

ORDINANCE NO. 4211

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH AMENDING DISTRICT MAP 10 (SECTIONAL MAP 10-6-11) OF THE HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE TO REZONE THE REAL PROPERTIES LOCATED AT 311 17<sup>th</sup> STREET (APN # 023-156-13 AND APN # 023-156-14) FROM COMMERCIAL GENERAL (CG) TO RESIDENTIAL MEDIUM HIGH DENSITY - SUBDISTRICT (RMH-A) (ZONING MAP AMENDMENT NO. 20-001)

WHEREAS, pursuant to California State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate public hearings to consider Zoning Map Amendment No. 20-001, which rezones the properties generally located at 311 17<sup>th</sup> Street (APN # 023-156-13 and APN # 023-156-14) on the west side of 17<sup>th</sup> Street and north of Olive Avenue from Commercial General (CG) to Residential Medium High Density - Subdistrict (RMH-A); 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 ordain as follows:

SECTION 1: That the real properties that are the subject of this ordinance are located on the west side of 17<sup>th</sup> Street, north of Olive Avenue, and more particularly described in the legal description and map attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.

SECTION 2: That the zoning designation of the Subject Properties are hereby changed from Commercial General (CG) to Residential Medium High Density – Subdistrict (RMH-A).

SECTION 3: District Map 10 (Sectional Map 10-6-11) of the City of Huntington Beach Zoning and Subdivision Ordinance is hereby amended pursuant to Zoning Map Amendment No. 20-001 as described herein. The Director of Community Development is hereby directed to prepare and file an amended map. A copy of said District Map, as amended, shall be available for inspection in the Office of 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 \_\_\_\_\_ 2020.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney *MW*

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

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

*Wm. P. De...*  
\_\_\_\_\_  
Community Development Director

ATTACHMENTS

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

# LEGAL DESCRIPTION

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

PARCEL #1:  
APN 023-156-13

LOT 11 IN THE EAST 60.00 FEET OF THE WEST 180.00 FEET OF THE NORTH 150.00 FEET OF LOT 11 IN BLOCK 317 OF HUNTINGTON BEACH, SEVENTEENTH STREET SECTION, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.

PARCEL #2:  
APN 023-156-14

LOT 9 IN BLOCK 317 OF HUNTINGTON BEACH, SEVENTEENTH STREET SECTION, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 10 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.

Prepared by or under my supervision



THANH C. NGUYEN  
RCE 81016, Expires: 09/31/2021



4/15/20  
Date

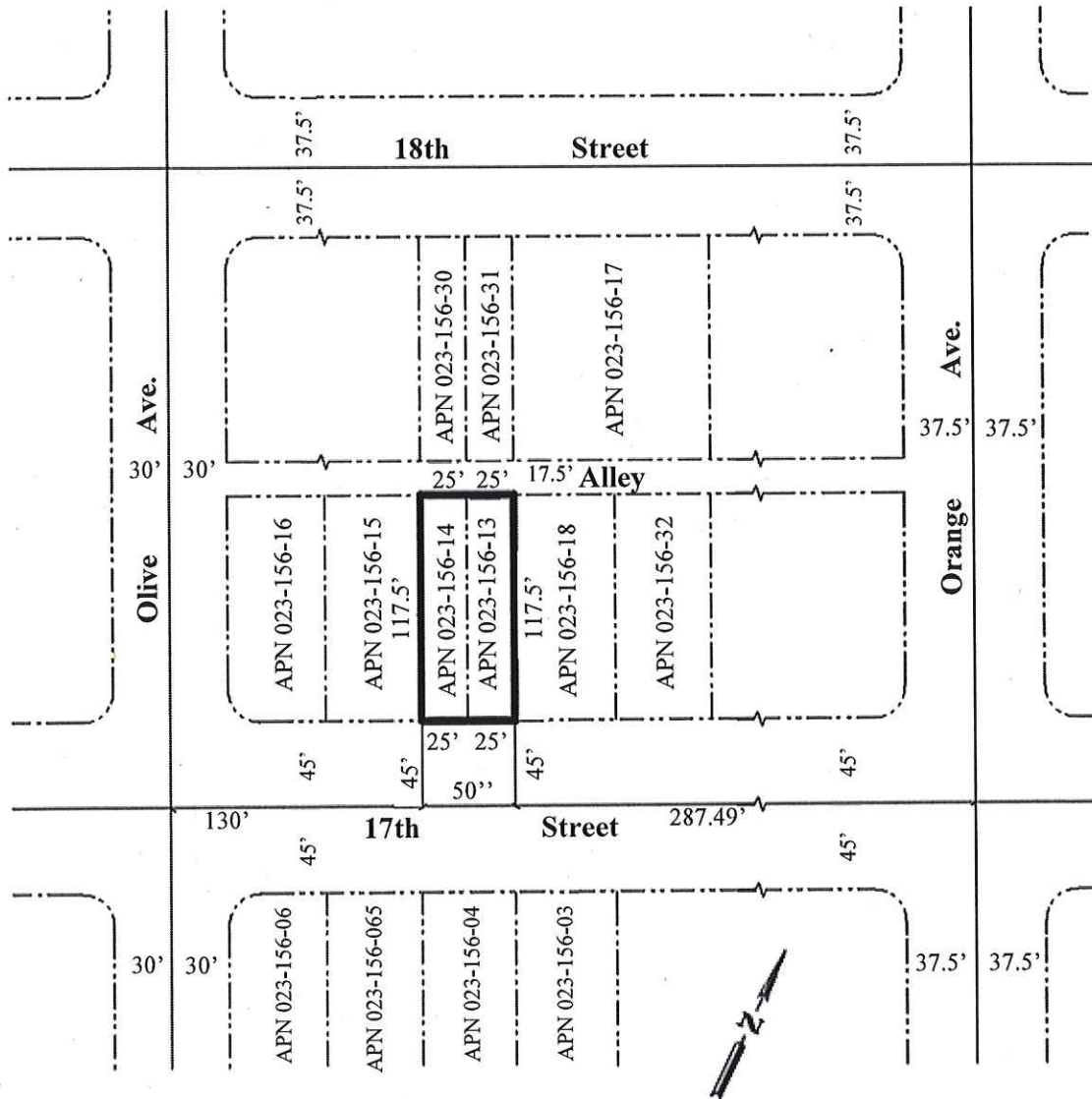
## ND Engineering, Inc.

12682 Joy Street, #A  
Garden Grove, CA 92840  
Tel.: +1 909 534 7760  
Email: Thanh.cpe20@gmail.com

EXHIBIT "A"  
Legal Description for  
APN 023-156-13 &  
023-156-14

Address: 309 & 311 17<sup>th</sup> St., Huntington Beach CA

# SKETCH



Not to Scale

**RECORD DATA NOTES:**

THIS EXHIBIT WAS PREPARED FROM RECORD DATA AS SHOWN IN HUNTINGTON BEACH, SEVENTEENTH STREET SECTION RECORDED IN BOOK 4, PAGE 10 MISCELLANOUS MAPS IN THE OFFICE OF ORANGE COUNTY RECORDER, STATE OF CALIFORNIA.

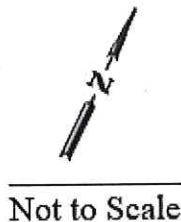
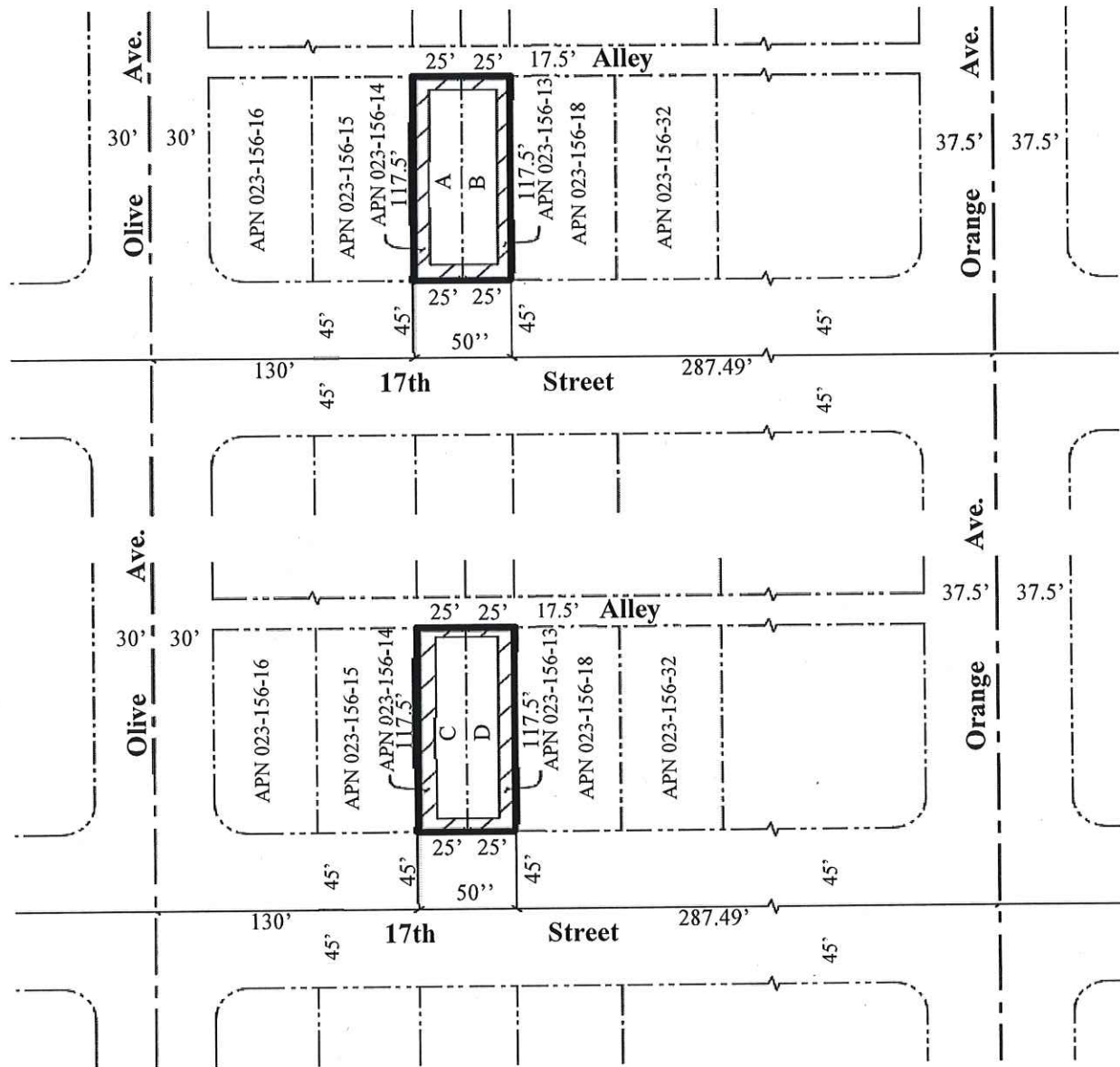


**ND Engineering, Inc.**

12682 Joy Street, #A  
 Garden Grove, CA 92840  
 Tel.: +1 909 534 7760  
 Email: Thanh.cpe20@gmail.com

**EXHIBIT "B"**  
 Sketch to Legal Description for  
 APN 023-156-13  
 & 023-156-14

Address: 309 & 311 17<sup>th</sup> St., Huntington Beach CA



A&B: EXISTING ZONING  
COMMERCIAL GENERAL.

C&D: PROPOSED ZONING RES. MEDIUM  
HIGH DENSITY - SUBDISTRICT



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**EXISTING AND PROPOSED ZONING  
PLAN FOR  
APN023-156-13 &  
023-156-14**  
Address: 309 & 311 17<sup>th</sup> St., Huntington Beach CA