

ORDINANCE NO. 4191

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH
AMENDING DISTRICT MAP 2 (SECTIONAL MAP 2-6-11) OF THE HUNTINGTON
BEACH ZONING AND SUBDIVISION TO REZONE THE REAL PROPERTY
LOCATED AT 712 UTICA AVENUE FROM COMMERCIAL GENERAL (CG) TO
RESIDENTIAL MEDIUM DENSITY (RM)
ZONING MAP AMENDMENT NO. 2018-002

WHEREAS, pursuant to the 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. 2018-002, which rezones the property generally located at 712 Utica Avenue on the south side of Utica Avenue and east of Florida Street from Commercial General (CG) to Residential Medium Density (RM); 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 property located on the south side of Utica Avenue, east of Florida Street, 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: Distract Map 2 (Sectional Map 2-6-11) of the City of Huntington Beach Zoning and Subdivision Ordinance is hereby amended pursuant to Zoning Map Amendment No. 2018-002, which designated the zoning for the property located at 712 Utica Avenue as Residential Medium Density (RM) as shown in the amended Zoning Map, attached hereto as Exhibit "B" and incorporated by this reference as though fully set forth herein.

SECTION 3: 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 _____ 2019.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney *NW*

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

City Manager



Director of Community Development

ATTACHMENTS

Exhibit A: Legal Description

Exhibit B: Amended Zoning Map

LEGAL DESCRIPTION

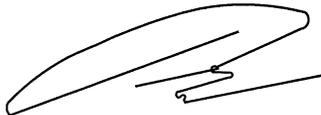
REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE EAST 60.00 FEET OF THE WEST 180.00 FEET OF THE NORTH 150.00 FEET OF BLOCK 2007, MAP OF EASTSIDE VILLA TRACT, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 65 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM TWO PERCENT OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY THEREON, AS RESERVED IN DEED RECORDED JUNE 10, 1958 IN BOOK 4310 PAGE 267 OF OFFICIAL RECORDS. ALSO EXCEPT THEREFROM TWO PERCENT OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY THEREON, AS SET FORTH IN A DEED RECORDED SEPTEMBER 19, 1962 IN BOOK 6254 PAGE 413 OF OFFICIAL RECORDS.

APNo. 025-200-39

Prepared by or under my supervision



Lan N. Pham
RCE 29595, Expires: 03/31/2021

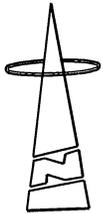
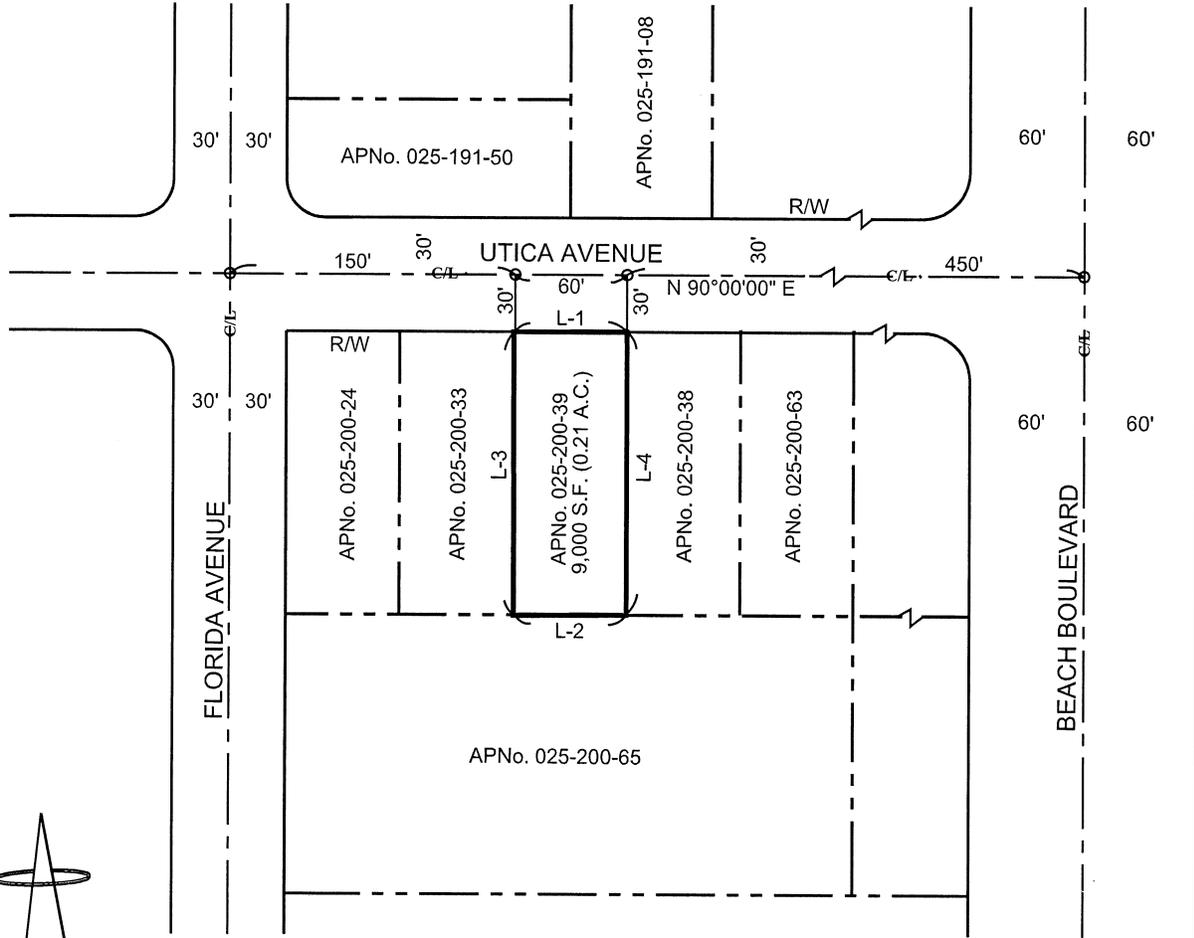
9/4/2019
Date



C.N. ENGINEERS
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53 Prairie Falcon
Aliso Viejo, CA 92656
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Email: cachnguyen@ymail.com

EXHIBIT "A"
Legal Description for
Tentative Map 2018-146
APNo. 025-200-39
Address: 712 Utica Ave., Huntington Beach CA 92648

SKECTH



SCALE: 1"=100'
 GRAPHIC SCALE
 25 0 25 50

LINE	BEARING	DISTANCE
L-1	N 90°00'00" E	60.00'
L-2	N 90°00'00" E	60.00'
L-3	N 00°00'00" E	150.00'
L-4	N 00°00'00" E	150.00'



RECORD DATA NOTES:

THIS EXHIBIT WAS PREPARED FROM RECORD DATA AS SHOWN IN EASTSIDE VILLA TRACT RECORDED IN BOOK 4, PAGE 65 MISCELLANEOUS MAPS IN THE OFFICE OF ORANGE COUNTY RECORDER, STATE OF CALIFORNIA.

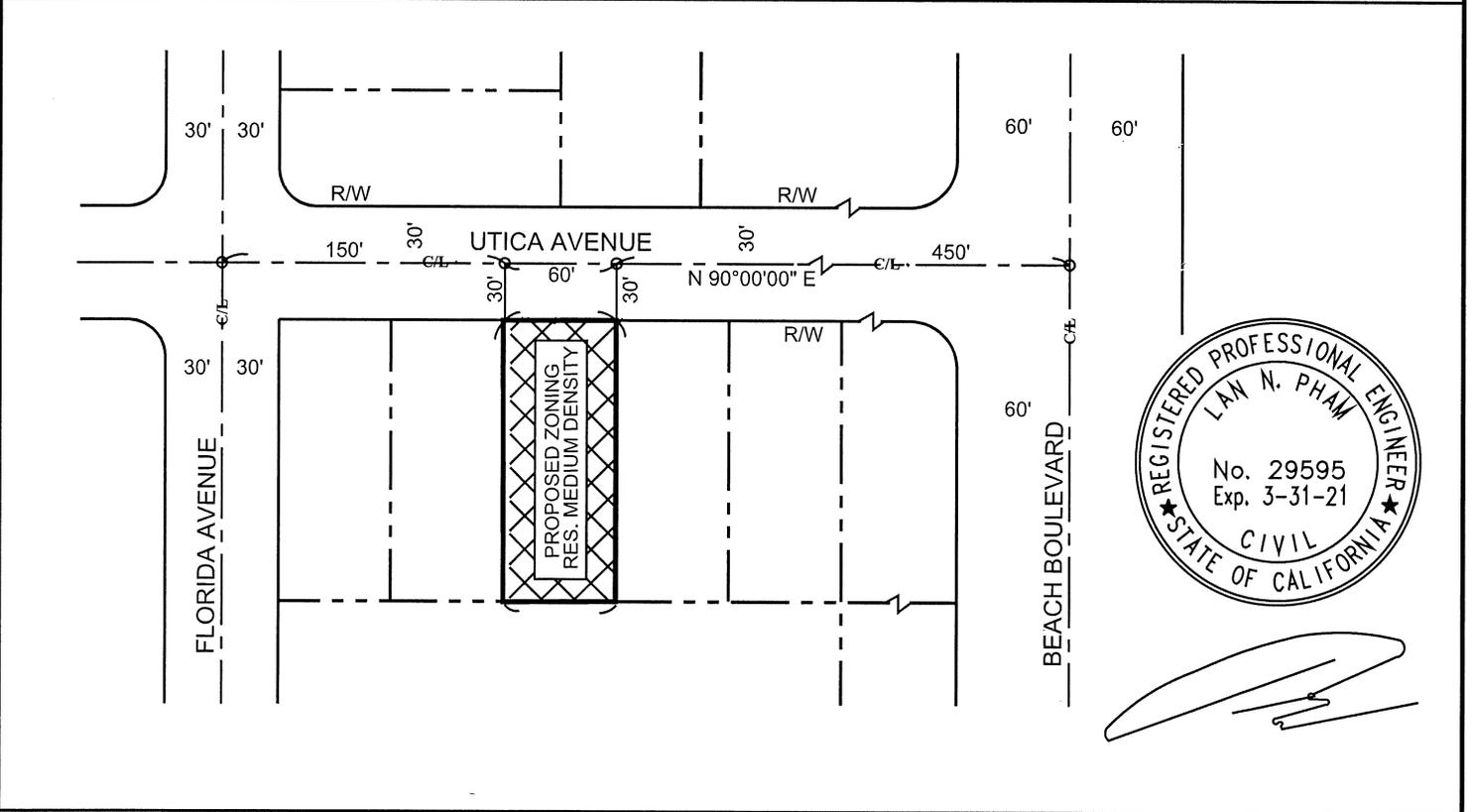
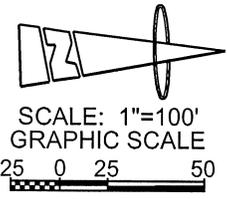
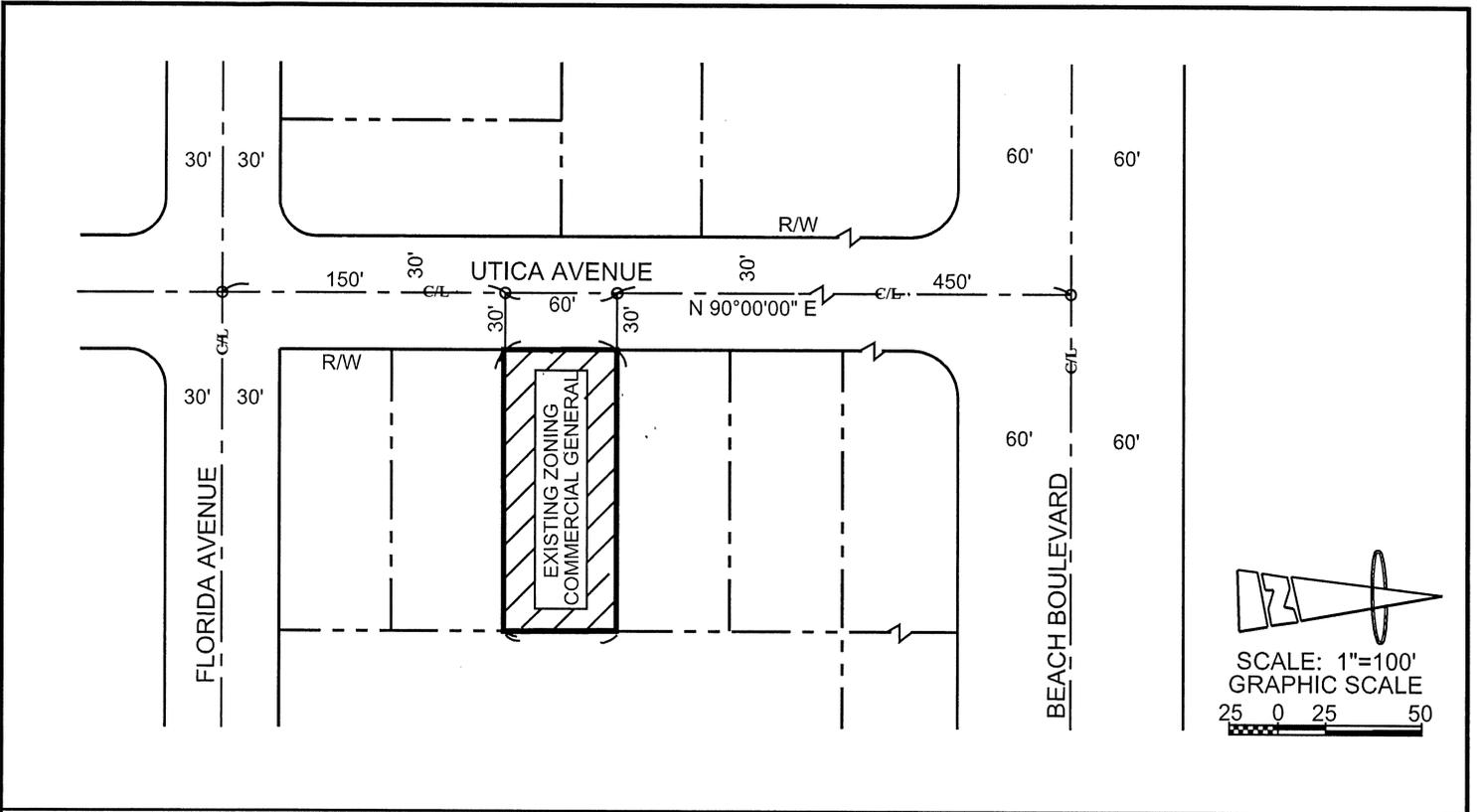
BASIS OF BEARINGS:

THE CENTERLINE OF UTICA AVENUE BEING N90°00'00"E IN THE PARCEL MAP 35/45-47.

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EXHIBIT "B"
 Sketch to Accompany Legal Description for
 Tentative Map 2018-146
 APNo. 025-200-39
 Address: 712 Utica Ave., Huntington Beach CA 92648



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**EXISTING AND PROPOSED
 ZONING PLAN FOR**

**Tentative Map 2018-146
 APNo. 025-200-39**

Address: 712 Utica Ave., Huntington Beach CA 92648