

ORDINANCE NO. 4257

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH AMENDING  
THE HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE TO REZONE  
THE REAL PROPERTY LOCATED AT 8371 TO 8461 TALBERT AVENUE FROM  
RESIDENTIAL LOW DENSITY (RL) TO RESIDENTIAL MEDIUM DENSITY (RM)  
(ZONING MAP AMENDMENT NO. 21-001)

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. 21-001, which rezones the property located at 8371 to 8461 Talbert Avenue from Residential Low Density (RL) to Residential Medium Density (RM); 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 8371 to 8461 Talbert Avenue 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 Residential Low Density (RL) to Residential Medium Density (RM) (Exhibit B).

SECTION 3: That the Huntington Beach Zoning and Subdivision Ordinance is hereby amended to reflect Zoning Map Amendment No. 21-001 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 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 *AW*

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

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

*Wanda P. De...*  
\_\_\_\_\_  
Director of Community Development

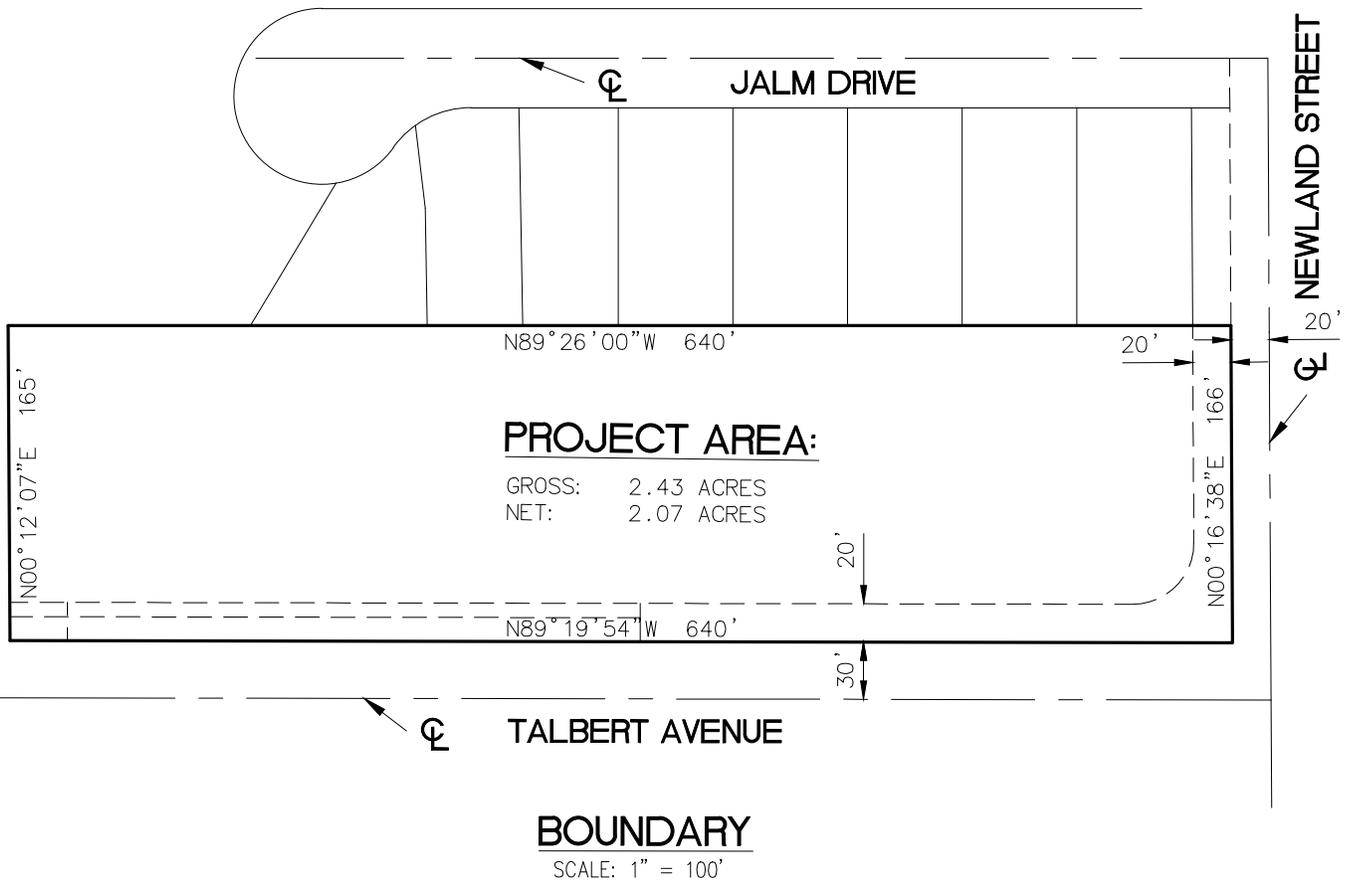
ATTACHMENTS:

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

Exhibit A

**PROJECT BOUNDARY AND LEGAL DESCRIPTION**

8371-8375 TALBERT AVENUE  
HUNTINGTON BEACH, CA 92646



**LEGAL DESCRIPTION**

REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: (APN 167-531-24)

PARCELS 2 AND 3, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTH 130.00 FEET THEREOF.

PARCEL B: (APN 167-531-23)

PARCEL 4, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 42, PAGE 34 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTH 130.00 FEET THEREOF.

Exhibit B

# Proposed Zoning

Stymie Dr.

PS

## RM-12

Pollard Ln.

Hawes Ln.

Maggie Ln.

Newland St.

Jalm Dr.

(Q)RA

## RL

## RM

167-531-23

167-531-23

Talbert Ave.

## RL

## RL