



City of Huntington Beach Planning and Building Department  
**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning and Building  
**BY:** Ricky Ramos, Senior Planner *RR*  
**DATE:** October 11, 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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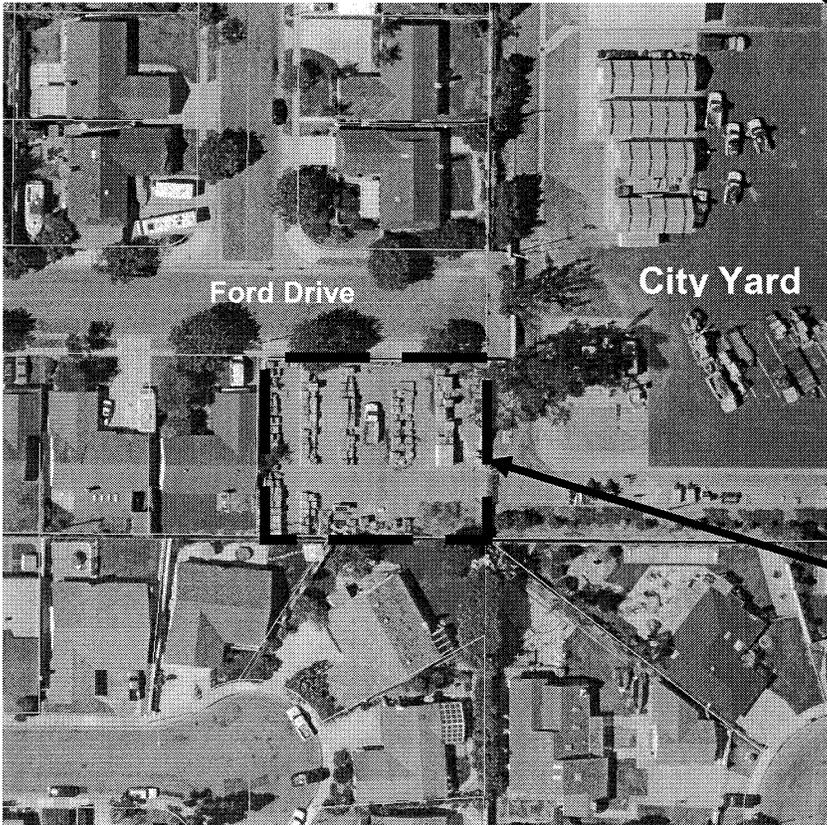
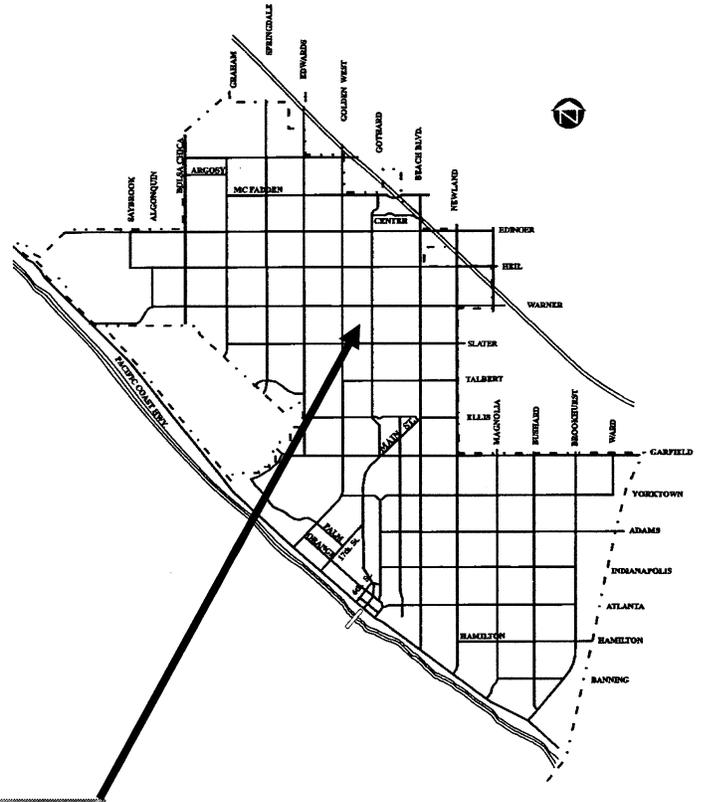
**STATEMENT OF ISSUE:**

- ◆ Zoning Map Amendment No. 11-001 request:
  - Change the zoning designation for two City-owned surplus parcels, each approximately 6,300 square feet and fronting on Ford Drive, 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).
- ◆ Staff's Recommendation: Approve Zoning Map Amendment No. 11-001 based upon the following:
  - It will bring the zoning designation for the subject parcels into conformance with the existing General Plan designation and its goals, objectives, and policies.
  - The proposed zoning designation is an extension of the same zoning designation found on the single family residential properties that surround the subject parcels on three sides and will be compatible with the area.
  - The subject parcels comply with the required minimum lot size and width in the proposed RL-FP2 zoning designation.

**RECOMMENDATION:**

Motion to:

“Approve Zoning Map Amendment No. 11-001 with findings (Attachment No. 1) and forward to the City Council for adoption.”



**PROJECT  
SITE**

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

**ALTERNATIVE ACTION(S):**

The Planning Commission may take alternative actions such as:

- A. “Deny Zoning Map Amendment No. 11-001 with findings for denial.”
- B. “Continue Zoning Map Amendment No. 11-001 and direct staff accordingly.”

**PROJECT PROPOSAL:**

Zoning Map Amendment No. 11-001 represents a request to change the zoning designation for two City-owned surplus parcels, each approximately 6,300 square feet and fronting on Ford Drive, 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) pursuant to Chapter 247 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The applicant has indicated that the request is necessary (Attachment No. 3) to be consistent with the current General Plan designation on the subject parcels of RL-7 (Low Density Residential). The parcels cannot be developed unless the General Plan and zoning designations are consistent.

**Background:**

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 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.

**Study Session:**

The request was presented to the Planning Commission for study session on September 27, 2011. In response to Planning Commission questions, the entire City Yard site was acquired at the same time from Far West Financial Corporation by Quitclaim Deed dated March 5, 1970. There are no deed restrictions on any portion of the site. At present the two surplus parcels have not been put up for sale and no one has expressed interest in buying and developing them.

**ISSUES:**

**Subject Property And Surrounding Land Use, 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

**General Plan Conformance:**

The purpose of ZMA No. 11-001 is to bring the zoning designation on the subject parcels into conformance with the existing General Plan designation. In addition, ZMA No. 11-001 and the sale of the surplus parcels also further the following goals, objectives, and policies of the General Plan:

*A. Land Use Element*

Goal LU 1: Achieve development that maintains or improves the City’s fiscal viability and reflects economic demands while maintaining and improving the quality of life for the current and future residents of Huntington Beach.

Policy 7.1.1: Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

Objective LU 8.1: Maintain the pattern of existing land uses while providing opportunities for the evaluation, including intensification and re-use of selected sections in order to improve their character and identity.

Policy LU 8.1.1: Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map.

*B. Housing Element*

Goal H 3: Provide adequate housing sites to accommodate regional housing needs.

The proposed ZMA and subsequent sale of the surplus parcels will allow for future development in accordance with the General Plan and zoning and may provide additional housing opportunities in Huntington Beach.

**Zoning Compliance:**

The subject parcels comply with the requirements of the RL-FP2 zone including minimum lot size and width.

**Urban Design Guidelines Conformance:** Not applicable.

**Environmental Status:**

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.

**Coastal Status:** Not applicable.

**Redevelopment Status:** Not applicable.

**Design Review Board:** Not applicable.

**Subdivision Committee:** Not applicable.

**Other Departments Concerns and Requirements:**

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 Notification:**

Legal notice was published in the Huntington Beach/Fountain Valley Independent on September 29, 2011, and notices were sent to property owners of record (and tenants) within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Division’s Notification Matrix), applicant, and interested parties. As of October 4, 2011, no communication supporting or opposing the request has been received.

**Application Processing Dates:**

**DATE OF COMPLETE APPLICATION:**

Not Applicable

**MANDATORY PROCESSING DATE(S):**

Not Applicable

**ANALYSIS:**

Staff is recommending approval because the ZMA is a clean-up of the zoning to make it consistent with the current General Plan designation for the subject parcels to allow them to be sold and developed. The proposed zoning is an extension of the same zoning designation found on the single family residential

properties that surround the subject parcels on three sides and will be more compatible with the area than the current OS-PR zone. The subject parcels are too small for park use and do not comply with the required minimum lot size of five acres and width of 100 feet in the current OS-PR district. In contrast, the subject parcels comply with the required minimum lot size of 6,000 square feet and width of 60 feet in the proposed RL district.

If the ZMA is approved, under the RL district one single family residence may be built on each lot which is compatible with the area and will complete the single family residential development on Ford Drive. The parcels are currently located in flood zone A and any future development will be subject to compliance with floodplain development standards. 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. It is not necessary for park use given the proximity of Central Park located just south of Slater Avenue.

**ATTACHMENTS:**

1. Suggested Findings for Approval – ZMA No. 11-001
2. Existing and Proposed General Plan and Zoning Designations
3. Project Narrative dated and received September 14, 2011
4. Draft Ordinance No. \_\_\_\_\_ ZMA No. 11-001

SH:MBB:RR:kdc

## ATTACHMENT NO. 1

### SUGGESTED FINDINGS FOR APPROVAL

#### ZONING MAP AMENDMENT NO. 11-001

#### SUGGESTED CEQA FINDING:

The Planning Commission finds that Zoning Map Amendment No. 11-001 is within the scope of Environmental Impact Report (EIR) No. 94-1 certified by the City Council in 1996 as part of the City's comprehensive General Plan update because it will bring the zoning designation into conformance with the General Plan.

#### SUGGESTED FINDINGS FOR APPROVAL - ZONING MAP AMENDMENT NO. 11-001:

1. Zoning Map Amendment (ZMA) No.11-001 to change the zoning designation for two City-owned surplus parcels, each approximately 6,300 square feet and fronting on Ford Drive, 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) and the subsequent sale of the surplus parcels are consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable specific plan. The request would bring the zoning designation for the subject parcels into conformance with the existing General Plan designation and would be consistent with the following goals, objectives, and policies:

##### *A. Land Use Element*

*Goal LU 1:* Achieve development that maintains or improves the City's fiscal viability and reflects economic demands while maintaining and improving the quality of life for the current and future residents of Huntington Beach.

*Policy 7.1.1:* Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

*Objective LU 8.1:* Maintain the pattern of existing land uses while providing opportunities for the evaluation, including intensification and re-use of selected sections in order to improve their character and identity.

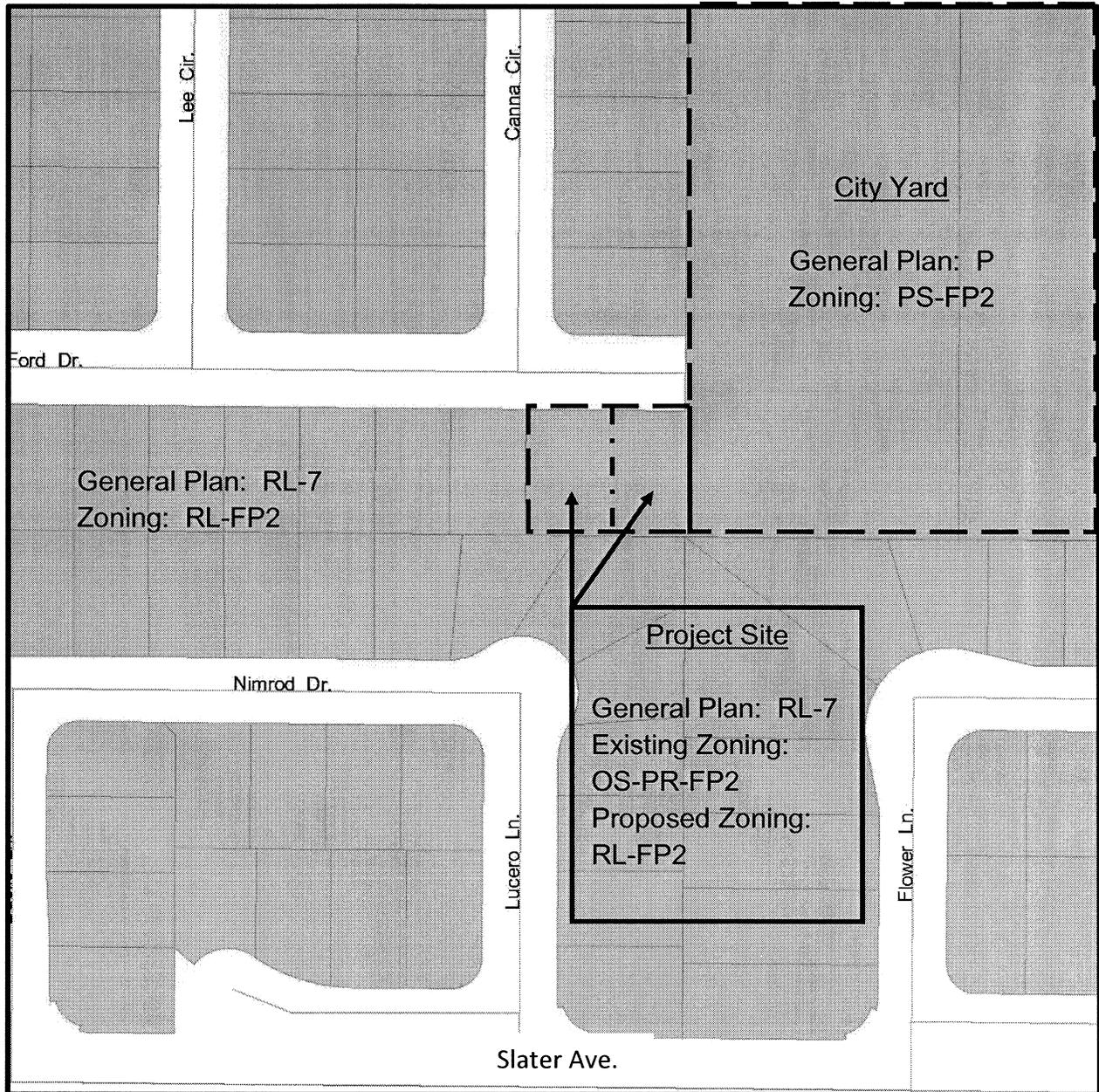
*Policy LU 8.1.1:* Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map.

##### *B. Housing Element*

*Goal H 3:* Provide adequate housing sites to accommodate regional housing needs.

The proposed ZMA and subsequent sale of the surplus parcels will allow for future development in accordance with the General Plan and zoning and may provide additional housing opportunities in Huntington Beach.

2. ZMA No. 11-001 would only change the land use designation rather than a general land use provision and would not affect the uses authorized in and the standards prescribed for the proposed zoning district.
3. A community need is demonstrated for the change proposed. With the adoption of the General Plan in 1996, the community determined the proper land use designation for all properties within the city. ZMA No. 11-001 would bring the zoning designation for the subject parcels into conformance with the adopted General Plan designation.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice. ZMA No. 11-001 would bring the zoning designation for the subject parcels into conformance with the existing General Plan designation. The proposed zoning designation is an extension of the same zoning designation found on the single family residential properties that surround the subject parcels on three sides and will be compatible with the area. The subject parcels were created under Tentative Parcel Map No. 81-586 and comply with the required minimum lot size and width in the proposed RL-FP2 zoning designation. 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. It is not necessary for park use given its size and the proximity of Central Park located just south of Slater Avenue.



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)

RECEIVED

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.

**DRAFT**

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH AMENDING THE HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE BY CHANGING THE ZONING DESIGNATION FROM OS-PR-FP2 (OPEN SPACE-PARKS AND RECREATION - FLOODPLAIN OVERLAY DISTRICT) TO RL-FP2 (LOW DENSITY RESIDENTIAL - FLOODPLAIN OVERLAY DISTRICT) ON REAL PROPERTY LOCATED ON THE SOUTH SIDE OF FORD DRIVE AND EAST OF CANNA CIRCLE (ZONING MAP AMENDMENT NO. 11-001)

WHEREAS, pursuant to the State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate public hearings relative to Zoning Map Amendment No. 11-001, wherein both bodies have carefully considered all information presented at said hearings, and after due consideration of the findings and recommendations of the Planning Commission and all evidence presented to said City Council, the City Council finds that such zone change is proper, and consistent with the General Plan.

NOW, THEREFORE, the City Council of the City of Huntington Beach does ordain as follows:

SECTION 1. That the real property located on the south side of Ford Drive and east of Canna Circle and more particularly described in the legal description and sketch collectively attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein is hereby changed from OS-PR-FP2 (Open Space - Parks and Recreation - Floodplain Overlay District) to RL-FP2 (Low Density Residential -Floodplain Overlay District).

SECTION 2. That the Director of Planning and Building is hereby directed to amend Sectional District Map 31 of the Huntington Beach Zoning and Subdivision Ordinance to reflect the changes contained in this ordinance. The Director of Planning and Building is further directed to file the amended map. A copy of such map, as amended, shall be available for inspection in the Office of the City Clerk.

SECTION 3. This ordinance shall take effect thirty 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 \_\_\_\_\_, 201\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

INITIATED AND APPROVED:

\_\_\_\_\_  
Director of Planning and Building

REVIEWED AND APPROVED:

\_\_\_\_\_  
City Manager

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney      mv 8-9-11  
8.9.11

# EXHIBIT A

(Zoning Map Amendment No. 11-001)

## Legal Description

Parcel 1 and 2 of Parcel Map No. 81-586 in the City of Huntington Beach, County of Orange, State of California, as per map recorded in Book 171, page 25 of Parcel Maps, in the Office of the County Recorder of said County.

# EXHIBIT A

(Zoning Map Amendment No. 11-001)

