

ORDINANCE NO. 4324

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH  
AMENDING THE HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE TO  
REZONE 5 PARCELS CONSISTING OF COMMERCIAL USES INTO CONFORMANCE  
WITH THEIR GENERAL PLAN DESIGNATIONS  
(ZONING MAP AMENDMENT NO. 24-004)

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. 24-004, which rezones 5 parcels consisting of commercial 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 5 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 Commercial General (CG) or Commercial Visitor (CV) 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. 24-004 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:

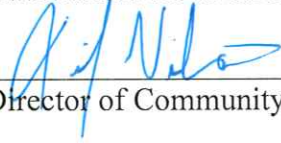
\_\_\_\_\_  
City Manager

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

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

INITIATED AND APPROVED:

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

ATTACHMENTS

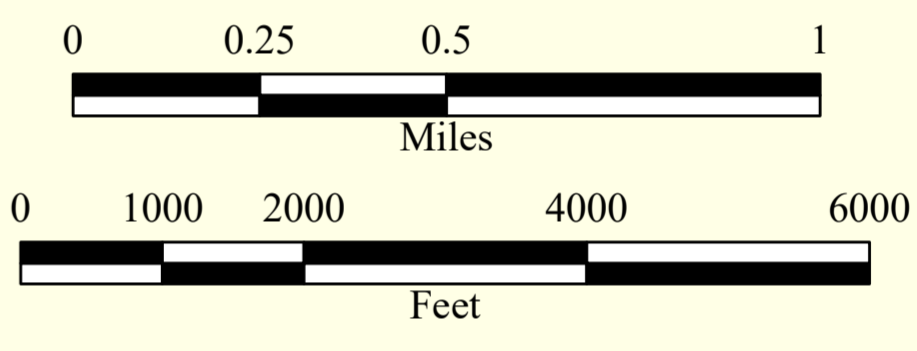
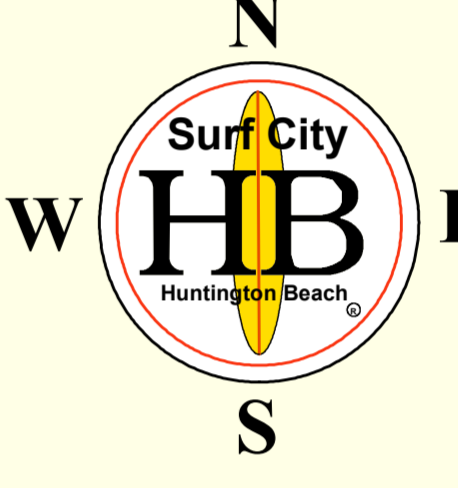
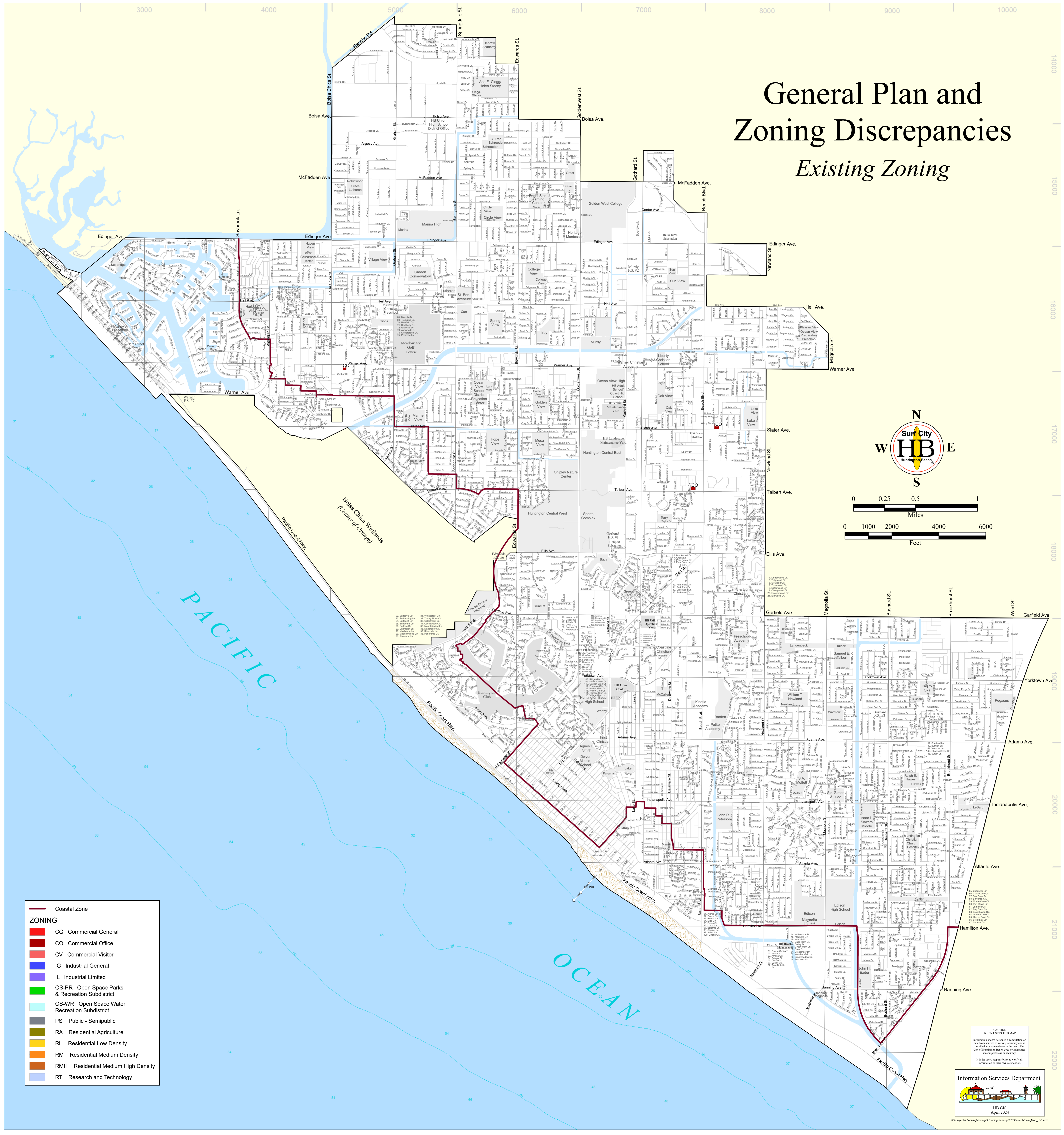
- Exhibit A: Legal Descriptions
- Exhibit B: Existing and Amended Zoning Map

APN	Address	Existing Zone Type	New Zone Type	Existing General Plan	Existing Use	Acres	Area (sq. ft.)	Legal Description
163-121-07	5092 Warner Avenue	CO	CG	CG	Medical Office Building	0.2	8,607.85	S TWP 5 RGE 11 SEC 28 SEC 28 T 5 R 11 E 50 FT W 540 FT N 232 FT NW1/4
163-121-08	5102 Warner Avenue	CO	CG	CG	Parking lot	0.2	8,608.69	S TWP 5 RGE 11 SEC 28 SEC 28 T 5 R 11 E 50 FT W 590 FT N 232 FT NW1/4
163-121-09	5112 Warner Avenue	CO	CG	CG	Medical Office Building	0.2	8,609.28	S TWP 5 RGE 11 SEC 28 SEC 28 T 5 R 11 E 50 FT W 640 FT N 232 FT NW1/4
165-181-34	7891 Talbert Avenue	CO	CG	CG	Medical Office Building	0.73	31,793.02	S TWP 5 RGE 11 SEC 26 SEC 26 T 5 R 11 POR SE1/4
167-312-08	8101 Slater Avenue	CO	CG	CG	Huntington Beach Community Church, originally constructed as a professional office building	0.88	38,136.70	S TWP 5 RGE 11 SEC 25 SEC 25 T 5 R 11 E 196.94 FT S 233.33 FT SW1/4



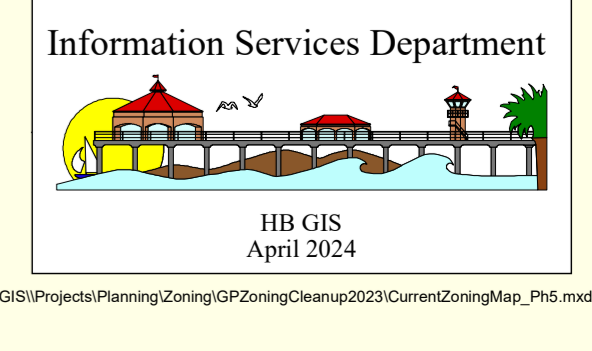
# General Plan and Zoning Discrepancies

## 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

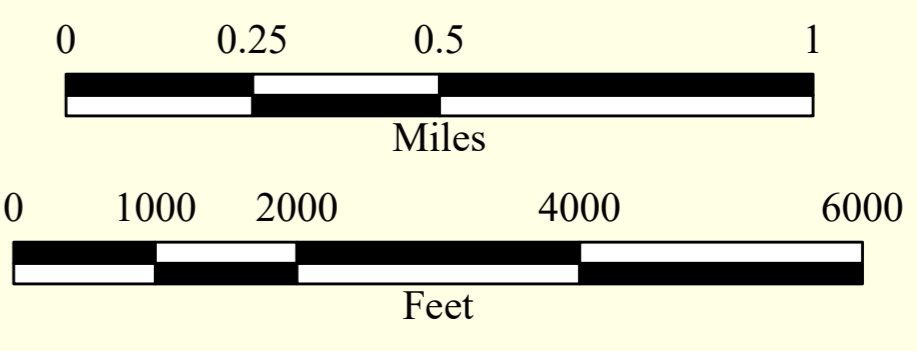
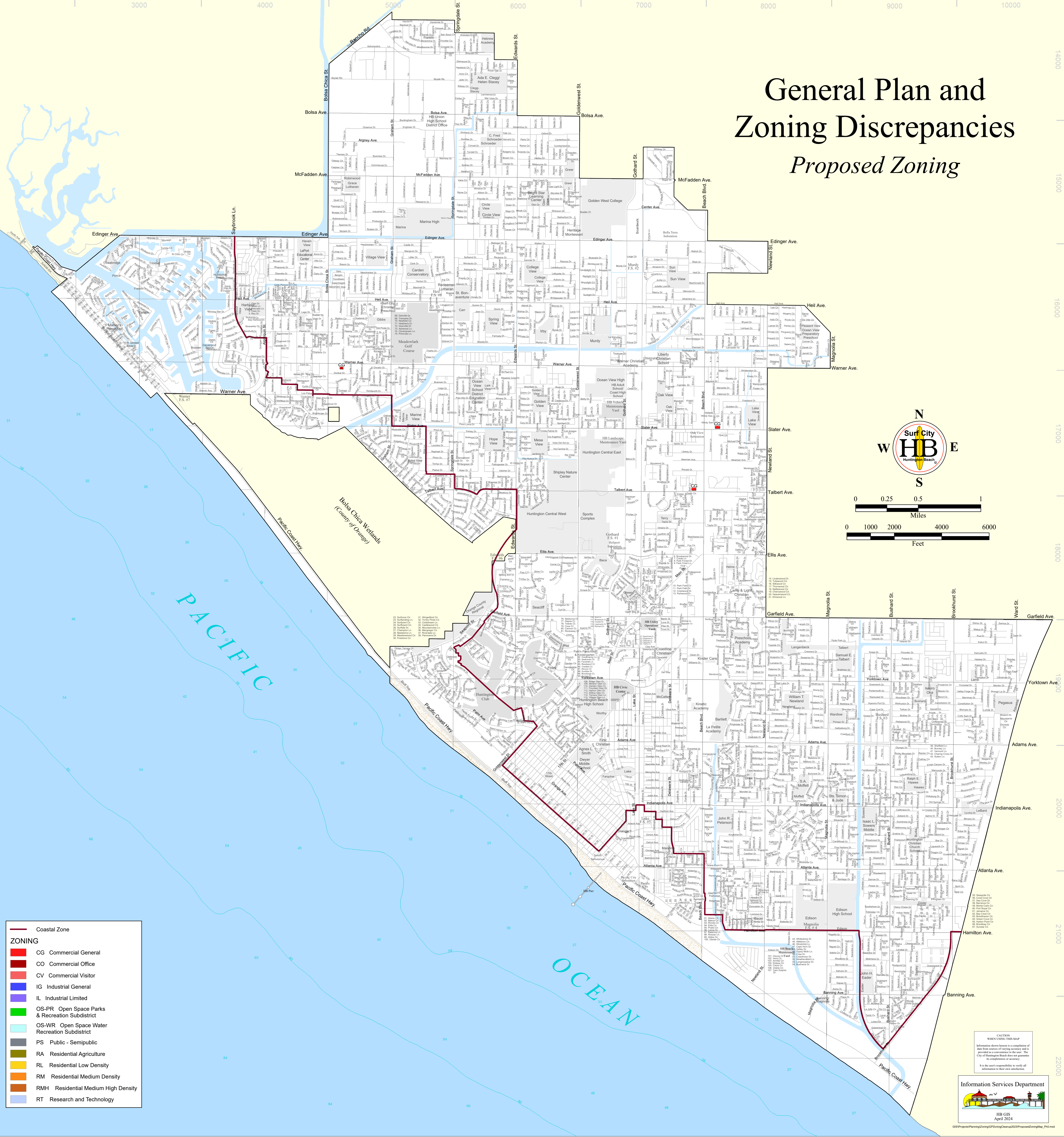
CAUTION  
WHEN USING THIS MAP  
Information shown herein is a compilation of data from various sources and is provided as a convenience to the user. The City of Huntington Beach does not guarantee the accuracy of the information shown on this map. It is the user's responsibility to verify all information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





# 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
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