 13-001”

SYNOPSIS:

Zoning Map Amendment No. 13-001 amends the Huntington Beach Zoning maps to add the Senior Residential (-SR) Overlay zoning district designation to eight mobilehome parks. These are existing senior mobilehome parks that would be restricted to those residents 55 years of age and older. The senior overlay ensures the retention of the existing senior parks, which maintains the senior quality of life at these age restricted parks. Additionally, the ordinance requires that 805 of the spaces in the –SR Overlay be occupied by at least one person 55 years of age or older.

The eight remaining family parks in the City are not affected by the proposed –SR Overlay district. However, they could apply to have the -SR Overlay designation in the future. In addition, a senior mobilehome park with the –SR Overlay designation could apply to remove the overlay designation pursuant to applicable city code requirements.

The project is consistent with the Land Use and Housing Elements of the General Plan because it retains existing senior housing and maintains the same land use currently in effect. Zoning Map Amendment No. 13-001 is compatible with the uses and the standards for the zoning district. This amendment does not change the base district zoning, and it is consistent with the new zoning provisions for the –SR designated properties.

Staff recommended approval of ZMA No. 13-001 based on the following:

- Consistent with City Council direction and City Attorney’s Office recommendations;
- Conforms to the General Plan Land Use and Housing Elements to provide and retain housing senior housing options;
- Compatible with the existing zoning and standards for mobilehome parks; and
- Does not have any adverse environmental impacts as analyzed under Negative Declaration No. 13-001.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting held March 17, 2014 by the following roll call vote:

AYES: Katapodis, Hardy, Shaw, Boardman, Sullivan, Carchio

NOES: Harper

ABSTAIN: None

ABSENT: None

THE FULL TEXT OF THE ORDINANCE IS AVAILABLE IN THE CITY CLERK’S OFFICE.

This ordinance is effective 30 days after adoption.

**CITY OF HUNTINGTON BEACH
2000 MAIN STREET
HUNTINGTON BEACH, CA 92648
714-536-5227
JOAN L. FLYNN, CITY CLERK**