

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF HUNTINGTON ADOPTING ZONING TEXT  
AMENDMENT NO. 22-005 BY CREATING THE  
BOLSA CHICA SENIOR LIVING COMMUNITY SPECIFIC PLAN (SP-19) TO  
APPLY TO REAL PROPERTY AT THE SOUTHWEST CORNER OF WARNER  
AVENUE AT BOLSA CHICA STREET**

**WHEREAS**, pursuant to the California State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate public hearings relative to Zoning Text Amendment No. 22-005, wherein both bodies have carefully considered all information presented at said meetings, and after due consideration of the findings and recommendations of the Planning Commission and all other evidence presented to the City Council, the City Council finds that such zone change is proper and consistent with the General Plan.

**NOW, THEREFORE, BE IT RESOLVED**, the City Council of the City of Huntington Beach does hereby resolves as follows:

**SECTION 1:** The Bolsa Chica Senior Living Community Specific Plan is consistent with the adopted Land Use Element of the General Plan, and other applicable policies and is compatible with surrounding development.

**SECTION 2:** The Bolsa Chica Senior Living Community Specific Plan enhances the potential for superior urban design in comparison with the development standards under the base district provisions that would apply if the Plan were not approved.

**SECTION 3.** The deviations from the base district provisions that otherwise would apply are justified by the compensating benefits of the Bolsa Chica Senior Living Community Specific Plan, which guide the creation of a new senior living community project that provides senior housing stock within an aging community, a wide variety of on-side resident amenities, and quality architectural design that is compatible with surrounding uses.

**SECTION 4:** The Specific Plan includes adequate provisions for utilities, services, and emergency vehicle and public service demands and will not exceed the capacity of existing and planned systems.

**SECTION 5:** That the real property subject to this Resolution is located southwest of Warner Avenue at Bolsa Chica Street and is more particularly described in the legal description and sketch collectively attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.

**SECTION 6:** The Bolsa Chica Senior Living Community Specific Plan, attached herein as Exhibit B and incorporated by this reference as though fully set forth herein, is hereby adopted and approved.

**PASSED AND ADOPTED** by the City Council of the City of Huntington Beach at a regular meeting thereof held on the \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

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

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

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

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

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

ATTACHMENTS:

Exhibit A: Legal Description and Map

Exhibit B: Specific Plan No. 19 – Bolsa Chica Senior Living Community Specific Plan