

ORDINANCE NO. 4161

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH  
AMENDING DISTRICT MAP 9 (SECTIONAL MAP 9-5-11) OF THE HUNTINGTON  
BEACH ZONING AND SUBDIVISION ORDINANCE TO REZONE THE  
REAL PROPERTY LOCATED AT 14422 HAMMON LANE FROM  
PUBLIC-SEMIPUBLIC (PS) TO RESIDENTIAL LOW DENSITY (RL)  
AND OPEN SPACE – PARK AND RECREATION (OS-PR)  
ZONING MAP AMENDMENT NO. 2016-002

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. 2016-002, which rezones the property generally located at 14422 Hammon Lane on the south side of Sands Drive and east of Hammon Lane from Public – Semipublic (PS) to Residential Low Density (RL) and Open Space – Park and Recreation (OS-PR); 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 Sands Drive, east of Hammon Lane, 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. District Map 9 (Sectional Map 9-5-11) of the City of Huntington Beach Zoning and Subdivision Ordinance is hereby amended pursuant to Zoning Map Amendment No. 2016-002, which designated the zoning for the property located at 14422 Hammon Lane as Residential Low Density (RL) and Open Space – Park and Recreation (OS-PR) 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.

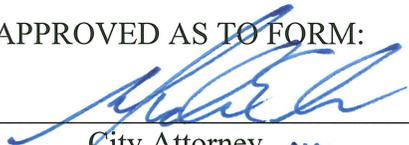
PASSED AND ADOPTED by the City Council of the City of Huntington Beach  
at a regular meeting thereof held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

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

  
\_\_\_\_\_  
City Attorney *mv*

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

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

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

ATTACHMENTS

Exhibit A: Legal Description

Exhibit B: Amended Zoning Map

**EXHIBIT “A”**

BEING THOSE PORTIONS OF THE NORTH HALF OF FRACTIONAL SECTION 9, TOWNSHIP 5 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE RANCHO LA BOLSA CHICA, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, PER MAP IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:

PARCEL 1: (PARK SITE)

COMMENCING AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 9, SAID CORNER BEING THE CENTERLINE INTERSECTION OF BOLSA AVENUE 80.00 FEET WIDE AND SPRINGDALE STREET 60.00 FEET WIDE; THENCE NORTH 00°16'59" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 9 AND SAID CENTERLINE OF SPRINGDALE STREET, A DISTANCE OF 2387.94 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE UNITED STATES RAILROAD RIGHT OF WAY; THENCE NORTH 89°28'09" WEST ALONG SAID EASTERLY EXTENSION, AND SAID NORTH LINE OF THE UNITED STATES RAILROAD RIGHT OF WAY, 75 FEET WIDE, A DISTANCE OF 770.00 FEET; THENCE NORTH 00°16'59" EAST 652.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°16'59" EAST 214.29 FEET; THENCE NORTH 72°03'59" WEST 86.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 95.45 FEET THROUGH A CENTRAL ANGLE OF 109°22'57" TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 37°18'58" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 32.18 FEET THROUGH A CENTRAL ANGLE OF 36°52'12"; THENCE NORTH 89°33'14" WEST 39.81 FEET; THENCE SOUTH 00°26'46" WEST 108.37 FEET; THENCE NORTH 89°33'14" WEST 12.95 FEET; THENCE SOUTH 00°16'59" WEST 95.36 FEET; THENCE SOUTH 89°43'01" EAST 67.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 71.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 57.82 FEET THROUGH A CENTRAL ANGLE OF 46°39'28"; THENCE SOUTH 89°43'01" EAST 124.57 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS: 50,226 SQ. FT. – 1.15 ACRES

PARCEL 2: (RESIDENTIAL SITE)

COMMENCING AT THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 9, SAID CORNER BEING THE CENTERLINE INTERSECTION OF BOLSA AVENUE 80.00 FEET WIDE AND SPRINGDALE STREET 60.00 FEET WIDE; THENCE NORTH 00°16'59" EAST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 9 AND SAID CENTERLINE OF SPRINGDALE STREET, A DISTANCE OF 2387.94 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THE UNITED STATES RAILROAD RIGHT OF WAY; THENCE NORTH 89°28'09" WEST ALONG SAID EASTERLY EXTENSION, AND SAID NORTH LINE OF THE UNITED STATES RAILROAD RIGHT OF WAY, 75 FEET WIDE, A DISTANCE OF 770.00 FEET; THENCE NORTH 00°16'59" EAST 260.78 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°16'59" EAST 391.41 FEET; THENCE NORTH 89°43'01" WEST 124.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 71.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 57.82 FEET THROUGH A CENTRAL ANGLE OF 46°39'28"; THENCE NORTH 89°43'01" WEST 67.00 FEET;



CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS  
2552 WHITE ROAD, SUITE B • IRVINE, CA 92614-6236  
(949) 660-0110 FAX: 660-0418

**EXHIBIT "A"**

LEGAL DESCRIPTION FOR  
TENTATIVE TRACT NO. 18147  
PARK SITE (PARCEL 1) AND RESIDENTIAL SITE (PARCEL 2)  
W.O. No. 1819-844-001 Date 06-04-2018  
Engr. B.J.W. Chk'd. D.B. Sheet 1 of 3

THENCE NORTH 00°16'59" EAST 95.36 FEET; THENCE SOUTH 89°33'14" EAST 12.95 FEET; THENCE NORTH 00°26'46" EAST 108.37 FEET; THENCE NORTH 89°33'14" WEST 370.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 31.47 FEET THROUGH A CENTRAL ANGLE OF 90°09'47"; THENCE SOUTH 00°16'59" WEST 595.74 FEET; THENCE SOUTH 89°28'09" EAST 620.21 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS: 330,944 SQ. FT. – 7.60 ACRES

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

BASIS OF BEARINGS: BEARINGS LISTED HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 5129 AND STATION GPS NO. 5135R2 BEING NORTH 00°16'59" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

PREPARED BY ME OR UNDER MY DIRECTION.

  
JEFFREY A. WALDEN, P.L.S. 7914



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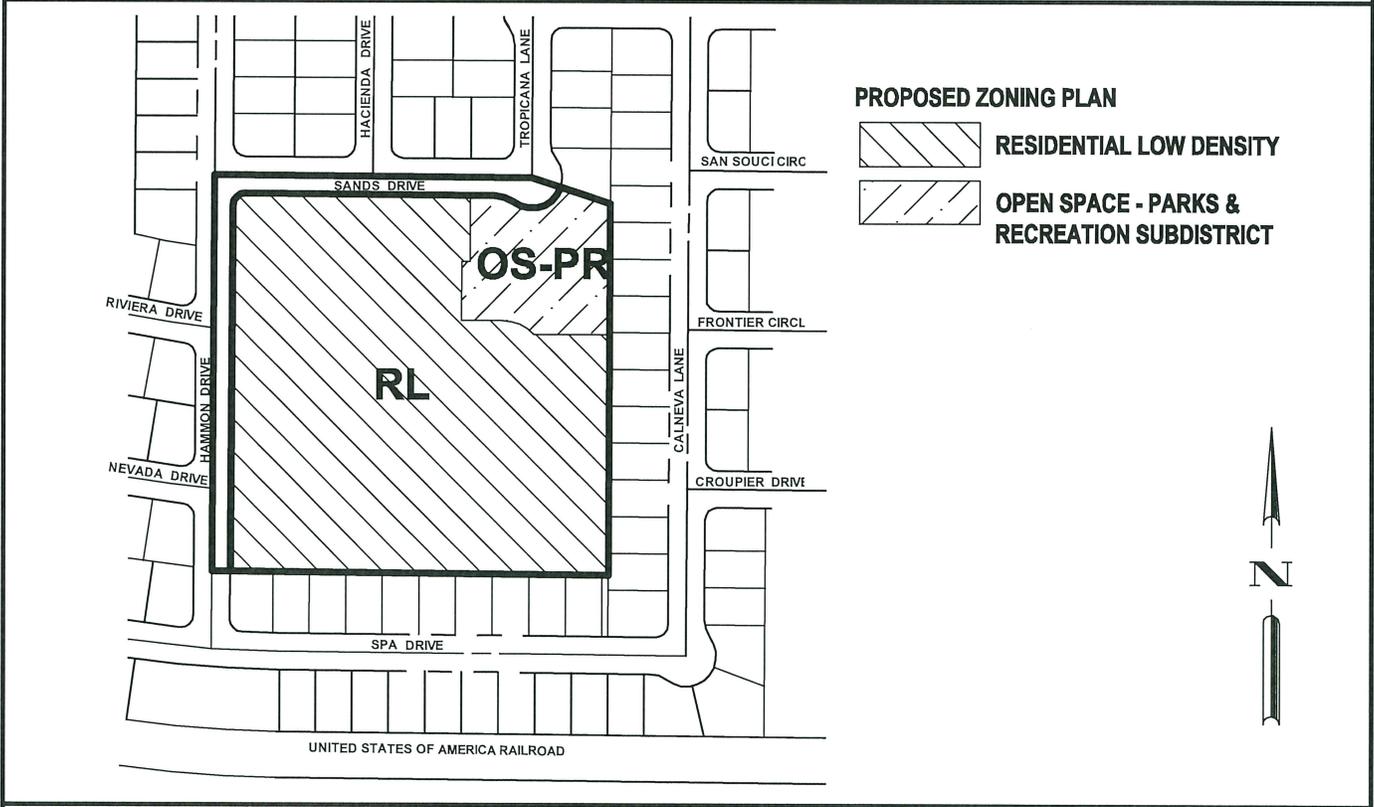
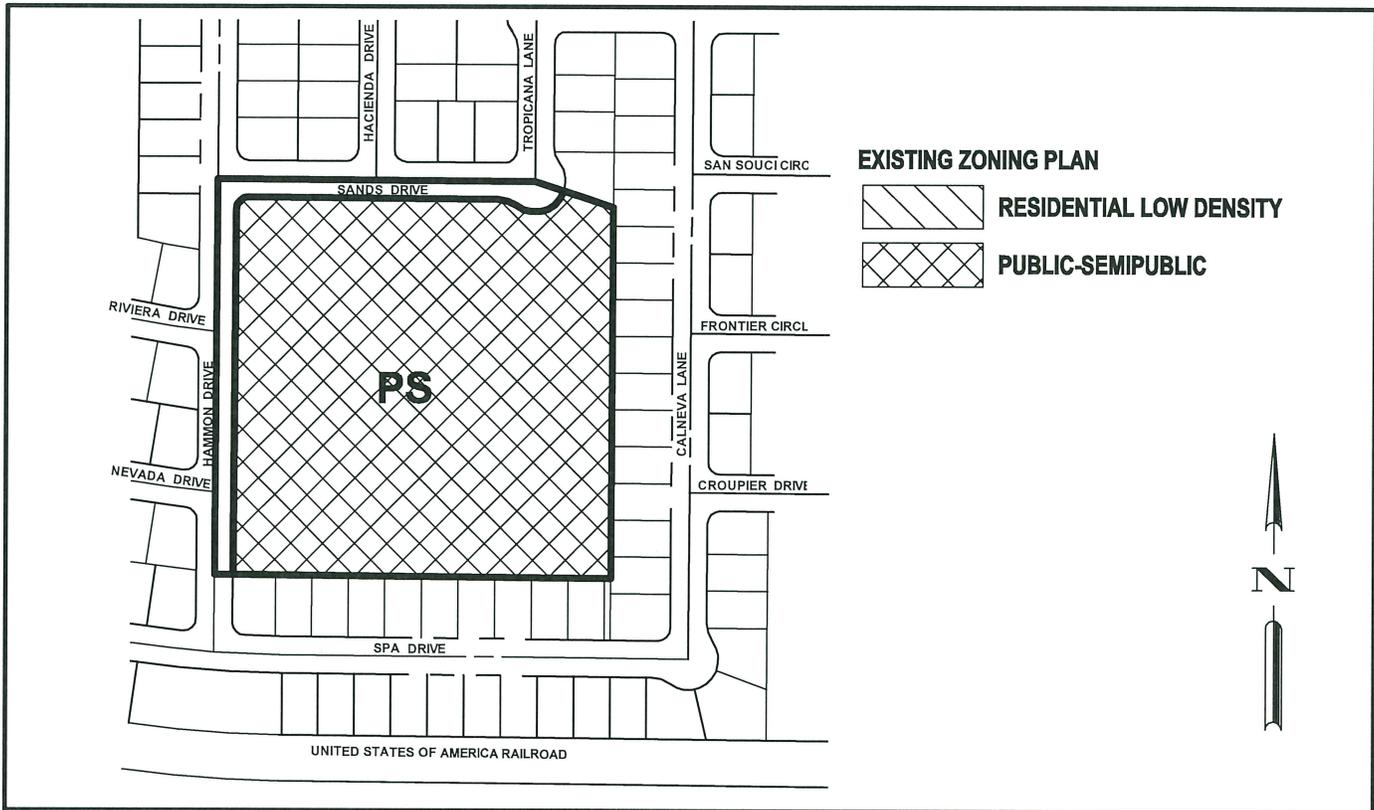
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W.O. No. 1819-844-001  
Engr. B.J.W. Chk'd. D.B.

Date 06-04-2018  
Sheet 2 of 3



**EXHIBIT “B”**



**ALDEN &  
ASSOCIATES**

CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS  
2552 WHITE ROAD, SUITE B • IRVINE, CA 92614-6236  
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**EXISTING vs. PROPOSED ZONING PLAN  
FORMERLY**

**FRANKLIN ELEMENTARY SCHOOL SITE**

W.O. No. 1819-844-001 Date 6/4/18  
Engr. S.B. Chk'd D.B. Sheet 1 Of 1