

ORDINANCE NO. 4327

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH AMENDING  
THE HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE TO REZONE  
THE REAL PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF  
WARNER AVENUE AT BOLSA CHICA STREET FROM CG (COMMERCIAL GENERAL)  
TO SP-19 (SPECIFIC PLAN NO. 19)  
(ZONING MAP AMENDMENT NO. 21-003)

WHEREAS, pursuant to California State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate, duly noticed public hearings to consider Zoning Map Amendment No. 21-003, which rezones the property generally located on the southwest corner of Warner Avenue at Bolsa Chica Street from CG (Commercial General) to SP-19 (Specific Plan No. 19); and

After due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council finds that the aforesaid amendment is proper and consistent with the General Plan;

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

SECTION 1. That the real property that is the subject of this ordinance is generally located on the southwest corner of Warner Avenue at Bolsa Chica Street and is more particularly described in the legal description and map attached hereto as Exhibit A and, incorporated herein by this reference.

SECTION 2. That the zoning designation of the Subject Property is hereby changed from CG (Commercial General) to SP-19 (Specific Plan No. 19) (Exhibit B).

SECTION 3. That the Huntington Beach Zoning and Subdivision Ordinance is hereby amended to reflect Zoning Map Amendment No. 21-003 as described herein. The Community Development Director is hereby directed to prepare and file an amended zoning map. A copy of said amended map shall be available for inspection in the Office of the City Clerk.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

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

\_\_\_\_\_  
City Attorney



REVIEWED AND APPROVED:

INITIATED AND APPROVED:

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

  
\_\_\_\_\_  
Community Development Director

ATTACHMENTS:

Exhibit A: Legal Description and Map

Exhibit B: Amended Zoning Map

**EXHIBIT "A"**

All that certain real property situated in the County of Orange, State of California, described as follows:

PARCEL A:

THE NORTH 180.00 FEET OF THE EAST 180.00 FEET OF LOT 2 IN BLOCK 20 OF TRACT NO. 86, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 35 AND 36, MISCELLANEOUS MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE WEST 30.00 FEET OF BOLSA CHICA STREET ADJOINING SAID LOT ON THE EAST VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, A CERTIFIED COPY OF WHICH WAS RECORDED ON JULY 15, 1943 IN BOOK 1197, PAGE 424, OFFICIAL RECORDS, LYING BETWEEN THE EASTERLY PROLONGATION OF THE LINE OF SAID LOT AND THE SOUTH LINE OF THE NORTH 180.00 FEET OF SAID LOT.

EXCEPTING THEREFROM THE INTEREST IN THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF HUNTINGTON BEACH, FOR ROAD PURPOSES BY DEED RECORDED NOVEMBER 20, 1963 IN BOOK 6813, PAGE 177, OFFICIAL RECORDS.

APN: 163-281-01

PARCEL B:

LOT 2 IN BLOCK 20 OF TRACT NO. 86, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 35 AND 36 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE WEST 30.00 FEET OF BOLSA CHICA STREET ADJOINING SAID LOT 2 ON THE EAST, VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, A CERTIFIED COPY OF WHICH RECORDED JULY 15, 1943, IN BOOK 1197 PAGE 424 OFFICIAL RECORDS.

TITLE WHICH WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LAND.

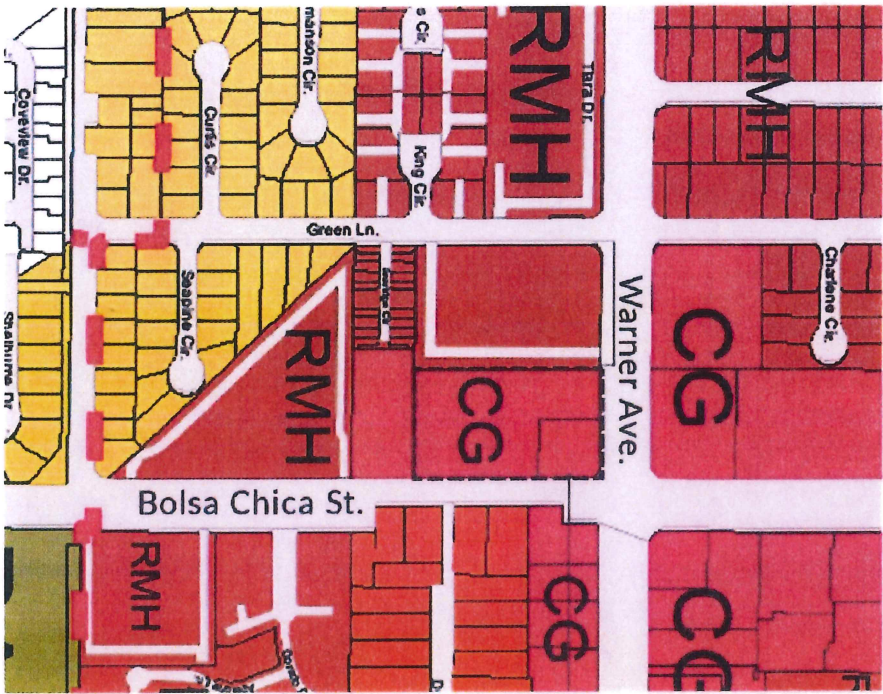
EXCEPTING THEREFROM THE SOUTH 150.00 FEET.

ALSO EXCEPTING THE NORTH 180 FEET OF THE EAST 180 FEET THEREOF, MEASURED FROM THE CENTER LINE OF BOLSA CHICA STREET ADJOINING ON THE EAST.

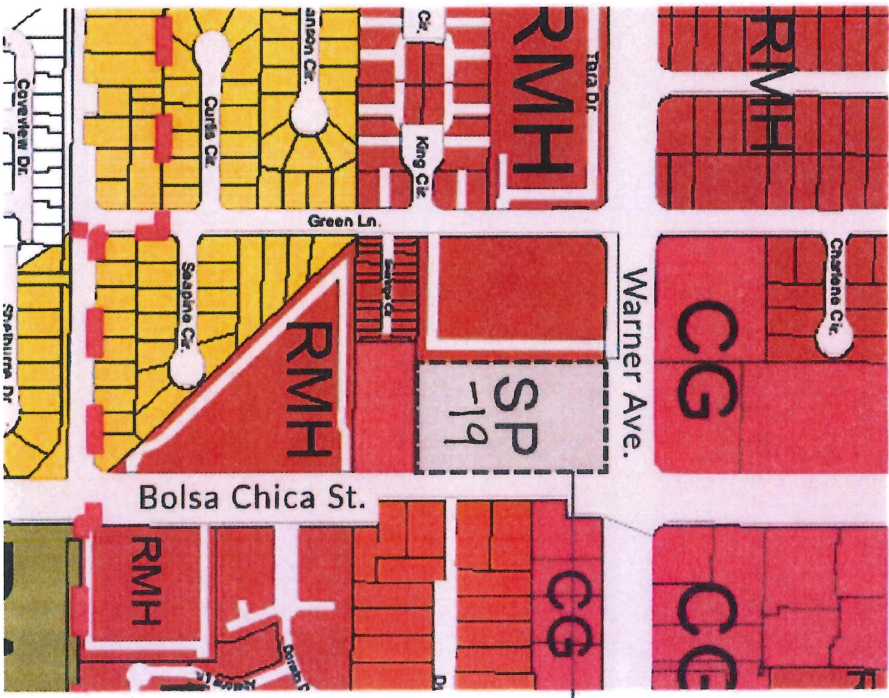
ALSO, EXCEPTING ALL MINERALS, INCLUDING, BUT NOT LIMITED TO OIL, GAS, OTHER HYDROCARBONS, GRAVEL AND STEAM ALL BELOW 500 FEET FROM THE SURFACE OF SUCH LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, EXCEPTING BELOW 500 FEET FROM SUCH SURFACE, RESERVED IN DEED FROM CHARLES HERMENSEN AS TRUSTEE FOR THE CHARLES L. HERMENSEN TRUST RECORDED JULY 9, 1982 AS INSTRUMENT NO. 82-237601 OF OFFICIAL RECORDS.

APN: 163-281-02





ZONING MAP - EXISTING



ZONING MAP - PROPOSED

- LEGEND**
- R L Residential Low Density
  - R M Residential Medium Density
  - R H Residential Medium High Density
  - R A Residential Agriculture
  - C G Commercial General
  - Coastal Zone Overlay Boundary
  - Specific Plan Designations