



City of Huntington Beach Planning and Building Department  
**STUDY SESSION REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning and Building  
**BY:** Ricky Ramos, Senior Planner *RR*  
**DATE:** September 27, 2011  
**SUBJECT:** **ZONING MAP AMENDMENT NO. 11-001 (OPEN SPACE - PARKS AND RECREATION TO LOW DENSITY RESIDENTIAL AT CITY YARD)**

**APPLICANT/  
PROPERTY**

**OWNER:** City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

**LOCATION:** 17371 Gothard Street, 92647 (west side, north of Slater Ave.)

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**PROJECT REQUEST AND SPECIAL CONSIDERATIONS:**

Zoning Map Amendment (ZMA) No. 11-001 is a request by the City to change the zoning designation for two City owned surplus parcels, each approximately 6,300 square feet, from the current designation of OS-PR-FP2 (Open Space – Parks and Recreation – Floodplain Overlay District) to RL-FP2 (Low Density Residential - Floodplain Overlay District) to be consistent with the current General Plan Land Use Element designation on the parcels of RL-7 (Low Density Residential).

**CURRENT LAND USE, HISTORY OF SITE, ZONING AND GENERAL PLAN DESIGNATIONS**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	RL-7 (Low Density Residential – Max. 7 units per net acre)	OS-PR-FP2 (Open Space – Parks and Recreation – Floodplain Overlay District)	City Yard
North (across Ford Drive), South, and West of Subject Property:	RL-7	RL-FP2 (Low Density Residential – Floodplain Overlay District)	Single Family Residential
East of Subject Property:	P (Public)	PS-FP2 (Public-Semipublic - Floodplain Overlay District)	City Yard

In 1961 the subject site and the adjacent single family residential neighborhood were rezoned from A1-X (General Agricultural District) and M1-X (Light Industrial District) to R1 (Single Family Residence District). In the 1970s the subject site was given a CF-R Overlay (Community Facilities – Parks and Other Recreation Areas Overlay) to reflect its use as a City tree holding farm. In 1981 Tentative Parcel Map No. 81-586, which created the two subject parcels, was approved by the Board of Zoning

Adjustment and subsequently recorded in 1982. In 1994 when the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) was adopted all properties that had a CF-R Overlay were rezoned/renamed OS-PR.

The subject site has been continuously used for outdoor storage of materials and equipment for at least the past 30 years as part of the City Yard. It was used as a City tree holding farm prior to that. The subject site has never been used as a park, is not included in the City's park inventory, and is not counted in the City's overall park/open space acreage. In 1980 the City Council declared the subject site as surplus property.

**APPLICATION PROCESS AND TIMELINES**

**DATE OF COMPLETE APPLICATION:**

**MANDATORY PROCESSING DATE(S):**

Not Applicable

Not Applicable

ZMA No. 11-001 was filed on April 4, 2011 and is tentatively scheduled for the Planning Commission meeting of October 11, 2011.

**CEQA ANALYSIS/REVIEW**

Environmental Impact Report (EIR) No. 94-1 was certified by the City Council in 1996 as part of the City's comprehensive General Plan update. Because ZMA No. 11-001 involves changing the zoning to be consistent with the current General Plan Land Use Element designation, it has been determined to be within the scope of EIR No. 94-1.

**COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES**

The Economic Development Department coordinated with the Public Works Department prior to submitting the application. The Community Services Department also reviewed the request and does not have any concerns.

**PUBLIC MEETINGS, COMMENTS AND CONCERNS**

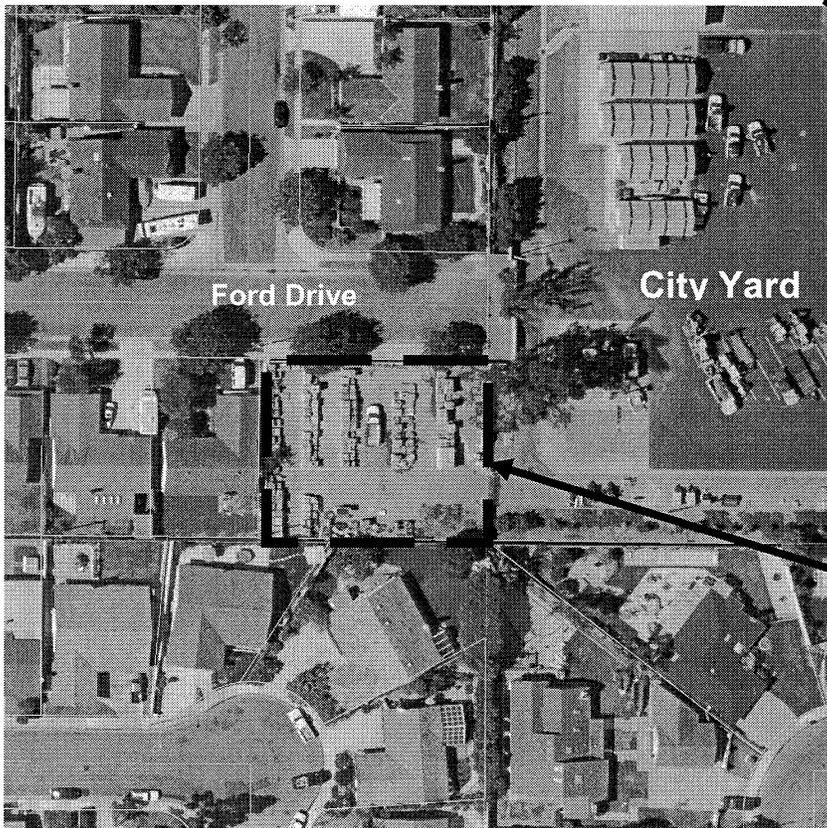
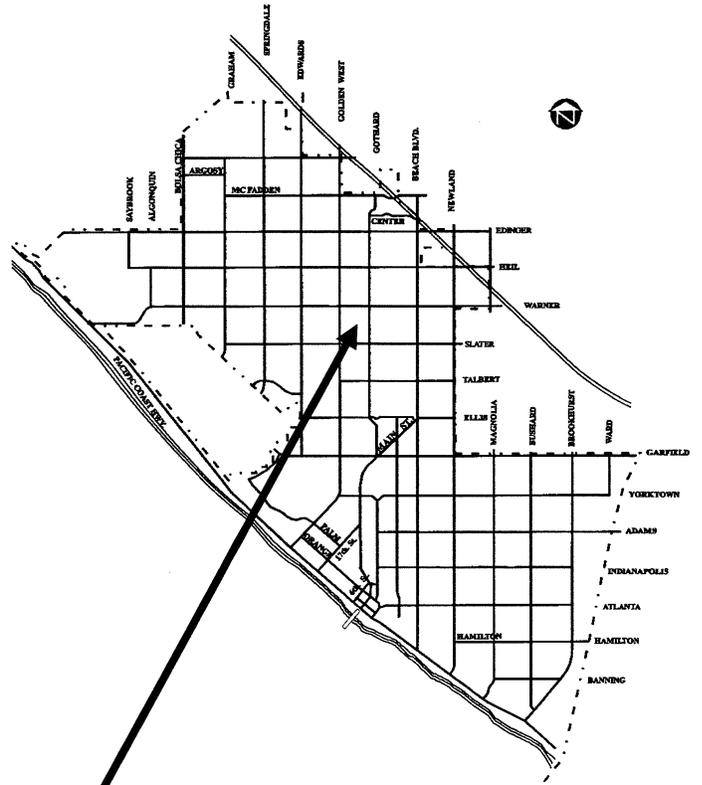
No public meetings have been held and no comments have been received regarding the application.

**PLANNING ISSUES**

The ZMA does not present any significant planning issues because it is a clean-up of the zoning to make it consistent with the current General Plan Land Use Element designation for the subject site to allow the parcels to be sold and developed for residential purposes as intended by the City. The General Plan conformance analysis of the request will address the ZMA and disposition of the property.

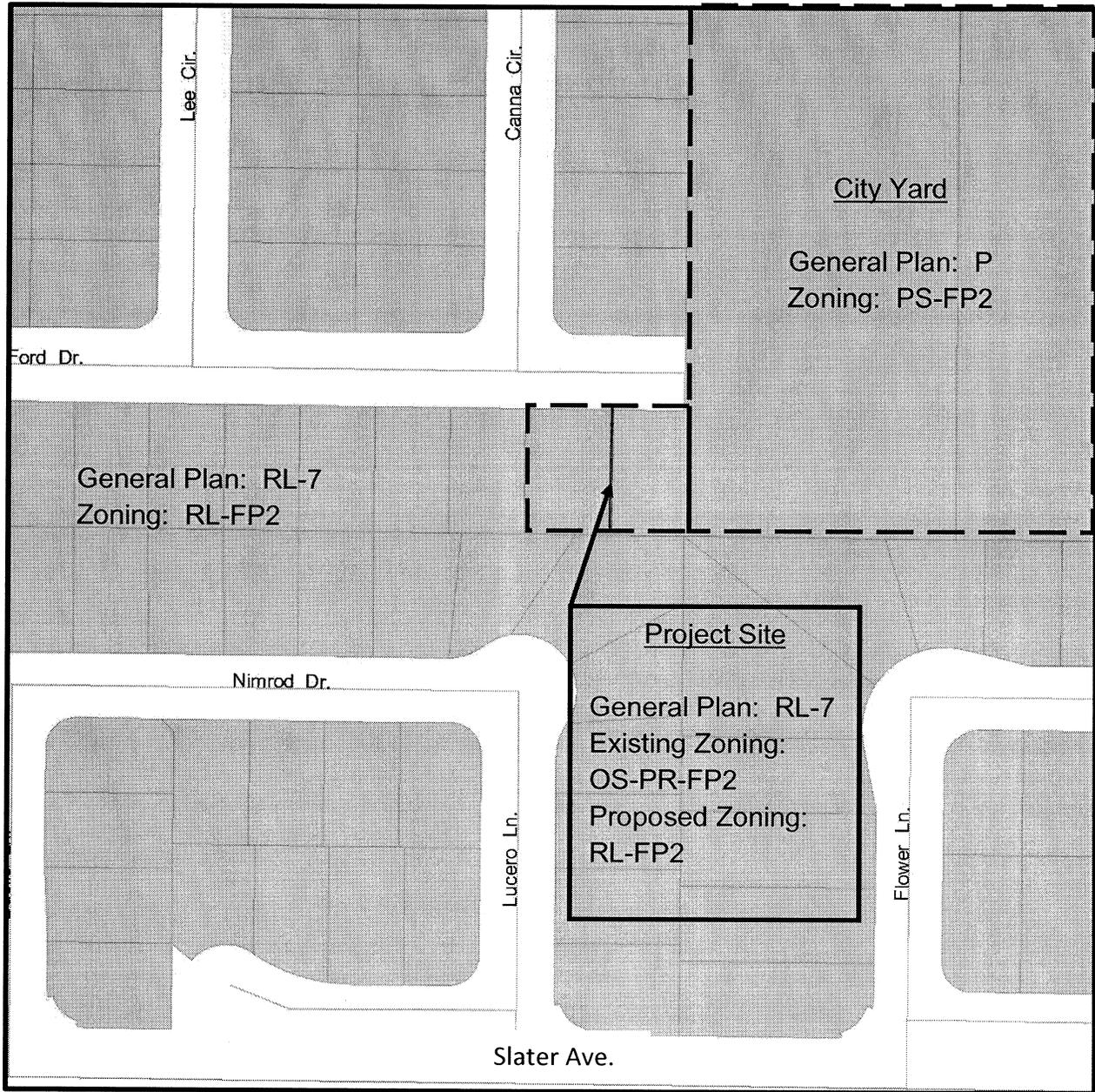
**ATTACHMENTS**

1. Vicinity Map
2. Existing and Proposed General Plan and Zoning Designations
3. Project Narrative dated and received September 14, 2011



**PROJECT  
SITE**

**VICINITY MAP**  
**Zoning Map Amendment No. 11-001**  
**(Open Space – Parks and Recreation to Low Density Residential at City Yard)**



Existing and Proposed General Plan and Zoning Designations

LEGEND

General Plan

RL-7 (Low Density Residential)

P (Public)

Zoning

RL-FP2 (Low Density Residential – Floodplain Overlay District)

OS-PR-FP2 (Open Space – Parks and Recreation – Floodplain Overlay District)

PS-FP2 (Public-Semipublic – Floodplain Overlay District)

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SEP 14 2011

Dept. of Planning  
& Building

## Project Description

The City of Huntington Beach is the owner of the property located at 17371 Gothard Street (APN 111-050-38). The City is requesting a Zoning Map Amendment from the current designation of OS-PR-FP2 (Open Space – Parks and Recreation – Floodplain Overlay District) to RL-FP2 (Low Density Residential – Floodplain Overlay District) on two existing approximately 6,300 s.f. parcels currently used for outdoor storage as part of the Corporate Yard. The Zoning Map Amendment is requested to be consistent with the current General Plan designation on the subject parcels of RL-7 (Low Density Residential). No changes will be made to the site. This request also includes a General Plan Conformance for the sale of the surplus property.

### **Description of Surrounding Property:**

The subject property is surrounded on the north, south and west by single family residential properties. Located to the east is the City of Huntington Beach Corporate Yard.