

ORDINANCE NO. 4306

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH  
AMENDING THE HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE TO  
REZONE 17 PARCELS CONSISTING OF CITY PARKS AND CITY OWNED PROPERTY  
INTO CONFORMANCE WITH THEIR GENERAL PLAN DESIGNATIONS  
(ZONING MAP AMENDMENT NO. 23-001)

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. 23-001, which rezones 17 parcels consisting of City Parks and City owned property 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 it 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 17 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 match their corresponding General Plan designations as described in the map hereto as Exhibit B.

SECTION 3. That the Huntington Beach Zoning and Subdivisions Ordinance is hereby amended to reflect the Zoning Map Amendment No. 23-001 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

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


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



REVIEWED AND APPROVED:

APPROVED AS TO FORM:

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

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

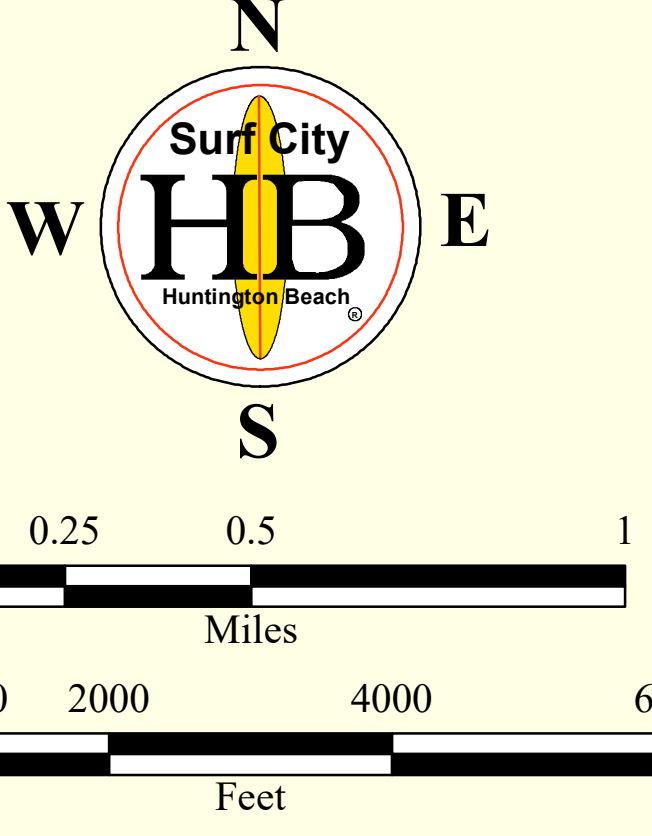
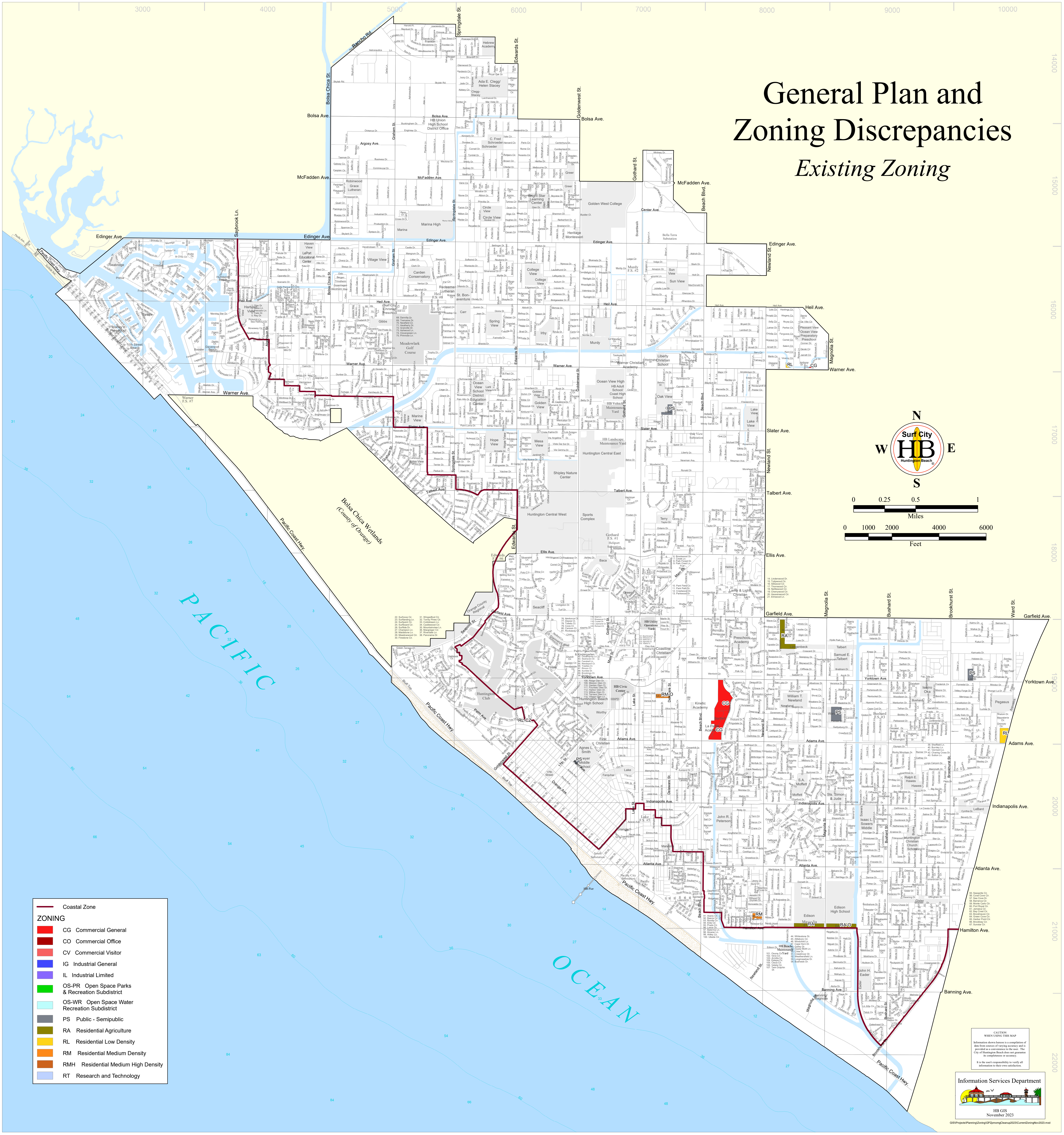
APN	Address	Existing Zone Type	New Zone Type	Existing General Plan	Existing Use	Acres	Area (sq. ft.)	Legal Description
023-100-07	770 17th Street	PS	OS-PR	OS-P	City Gym City Owned	0.78	34,122.82	A TR HUNTINGTON BEACH WESLEY HEIGHTS BLK 715 HUNTINGTON BEACH WESLEY HEIGHTS LOT POR BLKS
025-071-14	Unaddressed Parcel (south of 2309 Delaware Street)	RM-O	OS-PR-O	OS-P	McCallen Park City Owned	0.91	39,604.97	A TR EAST SIDE VILLA TR BLK EAST SIDE VILLA TR LOT BLK 2203 POR OF BLK
025-071-15	Unaddressed Parcel (south of 2309 Delaware Street)	RM-O	OS-PR-O	OS-P	McCallen Park City Owned	0.23	9,900.74	A TR EAST SIDE VILLA TR BLK 2203 EAST SIDE VILLA TR BLK 2203 POR OF BLK
025-071-45	Unaddressed Parcel (south of 2309 Delaware Street)	RM-O	OS-PR-O	OS-P	McCallen Park City Owned	1.1	47,812.58	A TR EAST SIDE VILLA TR BLK 2204 EAST SIDE VILLA TR BLK 2204 POR OF BLK
107-573-38	8651 Warner Avenue	RL	PS	P	Pump Station City Owned	0.27	11,737.62	N TR 3430 BLK LOT A TR 3430 LOT A POR OF LOT
107-813-03	8851 Warner Avenue	CG	PS	P	Pump Station City Owned	0.13	5,797.00	S TWP 5 RGE 11 SEC 24 T 5 R 11 SEC 24 POR SE1/4
148-012-06	Unaddressed Parcel (south of 21441 Magnolia Street)	RA	OS-PR	OS-P	Edison Park (SCE Owned)	5.25	228,506.38	
148-131-06	21401 Newland Street	RM	OS-PR	OS-P	Bauer Park City Owned	2.04	88,885.09	N TR 16733 BLK LOT 13
149-231-04	Unaddressed Parcel (south of 21400 Magnolia Street)	RA-O	OS-PR-O	OS-P	Edison Park (SCE Owned)	5.24	228,409.17	
153-091-15	Unaddressed Parcel (east of 19822 Beach Boulevard)	CG	OS-PR	OS-P	Bartlett Park City Owned	7.98	347,438.55	S TWP 6 RGE 11 SEC 1 T 6 R 11 SEC 1 POR SW1/4
153-091-29	19822 Beach Boulevard	CG	OS-PR	OS-P	Bartlett Park City Owned	19.16	834,632.18	S TWP 6 RGE 11 SEC 1 T 6 R 11 SEC 1 POR SW1/4

APN	Address	Existing Zone Type	New Zone Type	Existing General Plan	Existing Use	Acres	Area (sq. ft.)	Legal Description
153-091-30	Unaddressed Parcel (south of 19822 Beach Boulevard)	CG	OS-PR	OS-P	Bartlett Park City Owned	0.59	25,890.36	S TWP 6 RGE 11 SEC 1 T 6 R 11 SEC 1 POR SW1/4
153-271-06	19762 Magnolia Street	PS	OS-PR	OS-P	Wardlow Park City Owned	6	261,444.45	TR NO 4493 POR OF LOT 86 AND RECTANGULAR LOT IN NW1/4 SW1/4 SEC 6 T6S R10W
153-502-28	8721 Suncoral Drive	RA	OS-PR	OS-P	Langenbeck Park (SCE Owned)	7.78	338,887.76	
155-094-11	10449 Adams Avenue	RL	PS	P	Monroe Pacific Nursery City Owned	4.32	188,223.62	S TWP 6 RGE 10 SEC 5 SEC 5 T 6 R 10 4.33 AC M/L S1/2
155-263-14	10151 Yorktown Avenue	PS	OS-PR	OS-P	Lamb Park City Owned	2.6	113,177.26	S TWP 6 RGE 10 SEC 5 T6S R10W SEC 5 POR OF SW1/4 NW1/4
165-241-37	17261 Oak Lane	PS	OS-PR	OS-P	Oak View Park City Owned	2.54	110,831.40	S TWP 5 RGE 11 SEC 26 T 5 R 11 SEC 26 POR NE1/4



# General Plan and Zoning Discrepancies

## Existing Zoning



**ZONING**

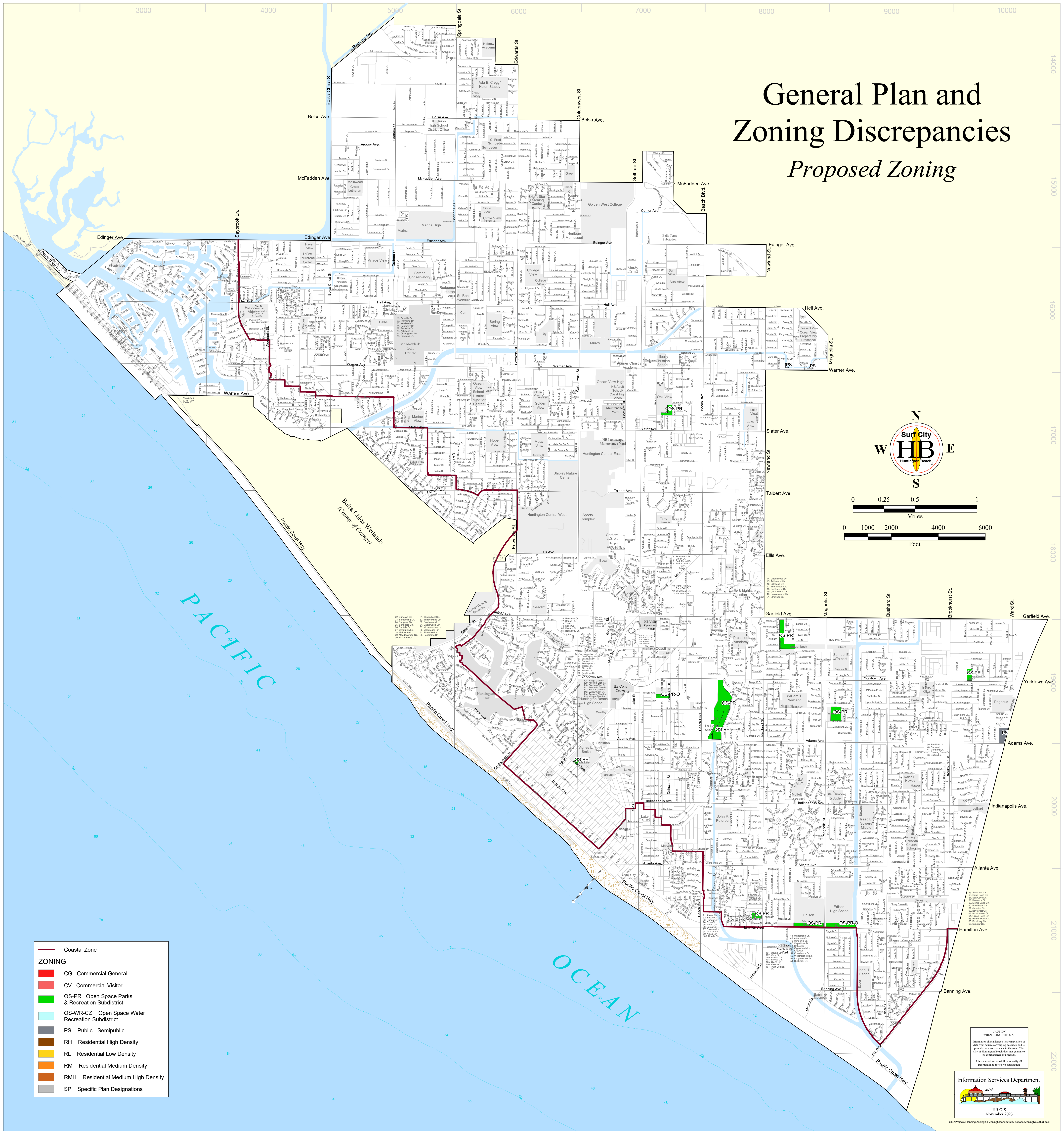
	Coastal Zone
	CG Commercial General
	CO Commercial Office
	CV Commercial Visitor
	IG Industrial General
	IL Industrial Limited
	OS-PR Open Space Parks & Recreation Subdistrict
	OS-WR Open Space Water Recreation Subdistrict
	PS Public - Semipublic
	RA Residential Agriculture
	RL Residential Low Density
	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 the completeness or accuracy.  
 It is the user's responsibility to verify all information to their own satisfaction.



# General Plan and Zoning Discrepancies

## Proposed Zoning



- Coastal Zone
- ZONING**
- CG Commercial General
- CV Commercial Visitor
- OS-PR Open Space Parks & Recreation Subdistrict
- OS-WR-CZ Open Space Water Recreation Subdistrict
- PS Public - Semipublic
- RH Residential High Density
- RL Residential Low Density
- RM Residential Medium Density
- RMH Residential Medium High Density
- SP Specific Plan Designations

N  
W E  
S

0 0.25 0.5 1  
Miles

0 1000 2000 4000 6000  
Feet

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**Information Services Department**

HB GIS  
November 2023