

**CITY OF HUNTINGTON BEACH
LEGAL NOTICE**

**ORDINANCE NO. 4033
Adopted by the City Council on OCTOBER 20, 2014**

“An Ordinance of the City of Huntington Beach amending the Huntington Beach Zoning and Subdivision Ordinance by changing the zoning designation from RA-CZ (Residential Agriculture – Coastal Zone Overlay) to RL-CZ (Residential Low Density – Coastal Zone Overlay) on ±0.29 acre of real property located in the Sandover development on the southwest corner of Los Patos Avenue and Bolsa Chica Street (Zoning Map Amendment No. 13-003)”

SYNOPSIS:

Per request by Signal Landmark: 1) Zoning Map Amendment No. 13-003 to change the zoning designation from RA-CZ (Residential Agriculture – Coastal Zone Overlay) to RL-CZ (Residential Low Density – Coastal Zone Overlay) on ±0.29 acre on the east side of Hampton Lane in Sandover and 2) Local Coastal Program Amendment No. 14-001 to amend the City’s Local Coastal Program in accordance with Zoning Map Amendment No. 13-003. The Planning Commission and staff recommended approval.

The existing Sandover development, consisting of 16 two-story single family residences, was approved by the City in 1999. It has an existing General Plan designation of RL-7 and zoning of RL-CZ and RA-CZ. At that time the applicant decided not to change the RA-CZ zoning that exists on a portion of the development. Instead, the area that includes the RA-CZ zoning was used as gated access to the subdivision with the remainder left as undeveloped land that was intended for future residential development. In order to proceed with Tentative Tract Map No. 17662 which was approved by the Planning Commission on August 12, 2014, the RA-CZ zoning must be changed to RL-CZ to be consistent with the General Plan land use designation of RL-7.

Staff recommended approval of Zoning Map Amendment No. 13-003 and Local Coastal Program Amendment No. 14-001 based upon the following:

- The proposed RL-CZ zoning is consistent with the RL-7 General Plan designation for the subject site.
- It is an extension of the same zoning designation in Sandover.
- It is compatible with the existing development in Sandover and the surrounding area.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting held October 20, 2014 by the following roll call vote:

AYES: Katapodis, Harper, Sullivan, Carchio

NOES: Hardy, Shaw, Boardman

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**