

**ORDINANCE NO. 4134**

**AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH AMENDING  
DISTRICT MAP 33 (SECTIONAL MAP 28-5-11) OF THE HUNTINGTON  
BEACH ZONING AND SUBDIVISION ORDINANCE TO REZONE  
THE REAL PROPERTY GENERALLY LOCATED SOUTHEAST  
OF THE INTERSECTION OF BOLSA CHICA STREET AND LOS PATOS AVENUE  
FROM RESIDENTIAL AGRICULTURE – COASTAL ZONE OVERLAY (RA-CZ)  
TO SPECIFIC PLAN – COASTAL ZONE OVERLAY (SP-CZ)  
(ZONING MAP AMENDMENT NO. 16-003)**

**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. 16-003, which rezones the property generally located southeast of the intersection of Los Patos Avenue and Bolsa Chica Street from Residential Agriculture – Coastal Zone Overlay (RA-CZ) to Specific Plan – Coastal Zone Overlay (SP-CZ); 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 hereby ordain as follows:

**SECTION 1:** That the real property that is the subject of this ordinance is generally bounded by the terminus of Los Patos Avenue to the north, Bolsa Chica Street to the west and the City of Huntington Beach corporate boundaries to the south, and is more particularly described in the legal description and map attached hereto as Exhibit A and, incorporated herein by this reference.

**SECTION 2:** That the zoning designation of the Subject Property is hereby changed from RA-CZ (Residential Agriculture – Coastal Zone Overlay) to SP-CZ (Specific Plan – Coastal Zone Overlay).

**SECTION 3:** That Huntington Beach Zoning and Subdivision Ordinance Section 201.04B District Map 33 (Sectional District Map 28-5-11) is hereby amended to reflect Zoning Map Amendment No. 16-003 as described herein. The Director of Community Development is

hereby directed to prepare and file an amended map. A copy of said District Map, as amended, shall be available for inspection in the Office of the City Clerk.

**SECTION 4:** This ordinance shall become effective immediately upon certification by the California Coastal Commission but not less than 30 days after its adoption.

**SECTION 5.** Ordinance No. 3884 is hereby rescinded and repealed.

**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:

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

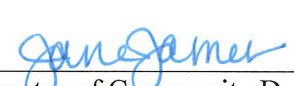
APPROVED AS TO FORM:

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

REVIEWED AND APPROVED:

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

INITIATED AND APPROVED:

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

ATTACHMENTS:

- Exhibit A: Legal Description  
Exhibit B: Amended Zoning Map

**EXHIBIT "A"**  
**SPECIFIC PLAN BOUNDARY**

THAT PORTION OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 11 WEST, IN THE RANCHO LA BOLSA CHICA, CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 13 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF THAT CERTAIN 6.20 ACRE PARCEL OF LAND DESCRIBED IN A QUITCLAIM DEED TO DONALD E. GOODELL RECORDED NOVEMBER 5, 1959 IN BOOK 4960, PAGE 87 OF OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER, AND AS SHOWN ON RECORD OF SURVEY 97-1000, PER MAP FILED IN BOOK 169, PAGES 25 THROUGH 36, INCLUSIVE, OF RECORD OF SURVEYS, IN SAID OFFICE OF THE COUNTY RECORDER;

THENCE, ALONG THE NORTHERLY LINE OF SAID 6.20 ACRE PARCEL, SOUTH 89°58'30" WEST, 440.00 FEET TO A LINE PARALLEL WITH AND 33.00 FEET EASTERLY OF THE CENTERLINE OF BOLSA CHICA STREET, BEING THE WESTERLY LINE OF SAID SECTION 28 AS SHOWN ON SAID RECORD OF SURVEY 97-1000;

THENCE, ALONG SAID PARALLEL LINE, NORTH 00°10'29" EAST, 493.55 FEET TO A LINE PARALLEL WITH AND 30.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF TRACT NO. 10853, IN SAID CITY OF HUNTINGTON BEACH, PER MAP FILED IN BOOK 513, PAGES 14 AND 15 OF SAID MISCELLANEOUS MAPS;

THENCE, ALONG SAID PARALLEL LINE, SOUTH 89°35'35" EAST, 57.00 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARK DEDICATION PARCEL DESCRIBED IN A GRANT DEED TO THE CITY OF HUNTINGTON BEACH RECORDED FEBRUARY 28, 2000 AS INSTRUMENT NO. 20000104631 OF SAID OFFICIAL RECORDS;

THENCE, ALONG THE WESTERLY LINE OF SAID PARK DEDICATION PARCEL, NORTH 00°10'29" EAST, 30.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARK DEDICATION PARCEL;

THENCE, ALONG THE NORTHERLY LINE OF SAID PARK DEDICATION PARCEL, SOUTH 89°35'35" EAST, 383.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PARK DEDICATION PARCEL AND THE NORTHWESTERLY CORNER OF TRACT NO. 15377, IN SAID CITY OF HUNTINGTON BEACH, PER MAP FILED IN BOOK 950, PAGES 19 THROUGH 27, INCLUSIVE, OF SAID MISCELLANEOUS MAPS;

THENCE, ALONG THE EASTERLY LINE OF SAID PARK DEDICATION PARCEL AND CONTINUING ALONG SAID WESTERLY LINE OF TRACT NO. 15377, SOUTH 00°10'29" EAST, 520.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.23 ACRES, MORE OR LESS.

**EXHIBIT "A"**  
**SPECIFIC PLAN BOUNDARY**

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

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS,  
EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.



PREPARED BY: STANTEC CONSULTING  
UNDER THE DIRECTION OF:

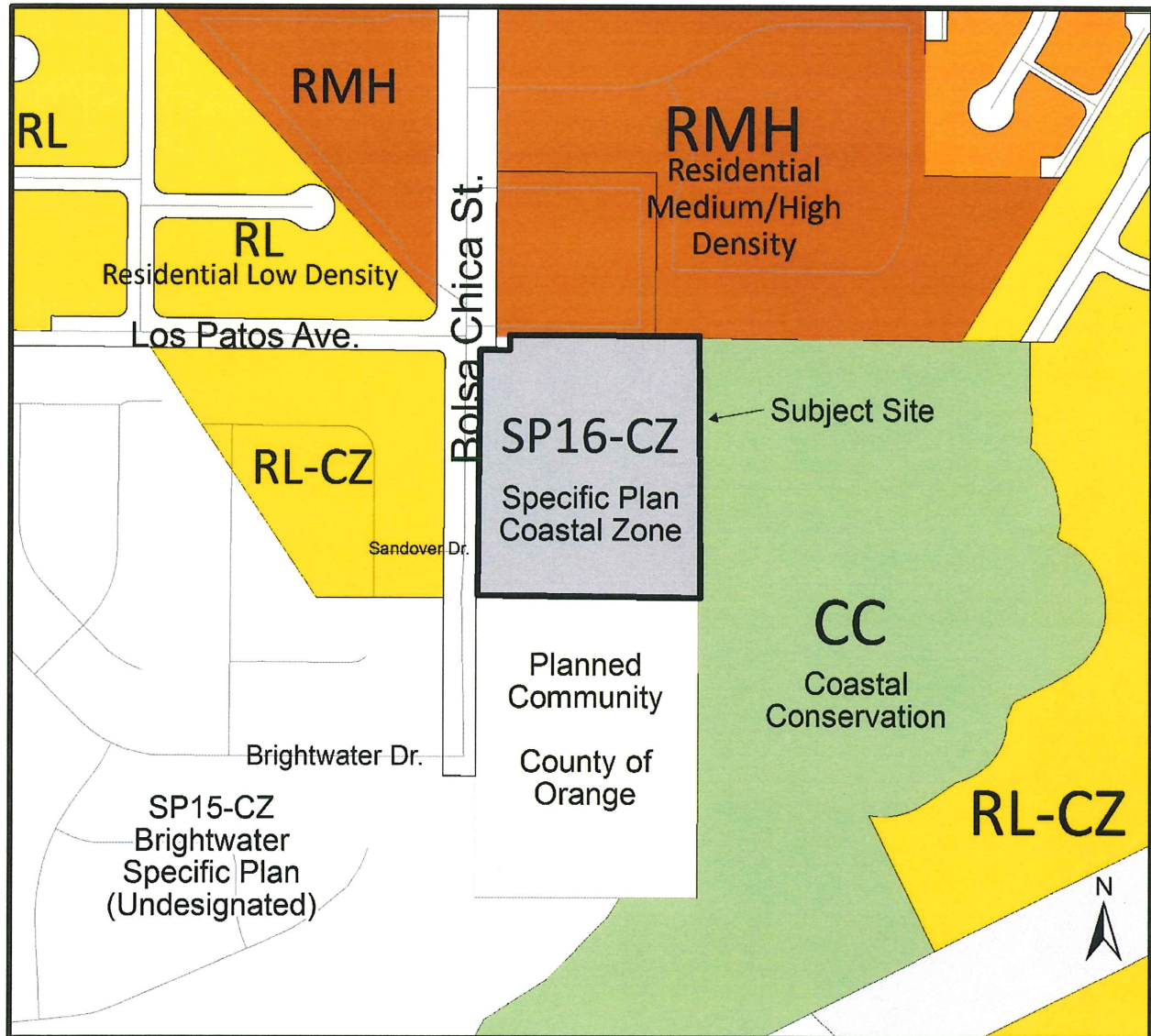
*James O. Steines*  
JAMES O. STEINES, P.L.S. 6086

SEPTEMBER 27, 2016  
J.N. 2042 449110



## Exhibit B

### Amended Zoning Map



#### Legend

<b>RL:</b>	Residential Low Density
<b>RMH:</b>	Residential Medium High Density
<b>SP-15:</b>	Specific Plan 15 (Brightwater)
<b>SP-16:</b>	Specific Plan 16 (Windward)
<b>CC:</b>	Coastal Conservation
<b>CZ:</b>	Coastal Zone Overlay