

RESOLUTION NO. 2022-58

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF HUNTINGTON BEACH APPROVING
GENERAL PLAN AMENDMENT NO. 21-001

WHEREAS, General Plan Amendment No. 21-001 proposes to amend Figure LU-2 of the Land Use Element of the City's General Plan to change the land use designation of the real property consisting of an approximately 3.35-acre site located at 7777 Edinger Avenue, as more particularly described in Exhibits A and B attached hereto, from (Area A): From Commercial Regional – 0.5 FAR – Specific Plan Overlay – Mixed Use 1.5 FAR (MU-0.5 (Commercial)/Maximum 25 du/acre) (CR-F2-sp-mu (F9)) to Commercial General – Specific Plan Overlay – Maximum 1.5 FAR (CG-sp); and (Area B): From Commercial Regional – 0.5 FAR – Specific Plan Overlay – Mixed Use 1.75 FAR (MU-0.7 (Commercial)/Maximum 45 du/acre) (CR-F2-sp-mu (F14)) to M-sp (Mixed Use – Specific Plan Overlay – Maximum 1.75 FAR (MU-0.9 (Commercial)/Maximum 45 du/ac).

Pursuant to Section 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines, the City prepared Addendum No. 2 to the Village at Bella Terra EIR to identify environmental impacts resulting from this project. The Addendum identifies no new or substantially more severe environmental impacts than previously identified impacts in the Village at Bella Terra EIR.

Pursuant to California Government Code, the Planning Commission of the City of Huntington Beach, after notice duly given, held a public hearing to consider General Plan Amendment No. 21-001 and recommended approval of said entitlement to the City Council; and

Pursuant to California Government Code, the City Council of the City of Huntington Beach, after notice duly given, held a public hearing to consider General Plan Amendment No. 21-001; and

The City Council finds that said General Plan Amendment No. 21-001 is necessary for the changing needs and orderly development of the community, including facilitating the development of housing, is necessary to accomplish refinement of the General Plan, and is consistent with other elements of the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huntington Beach as follows:

SECTION 1: That the real property that is the subject of this Resolution (hereinafter referred to as the "Subject Property") is located at 7777 Edinger Avenue and is more particularly described in the legal description and maps attached hereto as Exhibits A and B and incorporated by this reference as though fully set forth herein.

SECTION 2: That General Plan Amendment No. 21-001 is hereby approved. The Director of Community Development is hereby directed to prepare and file an amended Land Use Map. A copy of said map, as amended, shall be available for inspection in the Community Development Department.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____ day of _____, 2022.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk



City Attorney *W*

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

City Manager



Community Development Director

Exhibit A: Legal Description and Map
Exhibit B: Amended General Plan Map (Extract of Figure LU-2)

EXHIBIT A

LEGAL DESCRIPTION

Those portions of Parcel 1 of Parcel Map No. 86-200 and Parcel 3 and that portion of Parcel 9 of Parcel Map No. 2003-163, in the City of Huntington Beach, County of Orange, State of California, as shown on maps filed in Book 255 at Pages 40 through 45, inclusive, and Book 358 at Pages 1 through 9, inclusive, respectively, both of Parcel Maps, in the office of the County Recorder of said county, lying easterly of the following described line:

Commencing at the northwest corner of said Parcel 1 of Parcel Map No. 86-200; thence along the north line of said parcel and the north line of said Parcel 9 South 89°32'06" East 815.77 feet to the northerly prolongation of that course in the west line of the easement for Public Vehicular & Pedestrian Access described as being "North 00°03'12" East 144.51 feet" in a document recorded October 27, 2006, as Instrument No. 2006000726618 of Official Records of said county, and the True Point of Beginning; thence along said prolongation and said west line the following courses: South 0°00'36" West 220.57 feet to a curve concave westerly having a radius of 102.00 feet, southerly 45.25 feet along said curve through a central angle of 25°25'08" to a reverse curve concave easterly having a radius of 466.00 feet and southerly 194.94 feet along said curve through a central angle of 23°58'08" to a line parallel with and southerly 453.00 feet from said north lines; thence non-tangent from said curve and along said parallel line North 89°32'06" West 6.00 feet; thence along a non-tangent curve concave easterly having a radius of 472.00 feet, a radial line to the beginning of said curve bears North 88°33'09" West; thence southerly 37.62 feet along said curve through a central angle of 4°34'01"; thence non-tangent from said curve South 86°52'50" West 17.00 feet to a non-tangent curve concave easterly having a radius of 489.00 feet, a radial line to the beginning of said curve bears South 86°52'50" West; thence southerly 186.49 feet along said curve through a central angle of 21°51'05"; thence non-tangent from said curve North 65°01'44" East 17.00 feet to a non-tangent curve concave northeasterly having a radius of 472.00 feet, a radial line to the beginning of said curve bears South 65°01'44" West; thence southeasterly 98.73 feet along said curve through a central angle of 11°59'05" to a compound curve concave northeasterly having a radius of 46.00 feet; thence southeasterly 42.13 feet along said curve through a central angle of 52°28'34"; thence South 89°25'55" East 5.62 feet; thence South 0°27'54" West 129.91 feet; thence North 89°32'06" West 390.54 feet; thence North 0°27'54" East 4.00 feet; thence North 89°32'06" West 138.46 feet; thence South 0°27'54" West 43.00 feet; thence South 89°32'06" East 21.00 feet; thence South 0°27'54" West 143.03 feet; thence South 89°32'06" East 19.00 feet; thence South 0°27'54" West 42.91 feet to the south line of said Parcel 1 of Parcel Map No. 86-200. Proposed Parcel 4 Legal description is also shown as Parcel 4 per City

of Huntington Beach Lot Line Adjustment No 10-006 recorded in Instrument No. 2011000527951 of Official Records in the Office of the County Recorder of said County.

EXCEPT Parcel 2 of Parcel Map No. 2003-163, in the City of Huntington Beach, County of Orange, State of California, as shown on maps filed in Book 358 at Pages 1 through 9 inclusive and that portion of Parcel 4 per City of Huntington Beach Lot Line Adjustment 10-006 recorded in Instrument No. 2011000527951 of Official Records in the Office of the County Recorder of said County described as follows:

Beginning at the most westerly corner of Parcel 10 of said Parcel Map No. 2003-163;

thence along the southerly line of said Parcel 10, South 89°29'30" East 274.25 feet ;
thence southerly along said Parcel 10 South 00°30'30" West 126.75 feet to the most southerly corner of said Parcel 10; thence leaving said Parcel 10 North 89°29'30" West 19.44 feet to the easterly line of said Parcel 2 of said Parcel Map distant thereon North 00°30'30" East 189.24 feet from the southeast corner of said Parcel 2; thence southerly along the easterly line of said Parcel 2 to the southeast corner of said Parcel 2; thence along the southerly line of said Parcel 2 North 89°29'30" West 81.18 feet; thence leaving said Parcel 2, southerly South 00°30'30" West 142.49 feet ; thence North 89°29'30" West 2.39 feet; thence South 00°30'30" West 72.35 feet to the northerly terminus of that certain course in the east line of the easement for Public Vehicular & Pedestrian Access described as South 00°30'30" West and a distance of 380.65 feet, recorded in Instrument No. 2006000726617 of Official Records, in the Office of said County recorder; thence along the southerly and easterly lines of said Access Easement, North 89°29'30" West 122.90 feet to the beginning of a curve concave northeasterly having a radius of 40.00 feet; thence along said curve through a central angle of 53°05'04", an arc length of 37.06 feet to the beginning of a compound curve concaved northeasterly having a radius of 438.00 feet; thence along said curve through a central angle of 61°34'10", an arc length of 470.67 feet to the beginning of a non-tangent reverse curve concaved northwesterly having a radius of 210.15 feet to which point a radial bears North 64°50'28" West; thence along said curve through a central angle of 19°37'26", an arc length of 71.98 feet to a point on said curve with the intersection of the westerly prolongation of said southerly line of Parcel 10; thence South 89°29'30" East 12.63 feet to the Point of Beginning.

Parcel 2 of Parcel Map No. 2003-163, in the City of Huntington Beach, County of Orange, State of California recorded in Book 358 at Pages 1 through 9, inclusive of Parcel Maps, in the office of the County Recorder of said county, and that Portion of Parcel 4 of City of Huntington Beach Lot Line Adjustment No. 10-006 recorded in Instrument No. 2011-000527951 of Official Records dated October 21, 2011 in the County Recorder of said County described as follows:

Beginning at the most westerly corner of Parcel 10 of said Parcel Map No. 2003-163;

thence along the southerly line of said Parcel 10, South 89°29'30" East 274.25 feet ;
thence southerly along said Parcel 10 South 00°30'30" West 126.75 feet to the most southerly corner of said Parcel 10; thence leaving said Parcel 10 North 89°29'30" West

19.44 feet to the easterly line of said Parcel 2 of said Parcel Map distant thereon North 00°30'30" East 189.24 feet from the southeast corner of said Parcel 2; thence southerly along the easterly line of said Parcel 2 to the southeast corner of said Parcel 2; thence along the southerly line of said Parcel 2 North 89°29'30" West 81.18 feet; thence leaving said Parcel 2, southerly South 00°30'30" West 142.49 feet ; thence North 89°29'30" West 2.39 feet; thence South 00°30'30" West 72.35 feet to the northerly terminus of that certain course in the east line of the easement for Public Vehicular & Pedestrian Access described as South 00°30'30" West and a distance of 380.65 feet, recorded in Instrument No. 2006000726617 of Official Records, in the Office of said County recorder; thence along the southerly and easterly lines of said Access Easement, North 89°29'30" West 122.90 feet to the beginning of a curve concave northeasterly having a radius of 40.00 feet; thence along said curve through a central angle of 53°05'04", an arc length of 37.06 feet to the beginning of a compound curve concaved northeasterly having a radius of 438.00 feet; thence along said curve through a central angle of 61°34'10", an arc length of 470.67 feet to the beginning of a non-tangent reverse curve concaved northwesterly having a radius of 210.15 feet to which point a radial bears North 64°50'28" West; thence along said curve through a central angle of 19°37'26", an arc length of 71.98 feet to a point on said curve with the intersection of the westerly prolongation of said southerly line of Parcel 10; thence South 89°29'30" East 12.63 feet to the Point of Beginning.

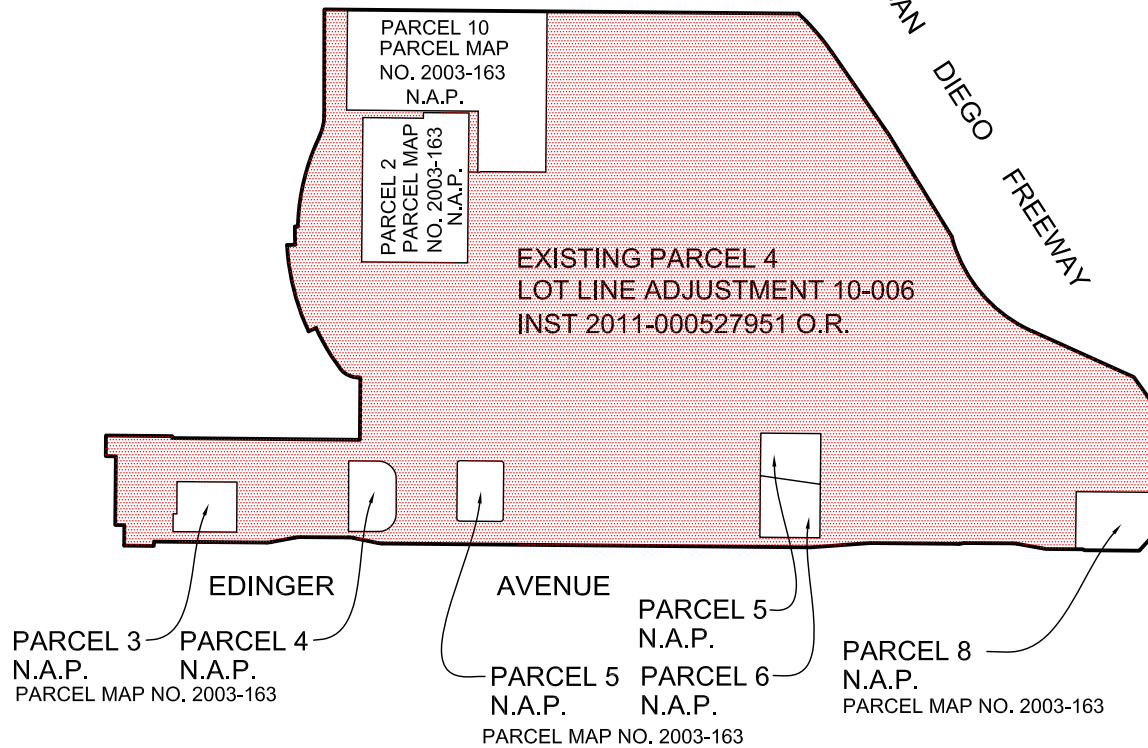
All as shown on Exhibit "B", attached hereto and made a part hereof.

SOUTHERN PACIFIC RAILROAD RIGHT OF WAY

CENTER AVENUE
SOUTHERN CALIFORNIA EDISON RIGHT OF WAY

SAN DIEGO FREEWAY

BOULEVARD
BEACH



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818 937 9899 TEL
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GLENDALE, CALIFORNIA 91202
WWW.MOLLENHAUERGROUP.COM
CIVIL ENGINEERING
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LAND DEVELOPMENT

EXHIBIT B
LOT LINE ADJUSTMENT

PREPARED FOR:

BELLA TERRA

DATE:	JULY 13, 2022
JOB #	LA20268
DRAWN	MK
CAD	EXHIBIT-LLA
SCALE	1"=400'

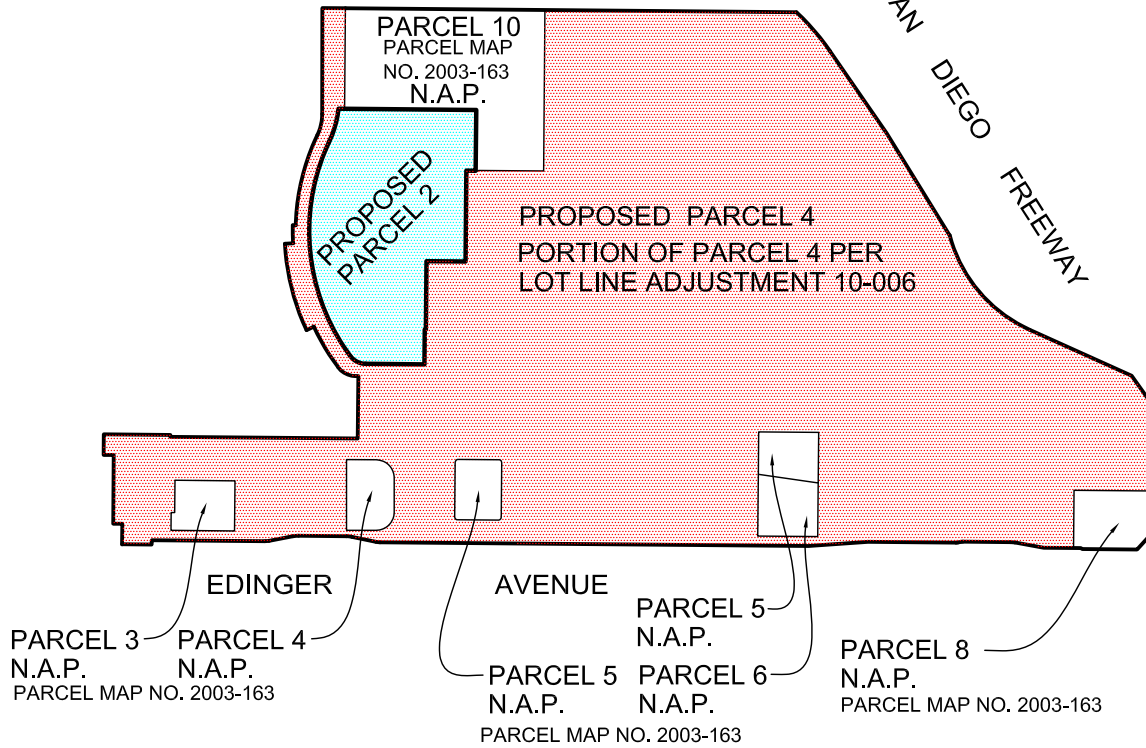
SHEET 1 OF 5

SOUTHERN PACIFIC RAILROAD RIGHT OF WAY

CENTER AVENUE
SOUTHERN CALIFORNIA EDISON RIGHT OF WAY

SAN DIEGO FREEWAY

BOULEVARD
BEACH



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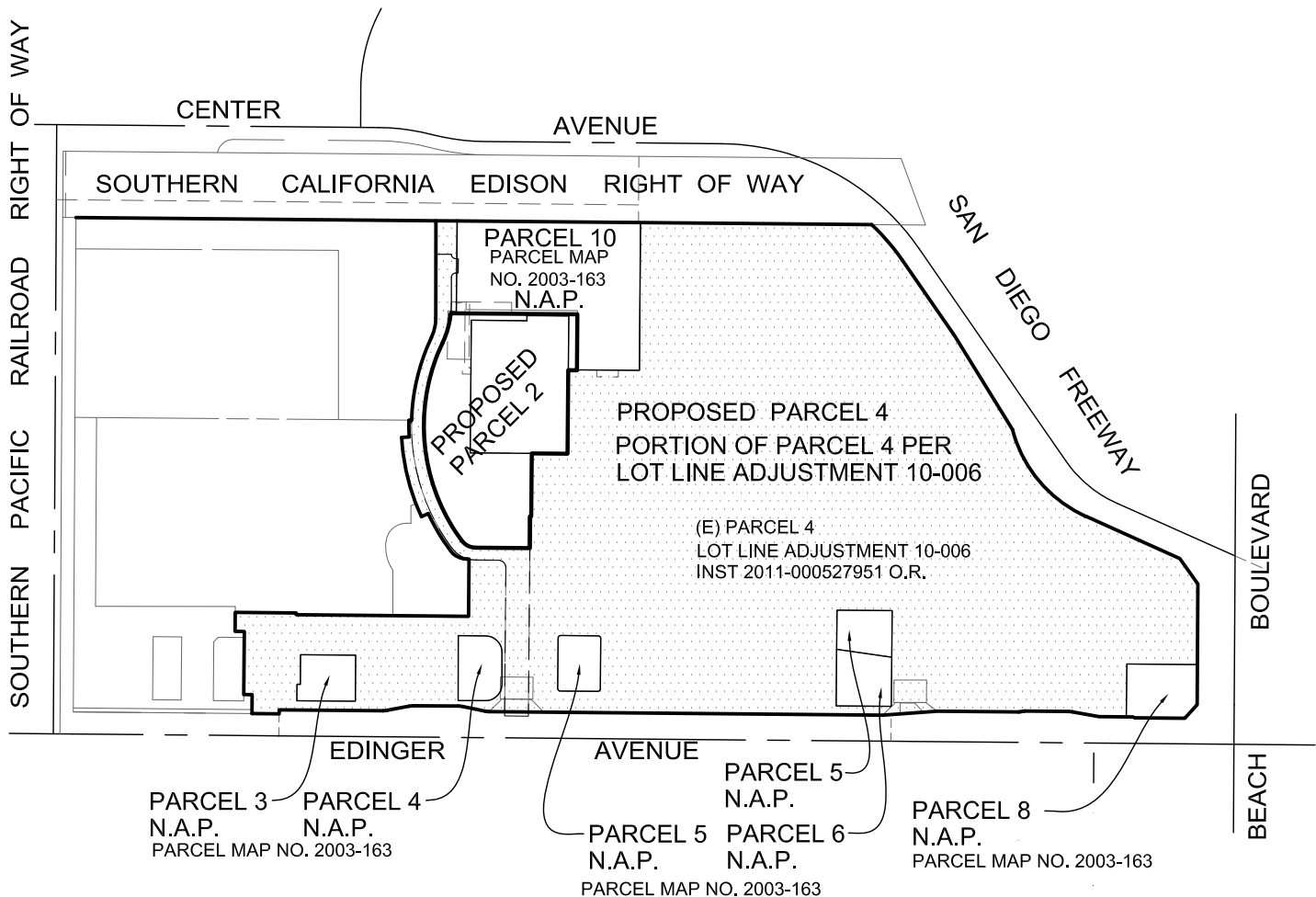
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CAD	EXHIBIT-LLA
SCALE	1"=400'

SHEET 2 OF 5



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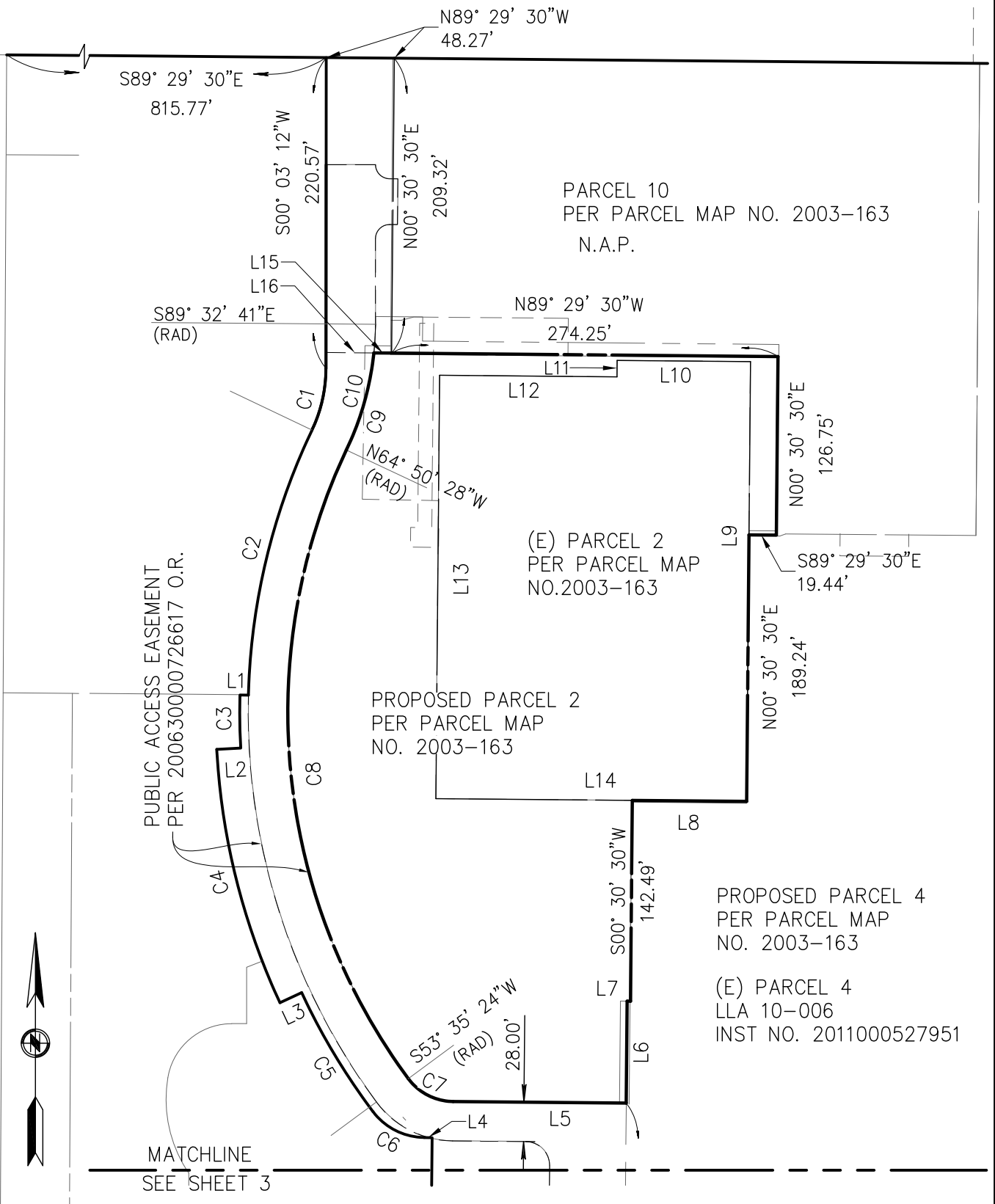
EXHIBIT B LOT LINE ADJUSTMENT

PREPARED FOR:

BELLA TERRA

DATE:	JULY 13, 2022
JOB #	LA20268
DRAWN	MK
CAD	EXHIBIT-LLA
SCALE	1"=400'
SHEET 3 OF 5	

SOUTHERN PACIFIC RAILROAD RIGHT OF WAY



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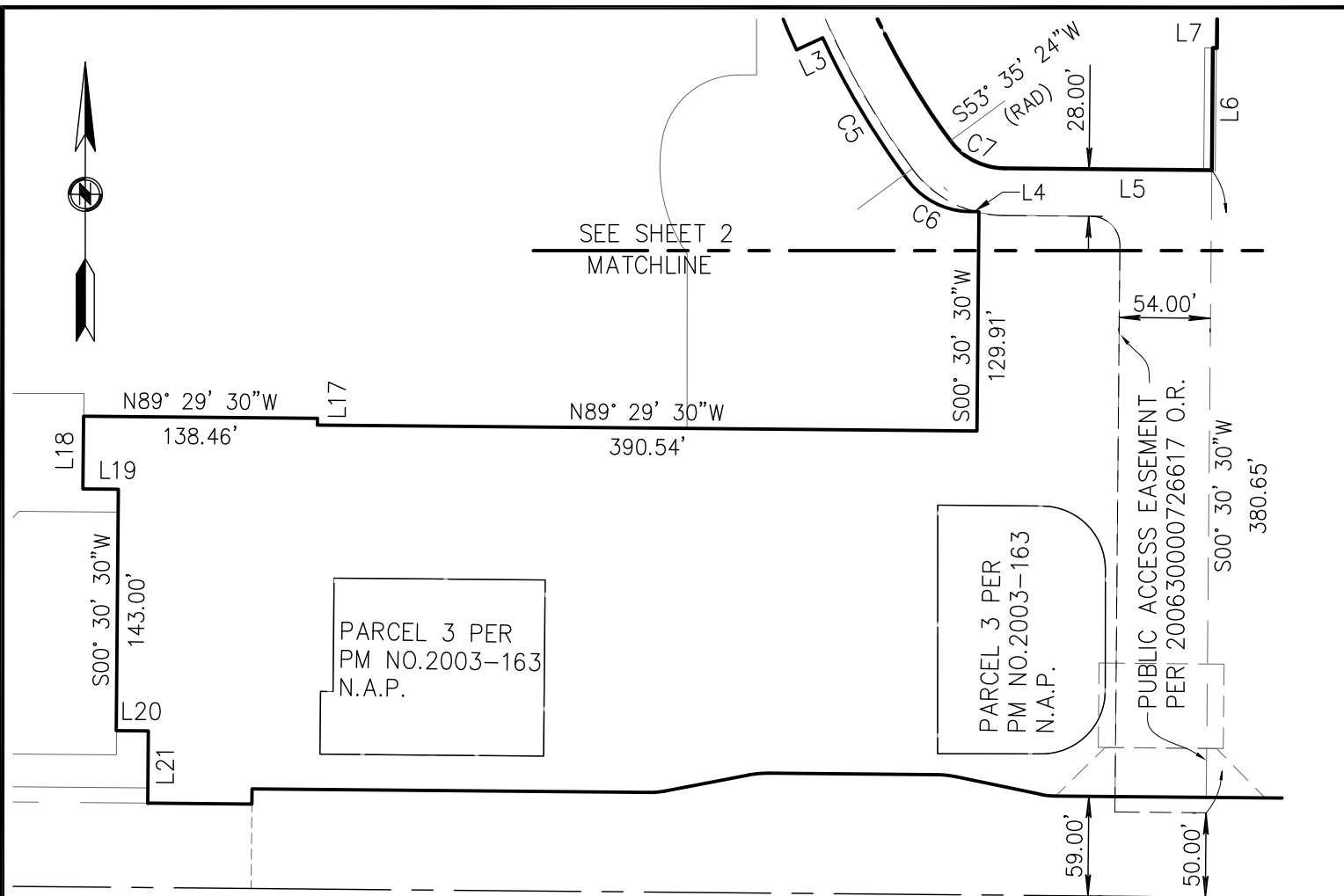
EXHIBIT B LOT LINE ADJUSTMENT

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CAD	EXHIBIT-LLA
SCALE	1"=100'

SHEET 4 OF 5



Line Table		
Line #	Direction	Length
L1	N89° 29' 30"W	6.00'
L2	S86° 55' 26"W	17.00'
L3	N65° 04' 20"E	17.00'
L4	S89° 23' 19"E	5.62'
L5	S89° 29' 30"E	122.90'
L6	S00° 30' 30"W	72.35'
L7	S89° 29' 30"E	2.39'
L8	N89° 29' 30"W	81.18'
L9	N00° 30' 30"E	312.20'
L10	N89° 29' 30"W	94.70'
L11	N00° 30' 30"E	11.65'

Line Table		
Line #	Direction	Length
L12	N89° 29' 30"W	125.90'
L13	N00° 30' 30"E	300.55'
L14	N89° 29' 30"W	220.60'
L15	N89° 29' 30"W	12.63'
L16	N89° 29' 30"W	33.98'
L17	N00° 30' 30"E	4.00'
L18	S00° 30' 30"W	43.00'
L19	S89° 29' 30"E	21.00'
L20	S89° 29' 30"E	19.00'
L21	S00° 30' 30"W	42.91'

Curve Table			
Curve #	Delta	Radius	Length
C1	025°25'05"	102.00'	45.25'
C2	023°58'06"	466.00'	194.94'
C3	004°34'00"	472.00'	37.62'
C4	021°51'03"	489.00'	186.49'
C5	011°59'05"	472.00'	98.73'
C6	052°28'32"	46.00'	42.13'
C10	025°11'12"	210.15'	92.38'
C8	061°34'10"	438.00'	470.67'
C7	053°05'04"	40.00'	37.06'
C9	019°37'26"	210.15'	71.98'

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