

ORDINANCE NO. 4323

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH  
AMENDING THE HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE TO  
REZONE 42 PARCELS CONSISTING OF UTILITY TYPE USES INTO CONFORMANCE  
WITH THEIR GENERAL PLAN DESIGNATIONS  
(ZONING MAP AMENDMENT NO. 24-003)

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. 24-003, which rezones 42 parcels consisting of utility type uses which are inconsistently zoned to match their General Plan designations; 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 as this would bring such parcels into compliance 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 properties that are the subject of this ordinance are 42 parcels which are located citywide and are more particularly described in the legal descriptions attached hereto as Exhibit A and incorporated herein by this reference.

SECTION 2: That the zoning designations of the subject properties are here changed to Public Semipulic (PS) to match their corresponding General Plan designations as described in the map hereto as Exhibit B.

SECTION 3: That the Huntington Beach Zoning and Subdivision Ordinance is hereby amended to reflect the Zoning Map Amendment No. 24-003 as described herein. The Director of Community Development 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.

SECTION 4: This ordinance shall become effective 30 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 \_\_\_\_\_, 2024.

ATTEST:

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

REVIEWED AND APPROVED:  
  
\_\_\_\_\_  
City Manager

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
City Attorney *CA*

INITIATED AND APPROVED:  
*[Signature]*  
\_\_\_\_\_  
Director of Community Development

ATTACHMENTS

- Exhibit A: Legal Descriptions
- Exhibit B: Existing and Amended Zoning Map

APN	Address	Existing Zone Type	New Zone Type	Existing General Plan	Existing Use	Acres	Area (sq. ft.)	Legal Description
107-482-52	8602 Heil Avenue	RL	PS	P	SCE/Nursery	5.63	245,164.00	
107-573-34	Unaddressed Parcel, south of 8602 Heil Avenue	RL	PS	P	SCE/Nursery	2.76	120,099.97	
107-573-35	8641 Warner Avenue	RL	PS	P	SCE/Nursery	2.62	114,343.67	
107-813-02	Unaddressed Parcel, west of 8881 Warner Avenue	CG	PS	P	Driveway	0.1	4,168.91	S TWP 5 RGE 11 SEC 24 T 5 R 11 SEC 24 POR SE1/4
145-504-16	Unaddressed Parcel, north of 15971 Graham Street	IL	PS	P	Vacant site – City Owned	0.05	2,340.23	S TWP 5 RGE 11 SEC 16 SEC16 T5 R11 POR SE 1/4
145-504-17	Unaddressed Parcel, Part of Bolsa substation at 15971 Graham Street	IL	PS	P	Bolsa substation	0.16	6,753.81	
145-504-18	Unaddressed Parcel, north of 15971 Graham Street	IL	PS	P	Vacant site – City Owned	0.55	23,941.38	S TWP 5 RGE 11 SEC 16 SEC16 T5 R11 POR SW 1/4
145-504-19	15971 Graham Street	IL	PS	P	Bolsa substation	1.59	69,098.84	
148-071-29	Unaddressed Parcel, SCE Towers along Hamilton Avenue	RL	PS	P	SCE towers near Edison Park at 21377 Magnolia Street	2.81	122,404.20	
149-131-02	10172 Atlanta Avenue	RA-O	PS-O	P	SCE Site/Huntington Beach Community Garden	2.52	109,695.10	
149-131-03	Unaddressed Parcel, east of 10172 Atlanta Avenue	RA-O	PS-O	P	SCE Site along Santa Ana River Channel	0.42	18,335.69	A TR J A DAY TR BLK LOT 6 J A DAY TR LOT 6 POR OF LOT AND POR NW1/4 SEC 17
149-141-32	Unaddressed Parcel, Part of SCE site at 21202 Brookhurst Street	RA-O	PS-O	P	SCE site	3.7	161,235.94	

APN	Address	Existing Zone Type	New Zone Type	Existing General Plan	Existing Use	Acres	Area (sq. ft.)	Legal Description
149-141-33	Unaddressed Parcel, east of SCE site at 21202 Brookhurst Street	RA-O	PS-O	P	SCE Site along Santa Ana River Channel	0.41	17,852.37	A TR J A DAY TR BLK LOT 6 J A DAY TR LOT 6 30 FT STRIP IN LOT
149-141-34	Unaddressed Parcel, east of SCE site at 21202 Brookhurst Street	RA-O	PS-O	P	SCE Site along Santa Ana River Channel	0.22	9,673.27	N TR 744 BLK LOT A TR 744 LOT A ELY 30 FT
149-141-35	21202 Brookhurst Street	RA-O	PS-O	P	SCE site	4.23	184,271.71	
149-152-26	9271 Hamilton Avenue	RA-O	PS-O	P	SCE/Smith Farms Nursery	7.69	335,148.69	
149-161-26	21251 Bushard Street	RA-O	PS-O	P	SCE/Moon Valley Nursery	2.11	91,742.91	
149-262-02	Unaddressed Parcel, north of Hamilton Avenue, east of 21372 Brookhurst Street	CG	PS	P	SCE Site along Santa Ana River Channel	1.26	54,771.70	TR 193 LOT A POR OF LOT AND POR OF LOT B & POR LOTS 59-75 INC AND TR 211 POR OF LOTS D, E, F & H & POR LOTS 61-75 INC AND TR
153-201-05	Unaddressed Parcel, south of 19201 Brookhurst Street	RA	PS	P	SCE/Nursery	5.79	252,415.38	
153-352-27	19191 Bushard Street	RL	PS	P	SCE/Nursery	5.74	249,949.10	
153-381-24	Unaddressed Parcel, east of Bushard Street, north of Flounder Drive	RL	PS	P	SCE/Nursery	5.89	256,387.01	
155-074-26	Unaddressed Parcel, west of Ward Street, between Kukui Drive and Kamuela Drive	RA	PS	P	SCE/Nursery	5.89	256,890.73	
155-201-01	Unaddressed Parcel, east of Spindrift Lane	RL	PS	P	SCE Site along Santa Ana River Channel	2.07	90,407.81	A TR J A DAY TR BLK J A DAY TR LOT A STRIP OF LAND 30 FT WIDE IN

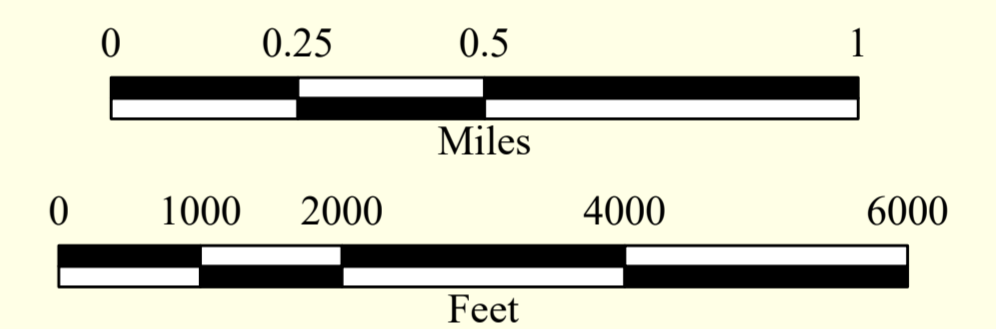
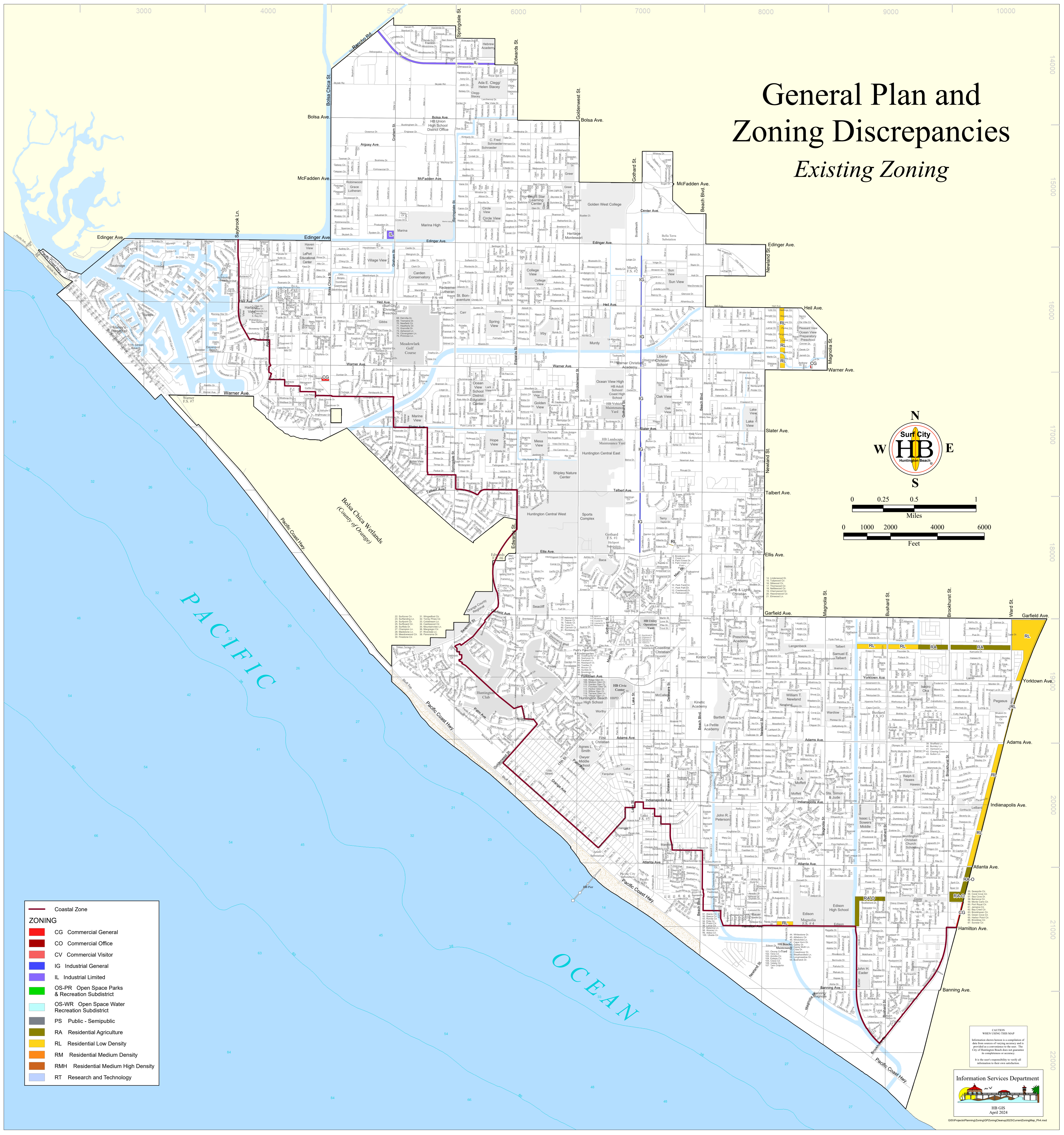
APN	Address	Existing Zone Type	New Zone Type	Existing General Plan	Existing Use	Acres	Area (sq. ft.)	Legal Description
155-201-02	20470 Ravenwood Lane	RL	PS	P	SCE/Nursery	5	218,033.48	
155-201-03	Unaddressed Parcel, south of 20470 Ravenwood Lane	RL	PS	P	SCE/Nursery	6.36	276,925.86	
155-211-01	Unaddressed Parcel, east of 20338 Ravenwood Lane	RL	PS	P	SCE Site along Santa Ana River Channel	2.29	99,763.29	S TWP 6 RGE 10 SEC 8 SEC 8 T 6 R 10 A STRIP OF LAND 30 FT WIDE IN N1/2
155-211-02	20338 Ravenwood Lane	RL	PS	P	SCE/Nursery	10.98	478,325.18	
155-271-21	19226/19250 Brookhurst Street	RA	PS	P	SCE/Nursery	5.8	252,609.64	
155-301-02	19118 Ward Street/10500 Garfield Avenue	RL	PS	P	Ellis Substation & SiteOne Landscape Supply Nursery	39.77	1,732,496.92	
155-301-03	Unaddressed Parcel, east of 19118 Ward Street	RL	PS	P	SCE Site along Santa Ana River Channel	3.48	15,181,381.00	S TWP 6 RGE 10 SEC 5 SEC 5 T 6 R 10 E1/2
155-301-04	Unaddressed Parcel, east of 10441 Shalom Drive	RL	PS	P	SCE Site along Santa Ana River Channel	2.02	87,961.16	S TWP 6 RGE 10 SEC 5 SEC 5 T 6 R 10 S1/2
155-301-05	Unaddressed Parcel, east of 10441 Shalom Drive	RL	PS	P	SCE Site along Santa Ana River Channel	0.21	9,239.47	
163-281-34	17111 Bolsa Chica Street	CG	PS	PS(CG)	Frontier Communications Office (Telecom Central Office)	1.09	47,555.29	
165-332-09	Unaddressed Parcel, Part of Railroad, west of Sampson Lane	IG	PS	P	Part of Railroad, west of Sampson Lane	0.27	11,886.80	
Drainage	Unaddressed Parcel, Drainage/Walkway between Manitoba Lane and Delaware Street	RL	PS	P	Drainage/Walkway between Manitoba Lane and Delaware Street	0.09	3,709.30	
Railroad	Unaddressed Parcel, between Edinger Avenue and Heil Avenue	IG	PS	P	Part of Railroad between Edinger Ave and Heil Ave	1.75	76,194.57	

APN	Address	Existing Zone Type	New Zone Type	Existing General Plan	Existing Use	Acres	Area (sq. ft.)	Legal Description
Railroad	Unaddressed Parcel, part of the Railroad between Heil Avenue and Warner Avenue	IG	PS	P	Part of the Railroad between Heil Avenue and Warner Avenue	1.78	77,626.17	
Railroad	Unaddressed Parcel, part of the Railroad between Warner Avenue and Slater Avenue	IG	PS	P	Part of the Railroad between Warner Avenue and Slater Avenue	1.77	77,017.38	
Railroad	Unaddressed Parcel, part of the Railroad between Slater Avenue and Talbert Avenue	IG	PS	P	Part of Railroad, between Slater Ave and Talbert Ave	1.75	76,414.51	
Railroad	Unaddressed Parcel, part of the Railroad between Talbert Avenue and Ellis Avenue	IG	PS	P	Part of Railroad between Talbert Avenue and Ellis Avenue	2.34	102,052.13	
Railroad	Unaddressed Parcel, Part of the Railroad north of Astronautics Drive, between Rancho Road and Springdale Street	IL	PS	P	Part of the Railroad north of Astronautics Drive, between Rancho Road and Springdale Street	6.62	288,548.44	
Railroad	Unaddressed Parcel, Part of the Railroad north of Glenwood Drive, between Aspen Circle and Springdale Street	RL	PS	P	Part of the Railroad north of Glenwood Drive, between Aspen Circle and Springdale Street	2.75	119,824.82	



# General Plan and Zoning Discrepancies

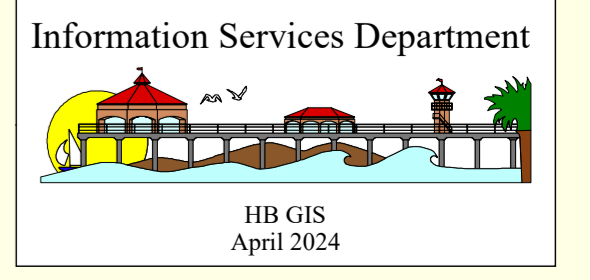
## Existing Zoning



- ZONING**
- Coastal Zone
  - CG Commercial General
  - CO Commercial Office
  - CV Commercial Visitor
  - IG Industrial General
  - IL Industrial Limited
  - OS-PR Open Space Parks & Recreation Subdistrict
  - OS-WR Open Space Water Recreation Subdistrict
  - PS Public - Semipublic
  - RA Residential Agriculture
  - RL Residential Low Density
  - RM Residential Medium Density
  - RMH Residential Medium High Density
  - RT Research and Technology

**CAUTION**  
WHEN USING THIS MAP

Information shown herein is a compilation of data from various sources and is provided as a convenience to the user. The City of Huntington Beach does not guarantee the accuracy of the information shown herein. It is the user's responsibility to verify all information to their own satisfaction.



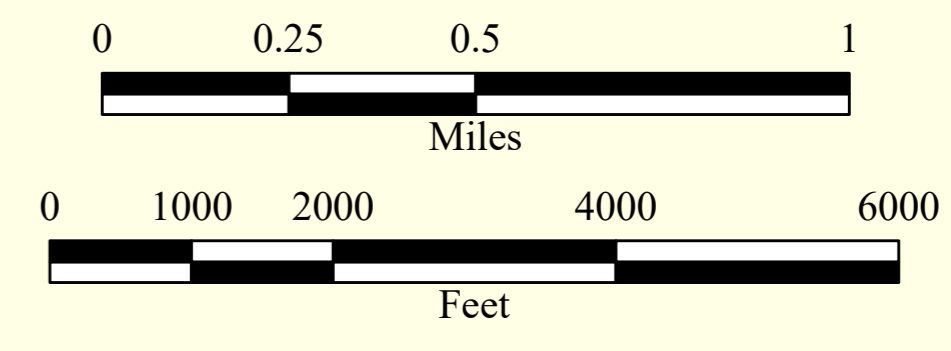
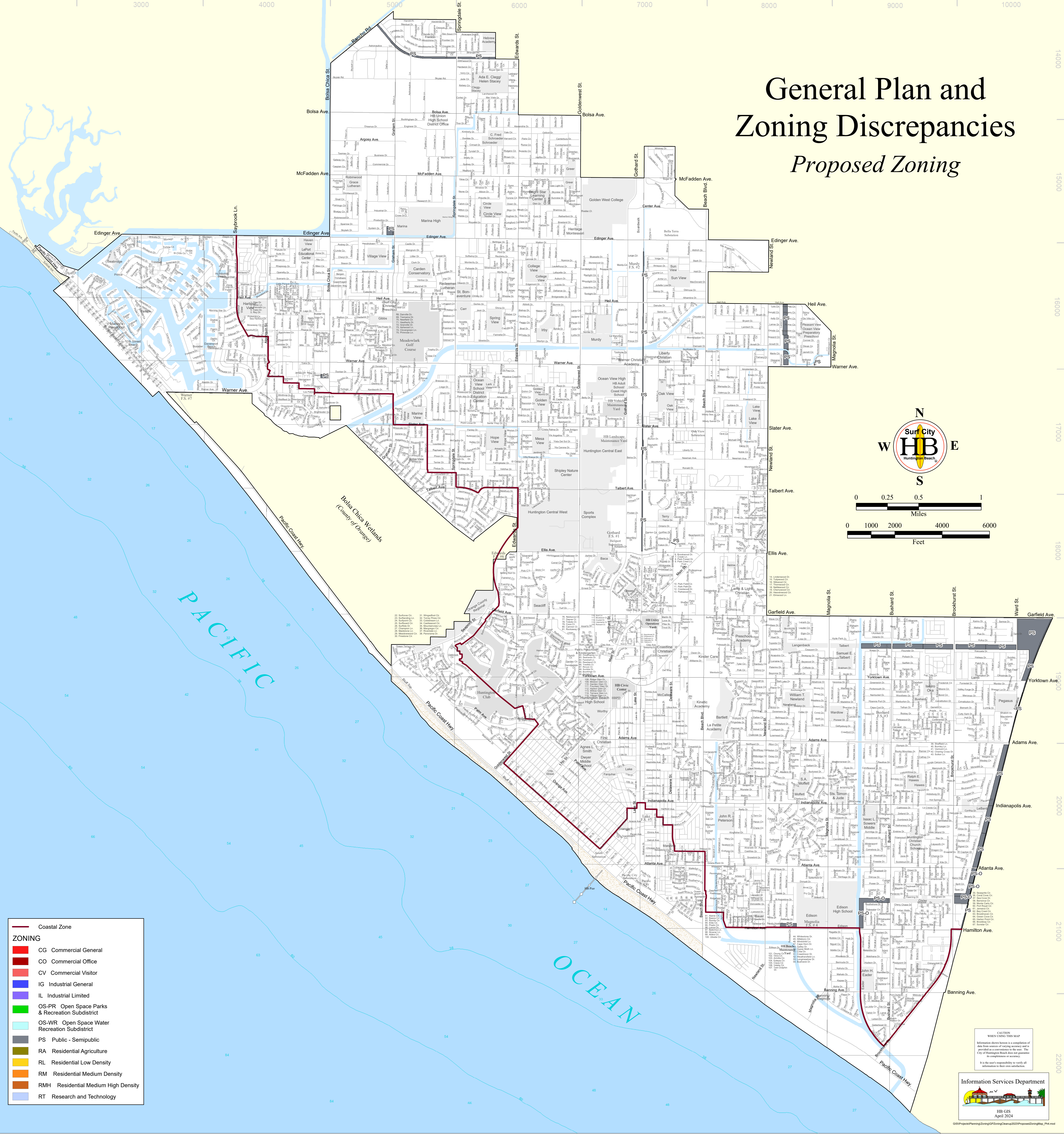
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April 2024

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# General Plan and Zoning Discrepancies

## Proposed Zoning



- Coastal Zone
- ZONING**
- CG Commercial General
- CO Commercial Office
- CV Commercial Visitor
- IG Industrial General
- IL Industrial Limited
- OS-PR Open Space Parks & Recreation Subdistrict
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**Information Services Department**  
HB GIS  
April 2024  
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