H. B. INDEPENDENT

 PUBLISH DATE: 7/31/2014

**CITY OF HUNTINGTON BEACH**

**LEGAL NOTICE**

# ORDINANCE NO. 4029

**Adopted by the City Council on JULY 21, 2014**

“An Ordinance of the City of Huntington Beach Amending District Map 24 (Sectional Map 21-5-11) of the Huntington beach zoning and subdivision ordinance to rezone the real property generally located on the west side of airport circle approximately 300 feet north of Warner Avenue from Residential Medium Density (RM) to Residential Medium High Density (RMH) (Zoning Map Amendment No. 2014-001)”

SYNOPSIS:

The zoning designation of RMH permits multi-family residential land uses at a maximum density of 25 dwelling units per acre. The General Plan land use and zoning designations allow up to 62 units; the proposed project density is 18 units per acre.

Properties to the north and northwest are zoned and developed with multi-family residential uses. Properties to the south, west, and east (across Airport Circle) are zoned and developed with commercial uses. The zoning map amendment is compatible with existing zoning designations in the vicinity as well as the General Plan land use designation.

Staff felt the medium high density residential designation was appropriate zoning for the site. The zoning designation provides a continuation of existing zoning designations in the vicinity and is compatible with the adjacent multi-family residential and commercial uses. The zoning designation permits development that continues a cluster design of attached buildings, compatible density and building height development pattern of existing surrounding residential uses. The design also considers building massing by incorporating two-story elements along the street frontage and rear elevations.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting held July 21, 2014 by the following roll call vote:

|  |  |  |
| --- | --- | --- |
| **AYES**: |  | Katapodis, Hardy, Shaw, Harper, Boardman, Sullivan, Carchio |
| **NOES:** |  | None |
| **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**