

ORDINANCE NO. 4316

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH AMENDING THE  
HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE TO REZONE 18  
PARCELS CONSISTING OF CHURCHES AND SCHOOLS INTO CONFORMANCE WITH  
THEIR GENERAL PLAN DESIGNATIONS  
(ZONING MAP AMENDMENT NO. 23-002)

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. 23-002, which rezones 18 parcels consisting of Churches and Schools 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 18 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 Public Semipublic (PS) 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. 23-002 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

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

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

REVIEWED AND APPROVED:

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

INITIATED AND APPROVED:

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

ATTACHMENTS

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

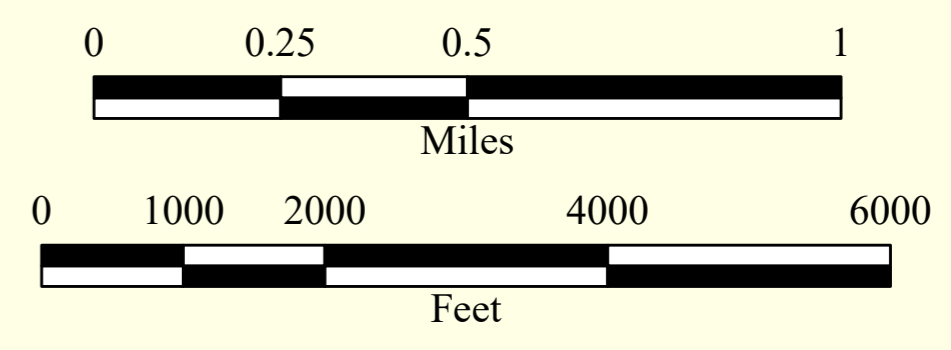
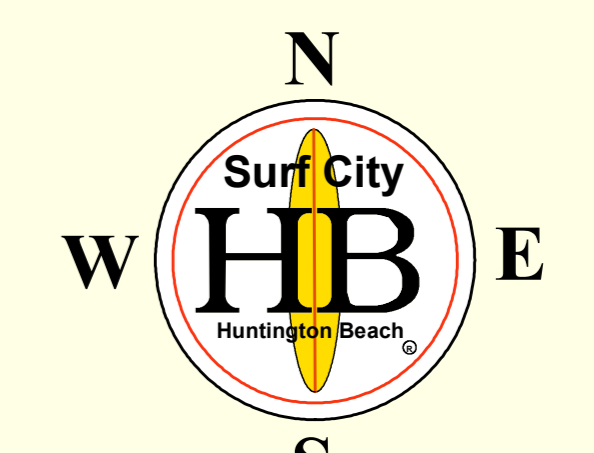
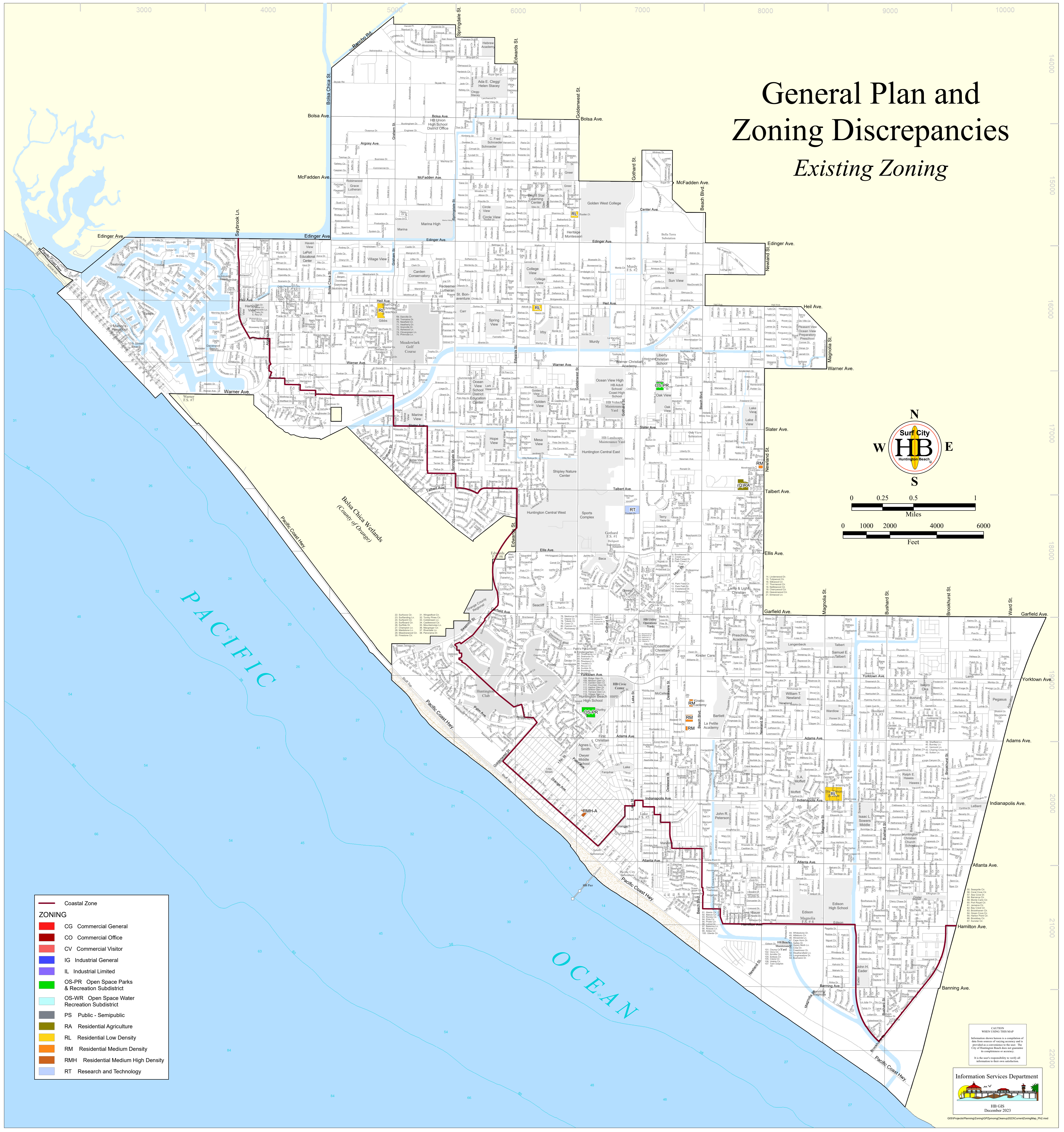
APN	Address	Existing Zone Type	New Zone Type	Existing General Plan	Existing Use	Acres	Area (sq. ft.)	Legal Description
023-020-21	Unaddressed Parcel, Part of Huntington Beach High School 1905 Main St	OS-PR	PS	PS(RL)	Sports fields for HBHS	4.68	203,810.10	TRACT 260 LOT A POR OF LOT AND TRACT 51 BLK 1804 POR OF LOTS 11 & 13 ANDPOR OF ABAND ALLEY
024-111-24	326 11th St	RMH-A	PS	PS(RMH)	Parking lot for St. Mary's by the Sea Church	0.13	5,875.20	A TR HUNTINGTON BEACH CITY BLK 310 LOT 22 HUNTINGTON BEACH CITY LOT 22 BLK 310(LOT 24 BLK
024-111-25	309 10th St	RMH-A	PS	PS(RMH)	St. Mary's by the Sea Church	0.66	28,667.99	P BK 259 PG 49 PAR 1
025-191-08	721 Utica Ave	RM	PS	PS(RM)	Kinetic Academy School	0.52	22,500.61	A TR EAST SIDE VILLA TR BLK EAST SIDE VILLA TR LOT BLK 2107 POR OF BLK
025-191-52	719 Utica Ave	RM	PS	PS(RM)	Kinetic Academy School	0.52	22,498.13	A TR EAST SIDE VILLA TR BLK LOT 2107 EAST SIDE VILLA TR LOT 2107 POR OF LOT
025-200-48	1912 Florida St	RM	PS	PS(RM)	Joyful Noises Preschool	1.97	85,806.78	TR 1916 LOT POR OF TRACT -INC POR ST & ALLEYS ADJ- AS PER DD -7280/7140 R-
025-200-70	1728 Florida St	RM	PS	PS(RM)	Parking lot for Beach Bible Church	1.14	49,504.86	A TR EAST SIDE VILLA TR BLK 1807 EAST SIDE VILLA TR BLK 1807 S 1/2 OF BLK
111-372-24	17131 Emerald Lane	OS-PR	PS	PS(RM)	Sycamore Creek Community Charter School/Oak View Preschool	2.34	101,915.27	S TWP 5 RGE 11 SEC 26 SEC 26 T 5 R 11 S 1 AC M/L N 1.50 AC W1/2 SE1/4
145-263-42	15761 Goldenwest St	RL	PS	PS(RL)	Institute of Religion - The Church of Jesus Christ of Latter-day Saints	1.86	81,183.30	S TWP 5 RGE 11 SEC 15 SEC 15 T 5 R 11 POR SE1/4
146-211-02	5402 Heil Ave	RL	PS	PS(RL)	The Church of Jesus Christ of Latter-day Saints	3.99	173,833.12	N TR 86 BLK 4 TR 86 LOT BLK 4 W 311.55 FT N 640.74 FT
146-483-29	6662 Heil Ave	RL	PS	PS(RL)	Community United Methodist Church	2.38	104,096.14	S TWP 5 RGE 11 SEC 22 SEC 22 T 5 R 11 RECTANG 2.39 AC M/L IN NE1/4

APN	Address	Existing Zone Type	New Zone Type	Existing General Plan	Existing Use	Acres	Area (sq. ft.)	Legal Description
151-201-27	Unaddressed Parcel, Part of St. Simon and Jude Church (20444 Magnolia St)	RL	PS	PS(RL)	St. Simon & Jude Church/School	0.31	13,505.22	S TWP 6 RGE 10 SEC 7 SEC 7 T 6 R 10 POR NW1/4
151-201-28	Unaddressed Parcel, Part of St. Simon and Jude Church (20444 Magnolia St)	RL	PS	PS(RL)	St. Simon & Jude Church/School	2.7	117,722.53	S TWP 6 RGE 10 SEC 7 SEC 7 T 6 R 10 POR NW1/4
151-201-29	20444 Magnolia St	RL	PS	PS(RL)	St. Simon & Jude Church/School	1.08	46,998.68	S TWP 6 RGE 10 SEC 7 SEC 7 T 6 R 10 POR NW1/4
151-201-30	20400 Magnolia St	RL	PS	PS(RL)	St. Simon & Jude Church/School	5.42	236,152.46	S TWP 6 RGE 10 SEC 7 SEC 7 T 6 R 10 POR NW1/4
159-201-21	18162 Gothard St	RT	PS	PS(RT)	Seabreeze Church	4.65	202,688.85	N TR 8788 BLK LOT 24
167-531-09	17791 Newland St	RM	PS	PS(RM)	First Samoan Congregational	1.04	45,336.79	S TWP 5 RGE 11 SEC 25 SEC 25 T 5 R 11 POR SW1/4
167-601-18	8345 Talbert Ave	RA	PS	PS(OS-PR)	St. Vincent de Paul Catholic Church	4	174,235.96	P BK 147 PG 28 PAR 1



# 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

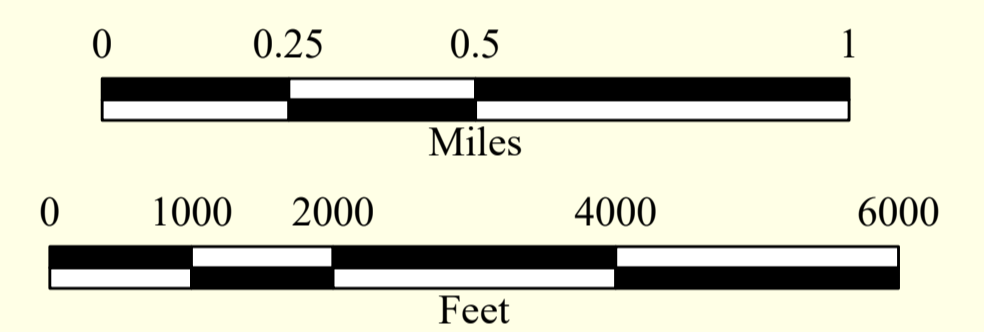
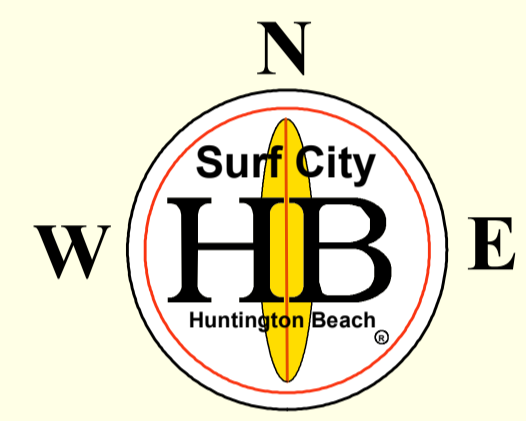
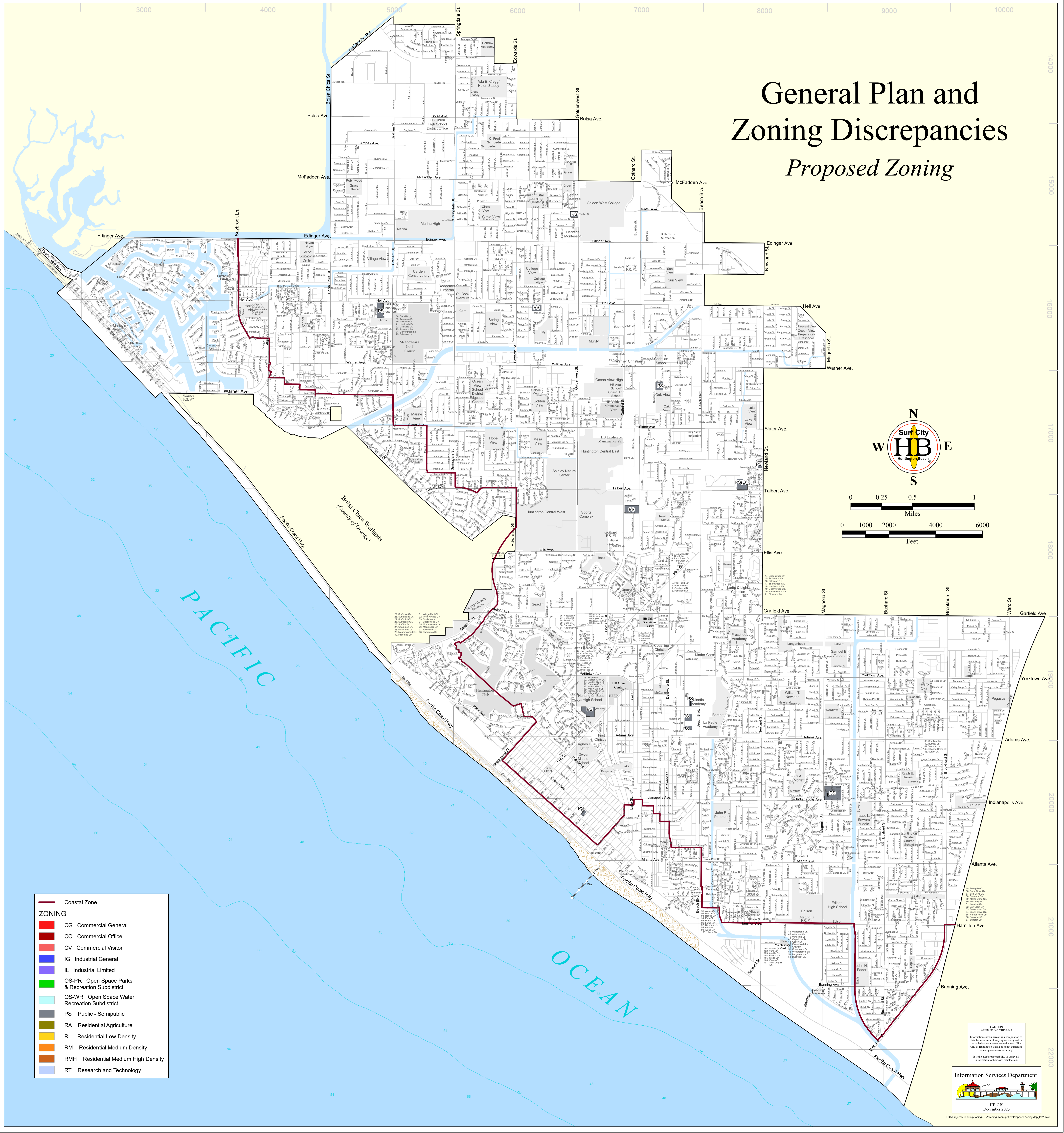
CAUTION  
WHEN USING THIS MAP  
Information shown herein is a compilation of data from sources of varying accuracy and is provided as a convenience to the user. The City of Huntington Beach does not guarantee its completeness or accuracy.  
It is the user's responsibility to verify all information for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





# General Plan and Zoning Discrepancies

## Proposed Zoning



- ZONING**
- Coastal Zone
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HB GIS  
December 2023

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