

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH AMENDING
THE BELLA TERRA SPECIFIC PLAN TO REVISE THE ZONING BOUNDARIES
AND DEVELOPMENT STANDARDS OF THE REAL PROPERTY LOCATED AT 7777
EDINGER AVENUE
(ZONING TEXT 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 Text Amendment No. 21-003, which revises the existing zoning boundaries between Area A and Area B, and establishes new development standards for Area B.2 for the property located at 7777 Edinger Avenue, otherwise referred to as the Bella Terra Specific Plan Area; 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 located at 7777 Edinger Avenue and is more particularly described in the existing and proposed boundary maps attached hereto as Exhibit A and incorporated herein by this reference.

SECTION 2: That the zoning boundaries of the Subject Property referenced as Area A and Area B are hereby changed as depicted in Exhibit A.

SECTION 3: That the text and figure revisions of the Bella Terra Specific Plan are hereby changed as depicted in Exhibit B.

SECTION 4: That the Bella Terra Specific Plan is hereby amended to reflect Zoning Map Amendment No. 21-003 as described herein. The Director of Community Development is hereby directed to prepare and file an amended Bella Terra Specific Plan. A copy of the modified Specific Plan shall be available for inspection in the Office of the City Clerk.

SECTION 5: 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 _____, 2022.

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: — ~~Area A and Area B Existing and Proposed Boundaries~~

Exhibit B: — ~~Amended Bella Terra Specific Plan~~