

RESOLUTION NO. 2024-52

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF HUNTINGTON BEACH APPROVING
GENERAL PLAN AMENDMENT NO. 21-004 FOR THE BOLSA CHICA SENIOR CARE
COMMUNITY

WHEREAS, General Plan Amendment No. 21-004 proposes to amend Figure LU-2 of the Land Use Element of the City's General Plan to change the land use designation of the real property consisting of an approximately 3.1-acre site generally located on the southwest corner of Warner Avenue at Bolsa Chica Street, as more particularly described in Exhibits A and B attached hereto, from CG (Commercial General) to Mixed Use with a Specific Plan Overlay (M-sp); and

Pursuant to California Government Code Section 65354, the Planning Commission of the City of Huntington Beach, after notice duly given, held public hearings on September 10 and September 24, 2024 to consider General Plan Amendment No. 21-004; and

The Planning Commission, after considering the environmental documents for the Project comprising the Revised Draft Environmental Impact Report ("DEIR") No. 21-004, along with the Final Revised DEIR, including Response to Comments, Mitigation Monitoring Program ("MMP"), the Draft Findings and Facts in Support of Findings, the City Planning Staff Report, and evidence both written and oral, presented to and considered by the Planning Commission at the above-referenced, duly noticed hearings, recommended approval of said General Plan Amendment and certification of the EIR to the City Council; and

Pursuant to California Government Code, the City Council of the City of Huntington Beach, after notice duly given, held a public hearing on October 15, 2024 to consider General Plan Amendment No. 21-004; and

The City Council finds that said General Plan Amendment No. 21-004 is necessary to address the changing demographics and maintain the continued orderly development of the community, to accomplish refinement of the General Plan, and is consistent with all other elements of the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huntington Beach as follows:

SECTION 1: That the real property that is the subject of this Resolution (hereinafter referred to as the "Subject Property") is generally located on the southwest corner of Warner

Avenue at Bolsa Chica Street and is more particularly described in the legal description and maps attached hereto as Exhibits A and B incorporated by this reference as though fully set forth herein.

SECTION 2: That General Plan Amendment No. 21-004 is hereby approved. The Community Development Director is hereby directed to prepare and file an amended Land Use Map and Figure LU-3. A copy of said map and figure, as amended, shall be available for inspection in the Community Development Department. This resolution shall take effect immediately.

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: Amended Figure LU-3

EXHIBIT "A"

All that certain real property situated in the County of Orange, State of California, described as follows:

PARCEL A:

THE NORTH 180.00 FEET OF THE EAST 180.00 FEET OF LOT 2 IN BLOCK 20 OF TRACT NO. 86, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 35 AND 36, MISCELLANEOUS MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE WEST 30.00 FEET OF BOLSA CHICA STREET ADJOINING SAID LOT ON THE EAST VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, A CERTIFIED COPY OF WHICH WAS RECORDED ON JULY 15, 1943 IN BOOK 1197, PAGE 424, OFFICIAL RECORDS, LYING BETWEEN THE EASTERLY PROLONGATION OF THE LINE OF SAID LOT AND THE SOUTH LINE OF THE NORTH 180.00 FEET OF SAID LOT.

EXCEPTING THEREFROM THE INTEREST IN THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF HUNTINGTON BEACH, FOR ROAD PURPOSES BY DEED RECORDED NOVEMBER 20, 1963 IN BOOK 6813, PAGE 177, OFFICIAL RECORDS.

APN: 163-281-01

PARCEL B:

LOT 2 IN BLOCK 20 OF TRACT NO. 86, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 35 AND 36 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE WEST 30.00 FEET OF BOLSA CHICA STREET ADJOINING SAID LOT 2 ON THE EAST, VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, A CERTIFIED COPY OF WHICH RECORDED JULY 15, 1943, IN BOOK 1197 PAGE 424 OFFICIAL RECORDS.

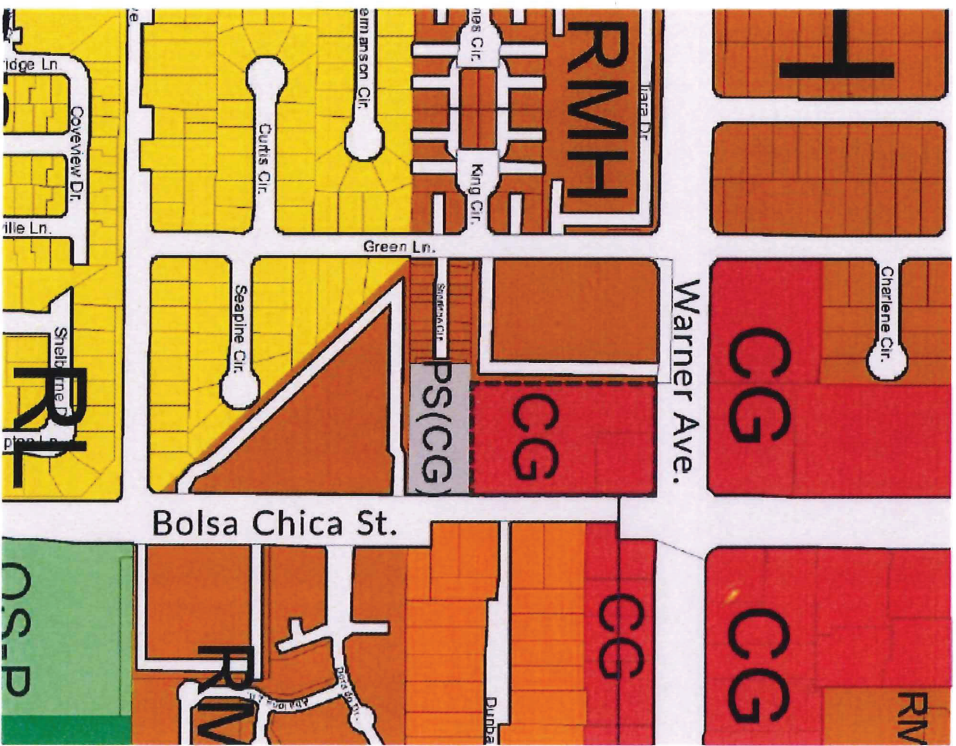
TITLE WHICH WOULD PASS WITH A LEGAL CONVEYANCE OF SAID LAND.

EXCEPTING THEREFROM THE SOUTH 150.00 FEET.

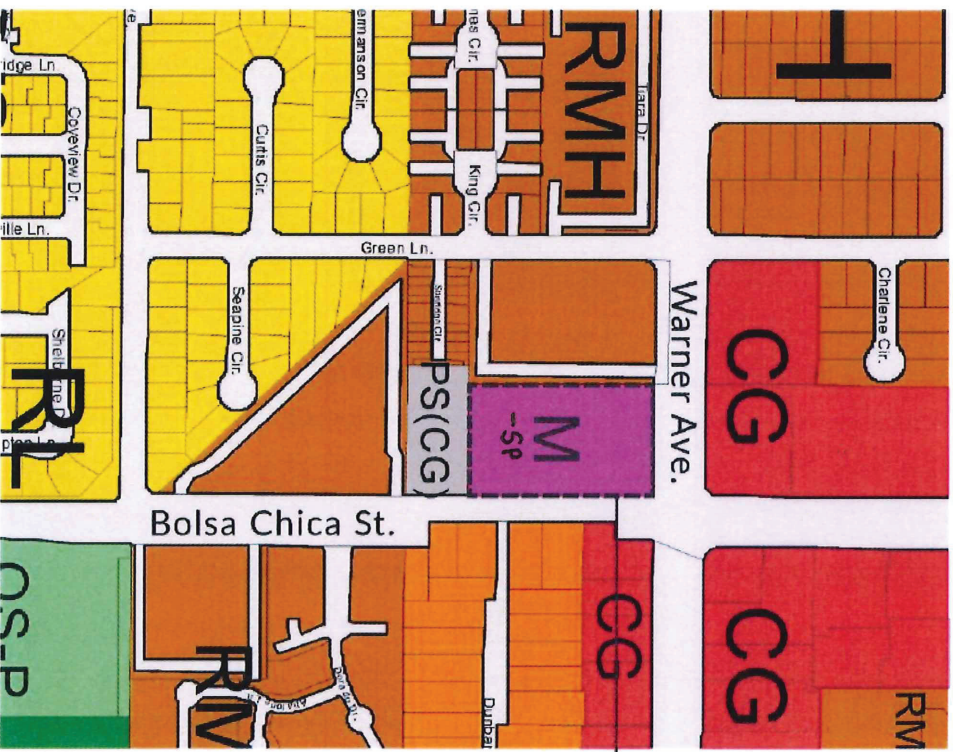
ALSO EXCEPTING THE NORTH 180 FEET OF THE EAST 180 FEET THEREOF, MEASURED FROM THE CENTER LINE OF BOLSA CHICA STREET ADJOINING ON THE EAST.

ALSO, EXCEPTING ALL MINERALS, INCLUDING, BUT NOT LIMITED TO OIL, GAS, OTHER HYDROCARBONS, GRAVEL AND STEAM ALL BELOW 500 FEET FROM THE SURFACE OF SUCH LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, EXCEPTING BELOW 500 FEET FROM SUCH SURFACE, RESERVED IN DEED FROM CHARLES HERMENSEN AS TRUSTEE FOR THE CHARLES L. HERMENSEN TRUST RECORDED JULY 9, 1982 AS INSTRUMENT NO. 82-237601 OF OFFICIAL RECORDS.

APN: 163-281-02



LAND USE MAP - EXISTING PLAN



LAND USE MAP - PROPOSED

LEGEND

RL	Residential Low Density
RM	Residential Medium Density
RMH	Residential Medium High Density
OS-P	Park
OS-E	Conservation
CG	Commercial General
M	Mixed Use