

**ORDINANCE NO. \_\_\_\_\_**

**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. 22-003)**

**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. 22-003, 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. 22-003 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 \_\_\_\_\_, 2023.

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Mayor

ATTEST:

APPROVED AS TO FORM:

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City Clerk

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City Attorney

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

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City Manager

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Community Development Director

ATTACHMENTS:

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