

ORDINANCE NO. 4325

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH  
AMENDING THE HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE TO  
REZONE 28 INCONSISTENTLY ZONED PARCELS INTO CONFORMANCE WITH THEIR  
RESIDENTIAL GENERAL PLAN DESIGNATIONS  
(ZONING MAP AMENDMENT NO. 24-005)

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. 24-005, which rezones 28 parcels which are inconsistently zoned to match their residential 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 28 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 the residential designation which matches 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. 24-005 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.

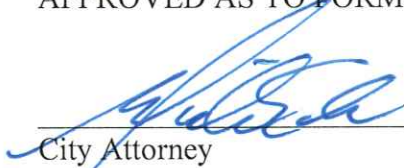
PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

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

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

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

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

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

ATTACHMENTS

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

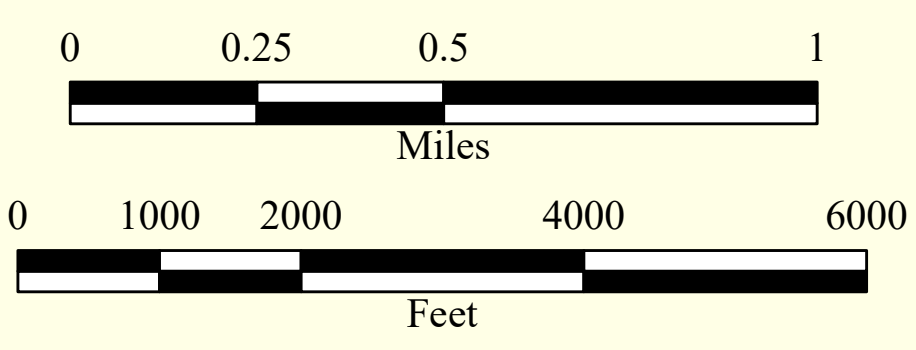
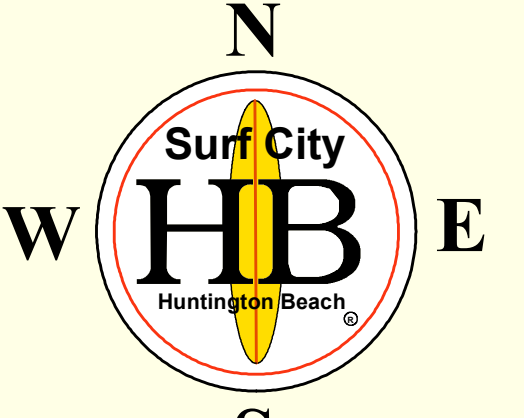
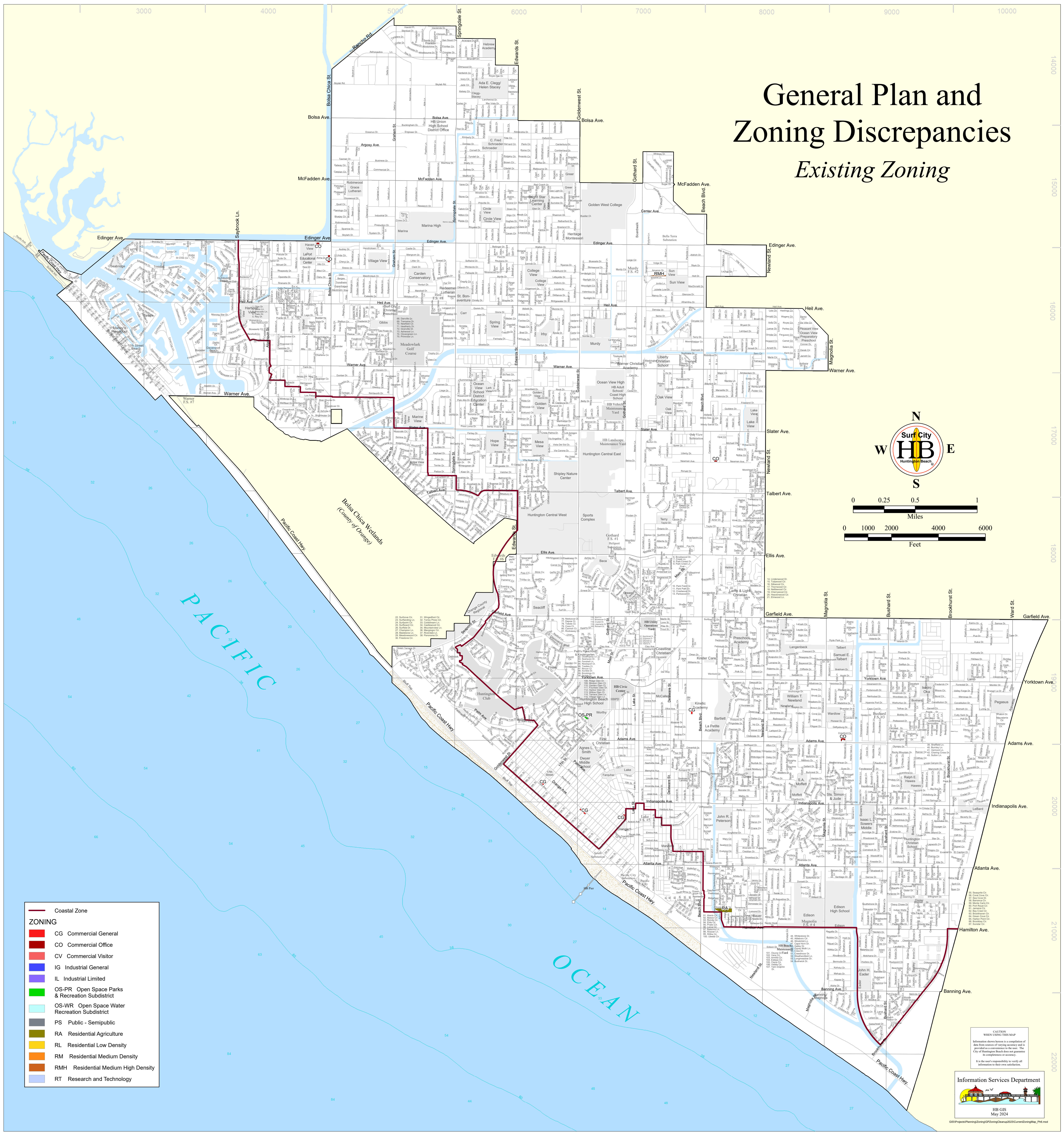
APN	Address	Existing Zone Type	New Zone Type	Existing General Plan	Existing Use	Acres	Area (sq. ft.)	Legal Description
023-020-20	Unaddressed Parcel, along Estate Circle	OS-PR	RL	RL	Drive aisle entrance for Crystal Island neighborhood	0.37	16,056.56	N TR 260 BLK LOT A TRACT 260 LOT A POR OF LOT
023-156-15	305 17 <sup>th</sup> Street	CG	RMH-A	RMH	Commercial office building	0.13	5,748.85	A TR HUNTINGTON BEACH 17TH STREET SECTION BLK 317 LOT 5 HUNTINGTON BEACH 17TH STREET SECTION LOT 5 BLK
024-027-09	327 11 <sup>th</sup> Street & 1105 Orange Avenue	CG	RMH-A	RMH	Liquor store and Single family residence	0.13	5,750.58	A TR HUNTINGTON BEACH CITY BLK 311 LOT 25 HUNTINGTON BEACH CITY LOT 25 BLK 311(LOT 27 BLK
024-095-05	619 Main Street	CG	RMH-A	RMH	Single family residential	0.07	2,937.71	A TR HUNTINGTON BEACH MAIN STREET SECTION BLK 606 LOT 8
024-095-06	617 Main Street	CG	RMH-A	RMH	Single family residential	0.07	2,937.71	A TR HUNTINGTON BEACH MAIN STREET SECTION BLK 606 LOT 7
024-095-07	609 Main Street	CG	RMH-A	RMH	Single family residential	0.13	5,750.37	A TR HUNTINGTON BEACH MAIN STREET SECTION BLK 606 LOT 5 HUNTINGTON BEACH MAIN STREET SECTION BLK 606
024-095-08	607 Main Street	CG	RMH-A	RMH	Single family residential	0.07	2,937.66	A TR HUNTINGTON BEACH MAIN STREET SECTION BLK 606 LOT 4
024-095-09	605 Main Street	CG	RMH-A	RMH	Single family residential	0.1	4,465.13	A TR HUNTINGTON BEACH MAIN STREET SECTION BLK 606 LOT 3 HUNTINGTON BEACH MAIN STREET SECTION LOT 3 BLK
024-095-10	603 Main Street	CG	RMH-A	RMH	Single family residential	0.12	5,136.49	A TR HUNTINGTON BEACH MAIN STREET SECTION BLK 606 LOT 1 HUNTINGTON BEACH MAIN STREET SECTION LOT 1 BLK
024-111-01	328 11 <sup>th</sup> Street, 1025 Orange Avenue	CG	RMH-A	RMH	Retail/ Restaurants	0.13	5,875.25	A TR HUNTINGTON BEACH CITY BLK 310 LOT 26 HUNTINGTON BEACH CITY LOT 26 BLK 310(LOT 28 BLK

APN	Address	Existing Zone Type	New Zone Type	Existing General Plan	Existing Use	Acres	Area (sq. ft.)	Legal Description
025-200-38	718 Utica Avenue	CG	RM	RM	Single family residential	0.21	9,000.82	A TR EAST SIDE VILLA TR BLK EAST SIDE VILLA TR BLK 2007 E 60FT W 240FT N
142-292-04	7561 Rhone Lane	RMH & RL	RL	RL	Single family residential	0.22	9,597.29	N TR 4150 BLK LOT 11
142-292-05	7571 Rhone Lane	RMH & RL	RL	RL	Single family residential	0.16	7,051.33	N TR 4150 BLK LOT 10
142-292-06	7591 Rhone Lane	RMH & RL	RL	RL	Single family residential	0.15	6,633.55	N TR 4150 BLK LOT 9
142-292-07	7601 Rhone Lane	RMH & RL	RL	RL	Single family residential	0.15	6,519.27	N TR 4150 BLK LOT 8
142-292-08	7611 Rhone Lane	RMH & RL	RL	RL	Single family residential	0.14	6,000.21	N TR 4150 BLK LOT 7
142-292-09	7621 Rhone Lane	RMH & RL	RL	RL	Single family residential	0.14	6,000.25	N TR 4150 BLK LOT 6
142-292-10	7631 Rhone Lane	RMH & RL	RL	RL	Single family residential	0.14	6,000.29	N TR 4150 BLK LOT 5
142-292-11	7641 Rhone Lane	RMH & RL	RL	RL	Single family residential	0.14	6,000.29	N TR 4150 BLK LOT 4
142-292-12	7651 Rhone Lane	RMH & RL	RL	RL	Single family residential	0.14	6,000.33	N TR 4150 BLK LOT 3
142-292-13	7661 Rhone Lane	RMH & RL	RL	RL	Single family residential	0.14	6,000.29	N TR 4150 BLK LOT 2
142-292-14	7671 Rhone Lane	RMH & RL	RL	RL	Single family residential	0.16	6,904.80	N TR 4150 BLK LOT 1
153-282-36	9131 Adams Avenue	CO	RL	RL	Medical office	0.52	22,621.41	N TR 4493 BLK LOT 82 TR 4493 LOT 82 AND LOTS 83 & 84
167-471-20	8101 Newman Avenue	CO	RMH	RMH	Medical office building	0.33	14,342.41	N TR 405 BLK LOT 20 TR 405 LOT 20 POR OF LOT
178-071-03	16111 Bolsa Chica Street	CO	RM	RM	Medical office building	0.21	9,255.95	N TR 5148 BLK LOT 9
178-071-19	4900 Edinger Avenue	CO	RM	RM	Dentist office	0.24	10,623.22	N TR 6334 BLK LOT 1
178-072-01	16141 Bolsa Chica Street	CO	RM	RM	Medical office building	0.22	9,799.78	N TR 5148 BLK LOT 8

<b>APN</b>	<b>Address</b>	<b>Existing Zone Type</b>	<b>New Zone Type</b>	<b>Existing General Plan</b>	<b>Existing Use</b>	<b>Acres</b>	<b>Area (sq. ft.)</b>	<b>Legal Description</b>
Tract 5581	21342 Ashburton Circle	RA	RMH	RMH	Open space for Multifamily (322 units, designated open space)	5.48	238,645.56	N TR 260 BLK LOT A TRACT 260 LOT A POR OF LOT

# 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 various sources 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 to their own satisfaction.

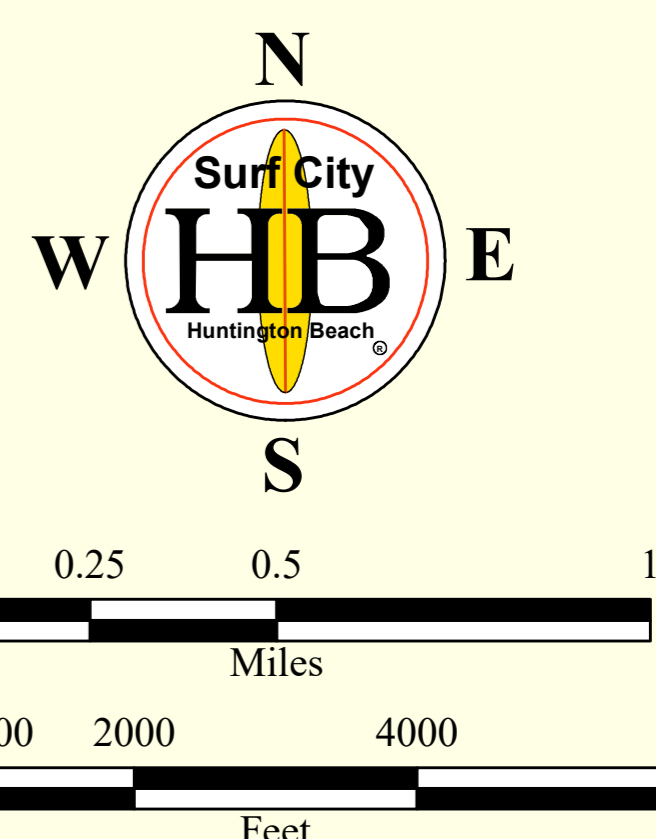
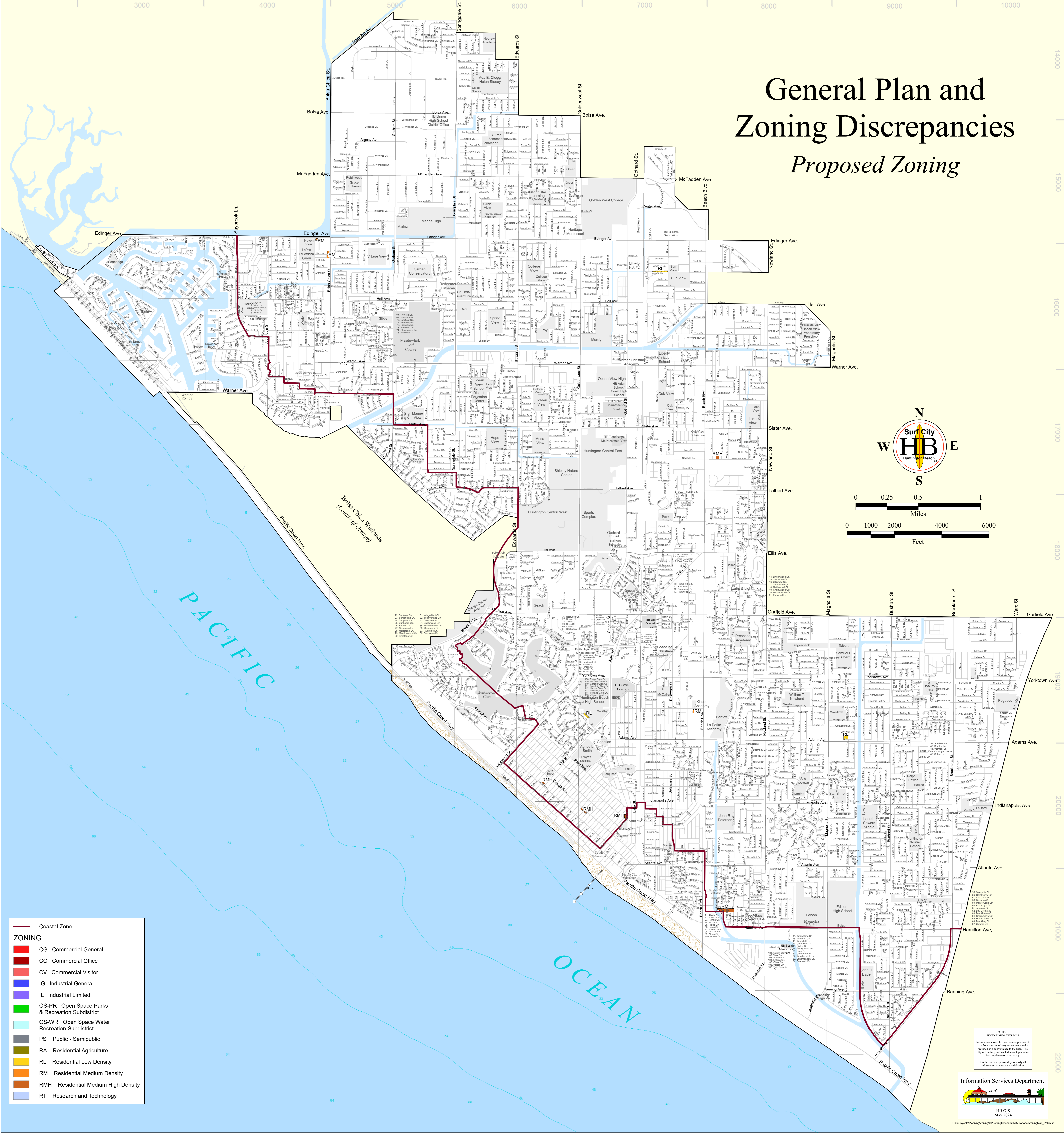


HB GIS  
May 2024

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# General Plan and Zoning Discrepancies

## Proposed Zoning



- ZONING**
- Coastal Zone
  - CG Commercial General
  - CO Commercial Office
  - CV Commercial Visitor
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  - IL Industrial Limited
  - OS-PR Open Space Parks & Recreation Subdistrict
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