

ORDINANCE NO. 4321

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH
AMENDING THE HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE TO
REZONE 23 PARCELS WITHIN THE COASTAL ZONE TO BE IN CONFORMANCE WITH
THEIR GENERAL PLAN DESIGNATIONS
(ZONING MAP AMENDMENT NO. 24-001)

WHEREAS, pursuant to the 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. 24-001, which rezones 23 parcels within the Coastal Zone 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 23 parcels which are located within the Coastal Zone 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 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. 24-001 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 immediately upon certification of Local Coastal Program Amendment No. 24-001 by the California Coastal Commission but not less than 30 days after its adoption.

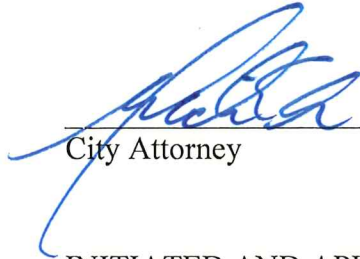
PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the ____ day of _____, 2024.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk



City Attorney

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

City Manager



Director of Community Development

ATTACHMENTS:

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

RESOLUTION NO. 2024-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
HUNTINGTON BEACH ADOPTING LOCAL COASTAL PROGRAM
AMENDMENT NO. 24-001 AND REQUESTING CERTIFICATION BY THE
CALIFORNIA COASTAL COMMISSION

WHEREAS, the Planning Commission, after giving notice as prescribed by law, held at least one public hearing on the proposed Huntington Beach Local Coastal Program Amendment No. 24-001; and

Such amendment was recommended to the City Council for adoption; and

The City Council, after giving notice as prescribed by law, held at least one public hearing on the proposed Huntington Beach Local Coastal Program Amendment No. 24-001, and the City Council finds that the proposed amendment is consistent with the Huntington Beach General Plan, the Certified Huntington Beach Local Coastal Program (including the Land Use Plan), and Chapter 6 of the Coastal Act; and

The City Council of the City of Huntington Beach intends to implement the Local Coastal Program in a manner fully consistent with the California Coastal Act,

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

SECTION 1. That the Huntington Beach Local Coastal Program Amendment No. 24-001 includes Ordinance No. 4321 pertaining to Zoning Map Amendment No. 24-001 a copy of which is attached hereto as Exhibit A, and incorporated by this reference as though fully set forth herein.

SECTION 2. That the California Coastal Commission is hereby requested to consider, approve and certify Huntington Beach Local Coastal Program Amendment No. 24-001.

SECTION 3. That pursuant to Section 13551(b) of the Coastal Commission Regulations, Huntington Beach Local Coastal Program Amendment No. 24-001 will take effect automatically upon Coastal Commission approval, as provided in *Public Resources* Code Sections 30512, 30513 and 30519.

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

REVIEWED AND APPROVED:

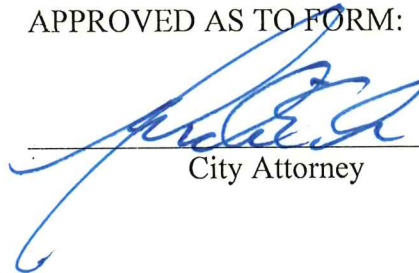

INITIATED AND APPROVED:

City Manager



Director of Community Development

APPROVED AS TO FORM:

City Attorney

Exhibit A: Zoning Map Amendment No. 24-001 Ordinance No. 4321

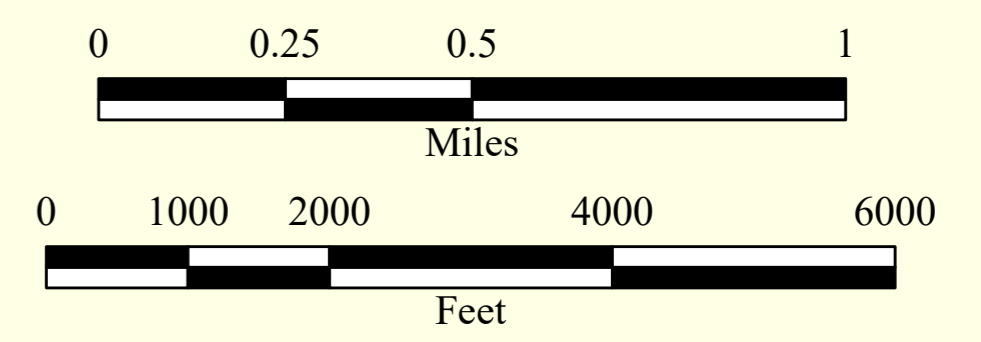
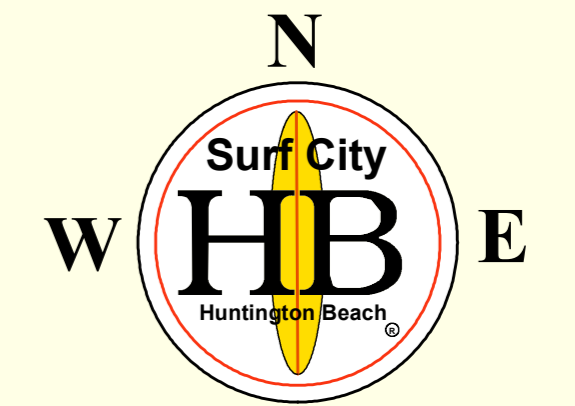
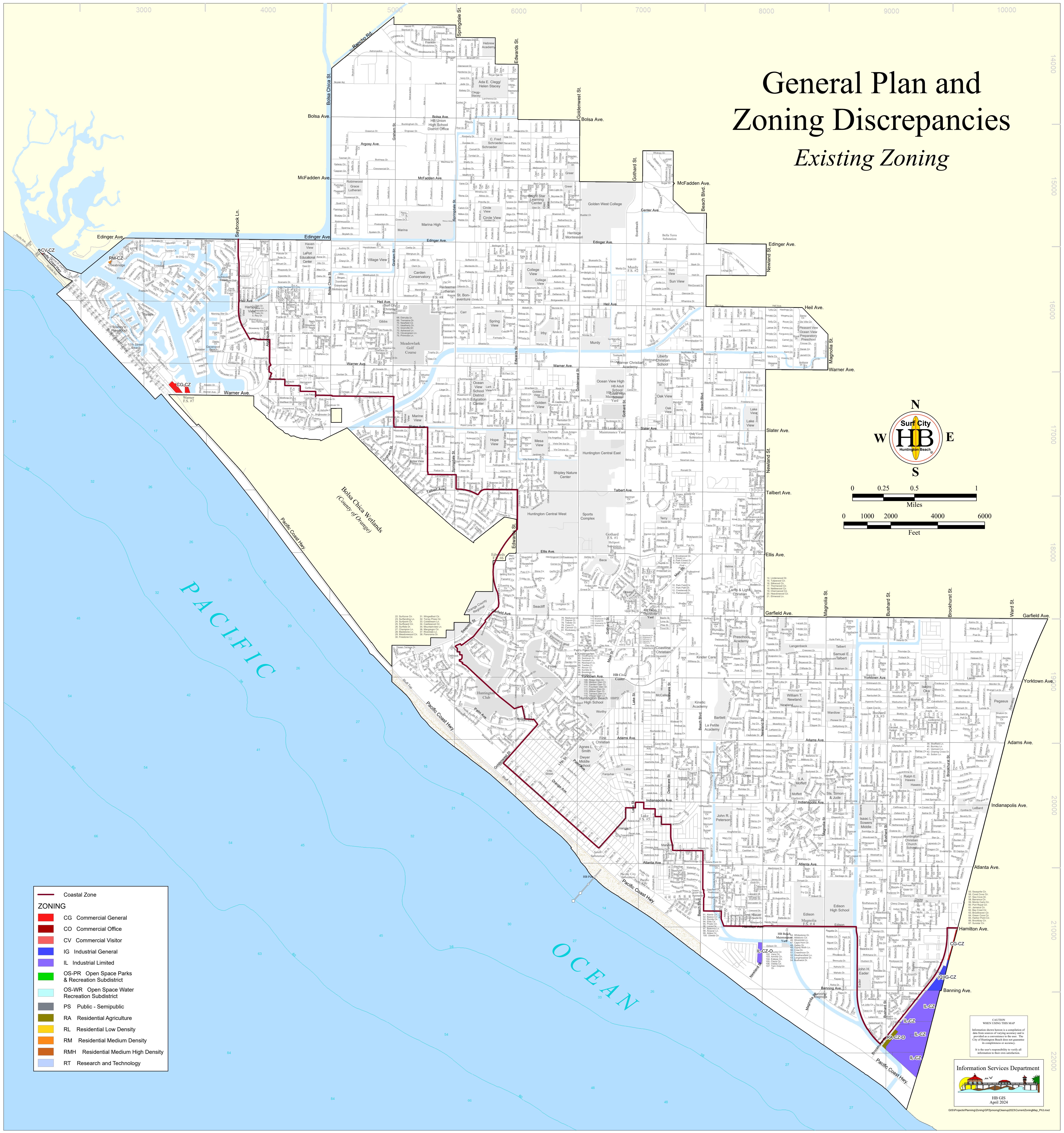
APN	Address	Existing Zone Type	New Zone Type	Existing General Plan	Existing Use	Acres	Area (sq. ft.)	DM	Legal Description
114-151-06	Unaddressed Parcel, west of Newland Street, south of Flood Channel	IL-CZ-O	RM-CZ-O	RM	Temp Parking Lot	3.68	160,247.21	14	S TWP 6 RGE 11 SEC 13 SEC 13 T 6 R 11 POR S1/2
114-160-13	Unaddressed Parcel, Part of Sanitation Site at 22212 Brookhurst Street	IL-CZ	PS-CZ	P	County Sanitation	0.46	20,154.71	22	SEC 19 T 6 R 10 BANNING TR POR W OF RIVER IN S1/2 -EX POR TO CITY OF SANTAA NA-
114-160-14	Unaddressed Parcel, Part of Sanitation Site at 22212 Brookhurst Street	IL-CZ	PS-CZ	P	County Sanitation	0.04	1,572.83	22	BANNING TR LOT POR W OF RIVER IN N1/2 -EX POR TOCITY OF SANTA A NA- SEC 1 9 T 6 R 10
114-160-23	Unaddressed Parcel, Part of Sanitation Site at 22212 Brookhurst Street	IL-CZ	PS-CZ	P	County Sanitation	0.49	21,561.04	22	S TWP 6 RGE 10 SEC 19 SEC 19 T 6 R 10 LOT 112.36 X 191.88 FT IN
114-160-32	Unaddressed Parcel, Part of Sanitation Site at 22212 Brookhurst Street	IL-CZ	PS-CZ	P	County Sanitation	1.68	73,018.71	22	S TWP 6 RGE 10 SEC 19 SEC 19 T 6 R 10 1.57 AC TRIANG LOT IN NE1/4
114-160-35	Unaddressed Parcel, Part of Sanitation Site at 22212 Brookhurst Street	IL-CZ	PS-CZ	P	County Sanitation	18.02	785,179.25	22	S TWP 6 RGE 10 SEC 19 SEC 19 T 6 R 10 POR SE1/4
114-160-37	Unaddressed Parcel, Part of Sanitation Site at 22212 Brookhurst Street	IL-CZ	PS-CZ	P	County Sanitation	0.27	11,559.05	22	S TWP 6 RGE 10 SEC 19 SEC 19 T 6 R 10 TRIANG LOT IN SE1/4
114-160-38	Unaddressed Parcel, Part of Sanitation Site at 22212 Brookhurst Street	RA-CZ-O	PS-CZ	P	County Sanitation	0.7	30,424.53	22	S TWP 6 RGE 10 SEC 19 SEC 19 T 6 R 10 TRIANG LOT IN SE1/4 NW1/4
114-160-42	22212 Brookhurst Street, Part of Sanitation Site	RA-CZ-O	PS-CZ	P	County Sanitation	2.5	108,826.33	22	S TWP 6 RGE 10 SEC 19 SEC 19 T 6 R 10 POR OF FRACT NE1/4
114-160-43	Unaddressed Parcel, Part of Sanitation Site at 22212 Brookhurst Street	IL-CZ	PS-CZ	P	County Sanitation	43.53	1,896,461.34	22	S TWP 6 RGE 10 SEC 19 SEC 19 T 6 R 10 POR OF FRACT NE1/4

APN	Address	Existing Zone Type	New Zone Type	Existing General Plan	Existing Use	Acres	Area (sq. ft.)	DM	Legal Description
114-160-58	Unaddressed Parcel, Part of Sanitation Site at 22212 Brookhurst Street	IL-CZ	PS-CZ	P	County Sanitation	27.61	1,202,791.22	22	S TWP 6 RGE 10 SEC 19 SEC 19 T 6 R 10 POR FRACT SEC AS PER DD -6845/187
149-111-08	Unaddressed Parcel, Part of Sanitation Site at 22212 Brookhurst Street	IG-CZ	PS-CZ	P	County Sanitation	0.29	12,513.89	20	S TWP 6 RGE 10 SEC 18 SEC 18 T 6 R 10 A STRIP OF LAND IN SE1/4
149-111-13	Unaddressed Parcel, Part of Sanitation Site at 22212 Brookhurst Street	IG-CZ	PS-CZ	P	County Sanitation	1.53	66,450.71	20	S TWP 6 RGE 10 SEC 17 SEC 17 T 6 R 10 POR SW1/4 AND SEC 18 T 6 R 10 POR
149-111-14	Unaddressed Parcel, Part of Sanitation Site at 22212 Brookhurst Street	IG-CZ	PS-CZ	P	County Sanitation	0.05	2,121.54	20	A TR BANNING TR BLK LOT A BANNING TR LOT A POR OF LOT
149-111-17	Unaddressed Parcel, Part of Sanitation Site at 22212 Brookhurst Street	IG-CZ	PS-CZ	P	County Sanitation	7.12	310,069.03	20	S TWP 6 RGE 10 SEC 18 SEC 18 T 6 R 10 POR SE1/4
149-321-01	Unaddressed Parcel, Part of Sanitation Site at 22212 Brookhurst Street	RMH-CG-CZ	PS-CZ	P	County Sanitation	1.41	61,324.31	19	S TWP 6 RGE 10 SEC 17 SEC 17 T 6 R 10 POR SW1/4 AND SEC 18 T 6 R 10 POR
178-581-02	15932-15994 Mariner Drive	CV-CZ & RH-CZ	RH-CZ	RH	Driveway entrance at existing multi-family development	1.27	55,113.32	28	N TR 5864 BLK LOT UN HOLD
178-651-08	17220 Pacific Coast Highway	CG-CZ	CV-CZ	CV	Commercial shopping center	1.73	75,257.08	35	P BK 26 PG 15 PAR 2 SEC 30 T 5 R 11 POR NE1/4
178-651-29	3821 Warner Avenue	CG-CZ	PS-CZ	P	HB fire station	0.15	6,664.54	35	S TWP 5 RGE 11 SEC 30 SEC 30 T 5 R 11 POR NE1/4
178-651-30	3831 Warner Avenue	CG-CZ	PS-CZ	P	HB fire station	1.22	53,296.87	35	S TWP 5 RGE 11 SEC 30 SEC 30 T 5 R 11 POR NE1/4
178-651-31	3801 Warner Avenue	CG-CZ	CV-CZ	CV	Commercial shopping center	0.54	23,420.92	35	P BK 115 PG 18 PAR 2

APN	Address	Existing Zone Type	New Zone Type	Existing General Plan	Existing Use	Acres	Area (sq. ft.)	DM	Legal Description
178-651-32	17222 Pacific Coast Highway	CG-CZ	CV-CZ	CV	Commercial shopping center	0.99	43,227.70	35	P BK 115 PG 18 PAR 1
178-791-26	Unaddressed Parcel, west of Countess Drive, east of the water channel	RM-CZ	OS-PR-CZ	OS-P	Parking lot for marina and Portofino Condo guests	0.31	13,516.57	21	N TR 11716 BLK LOT C

General Plan and Zoning Discrepancies

Existing Zoning

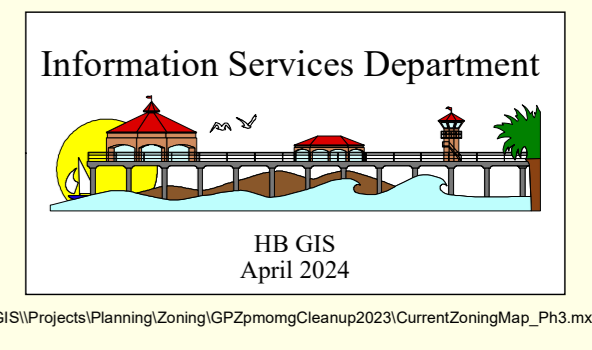


ZONING	
	Coastal Zone
	CG Commercial General
	CO Commercial Office
	CV Commercial Visitor
	IG Industrial General
	IL Industrial Limited
	OS-PR Open Space Parks & Recreation Subdistrict
	OS-WR Open Space Water Recreation Subdistrict
	PS Public - Semipublic
	RA Residential Agriculture
	RL Residential Low 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 sources of varying accuracy and is provided as a convenience to the user. The City of Huntington Beach does not guarantee its completeness or accuracy.

It is the user's responsibility to verify all information to their own satisfaction.

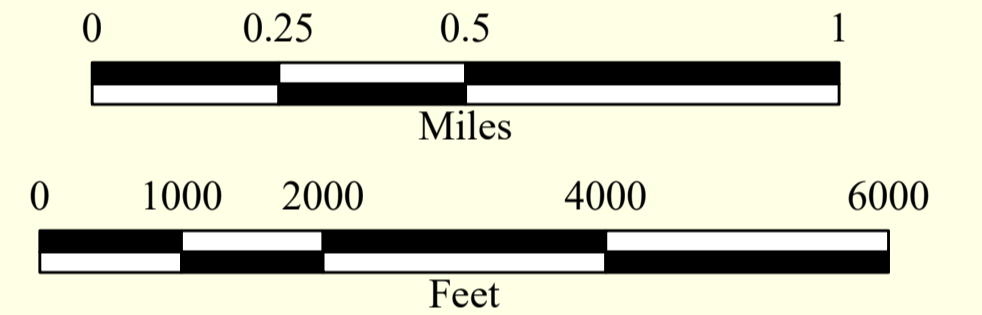
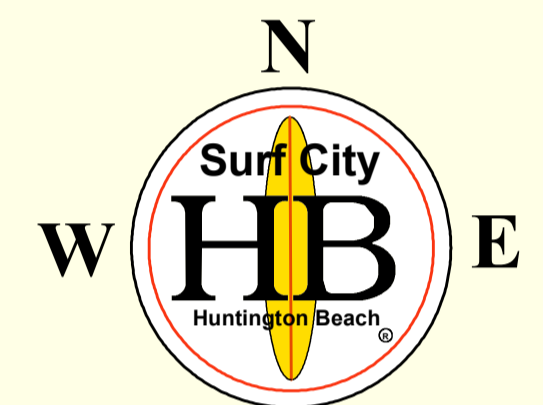
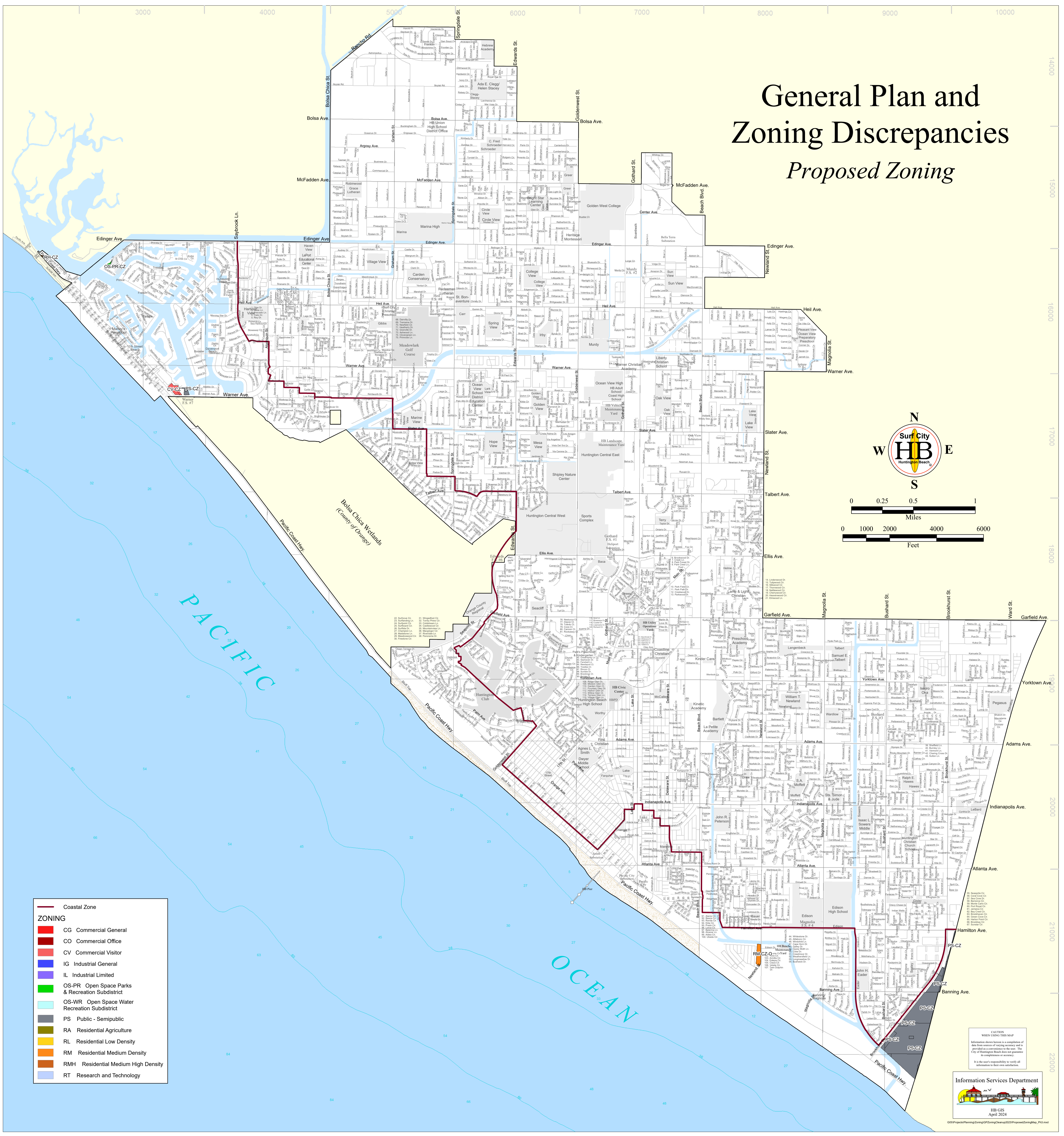


HB GIS
April 2024

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General Plan and Zoning Discrepancies

Proposed 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

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