

**RESOLUTION NO. 2018-27**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF HUNTINGTON BEACH APPROVING  
GENERAL PLAN AMENDMENT NO. 2016-001**

**WHEREAS**, General Plan Amendment No. 2016-001 proposes to amend Figure LU-2 of the Land Use Element of the City's General Plan to redesignate the land use designation of the real property consisting of the approximately 8.75 acre site located at 14422 Hammon Lane, as more particularly described as Exhibits "A" and "B" attached hereto, from Public (underlying Residential Low Density) (P(RL)) to Residential Low Density (RL) and Open Space – Park (OS-P). The amendment also includes modifying Figure ERC-1 and Figure ERC-2 of the Environmental Resources and Conservation Element to reflect the new name and configuration of a 1.30-acre park.

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. 2016-001 and recommended approval of said amendment 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. 2016-001; and

The City Council finds that said General Plan Amendment No. 2016-001 is necessary for the changing needs and orderly development of the community, 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 the property located at 14422 Hammon Lane, and is more particularly described in the legal description and map attached hereto as Exhibits "A" and "B", respectively, and incorporated by this reference as though fully set forth herein.

**SECTION 2:** That General Plan Amendment No. 2016-001, which amends the General Plan Land Use designation from Public (underlying Residential Low Density) (P(RL)) to Residential Low Density (RL) and Open Space – Park (OS-P) for the subject site, 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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

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

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

ATTEST:

APPROVED AS TO FORM:

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

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

ATTACHMENTS

Exhibit A:     Legal Description  
Exhibit B:     General Plan Land Use Map  
Exhibit C:     Revisions to Figure ERC-1 and Figure ERC-2

# **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 796.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°16'59" EAST 70.29 FEET; THENCE NORTH 72°03'59" WEST 86.48 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SANDS DRIVE; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE AND 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 NORTH 37°18'58" EAST; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 32.18 FEET THROUGH A CENTRAL ANGLE OF 36°52'12"; THENCE NORTH 89°33'14" WEST 376.07 FEET; THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 00°16'59" WEST 108.71 FEET; THENCE SOUTH 89°33'14" EAST 415.00 FEET; THENCE NORTH 00°16'59" EAST 1.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 89°43'01" EAST 126.21 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS: 56,628 SQ. FT. — 1.30 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 535.41 FEET; THENCE NORTH 89°43'01" WEST 126.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET



**ALDEN &  
SSOCIATES**

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  
Eng'r. B.J.W. Chk'd. D.B.

Date 07-24-2018  
Sheet 1 of 3



THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 00°16'59" WEST 1.98 FEET; THENCE NORTH 89°33'14" WEST 415.00 FEET; THENCE NORTH 00°16'59" EAST 108.71 FEET TO A POINT ON THE SOUTHERLY LINE OF SANDS DRIVE 60.00 FEET WIDE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, NORTH 89°33'14" WEST 33.94 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" TO A POINT ON THE EASTERLY LINE OF HAMMON DRIVE 60.00 FEET WIDE; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, SOUTH 00°16'59" WEST 595.74 FEET; THENCE LEAVING SAID EASTERLY LINE, SOUTH 89°28'09" EAST 620.21 FEET TO THE TRUE POINT OF BEGINNING

CONTAINS: 324,542 SQ. FT. - 7.45 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



**ALDEN &  
SSOCIATES**

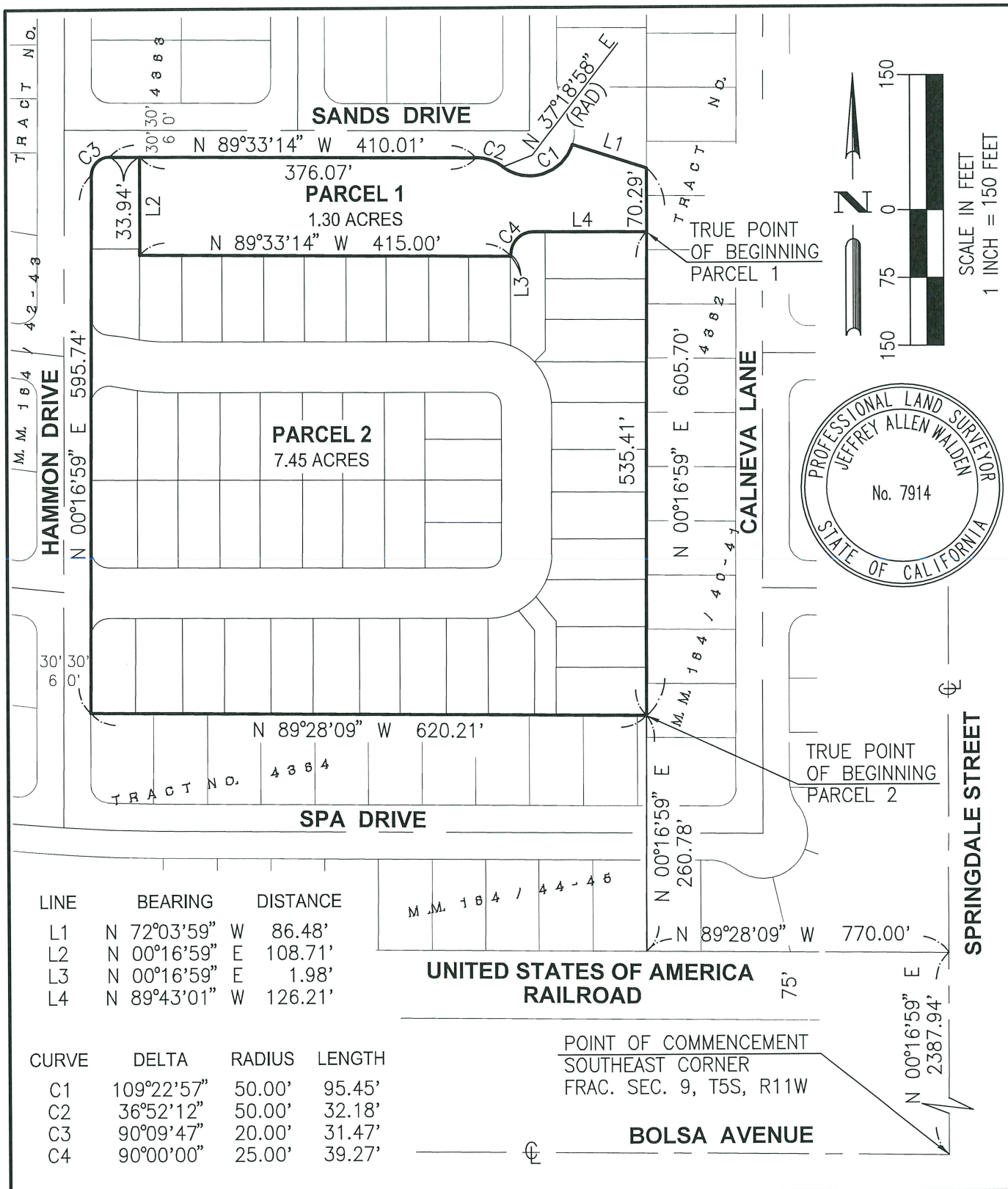
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS  
2552 WHITE ROAD, SUITE B • IRVINE, CA 92614-6236  
(949) 660-0110 FAX: 660-0418

**EXHIBIT "A"**

LEGAL DESCRIPTION FOR  
TENTATIVE TRACT NO. 18147  
PARK SITE (PARCEL 1) AND RESIDENTIAL SITE (PARCEL 2)

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

Date 07-24-2018  
Sheet 2 of 3



**WALDEN &  
ASSOCIATES**

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

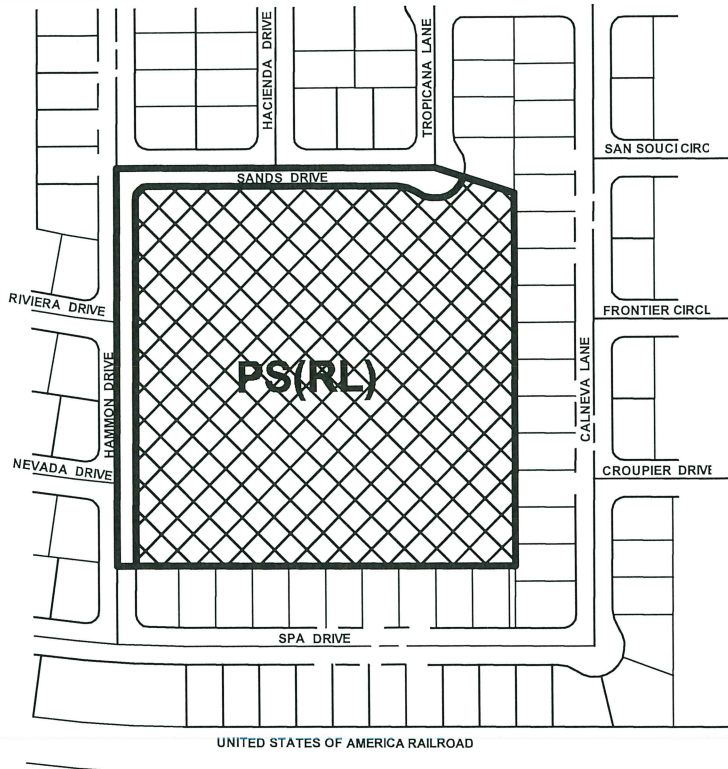
### EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR  
TENTATIVE TRACT NO. 18147  
PARK SITE (PARCEL 1) AND RESIDENTIAL SITE (PARCEL 2)

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

Date 07-24-2018  
Sheet 3 of 3

**EXHIBIT “B”**



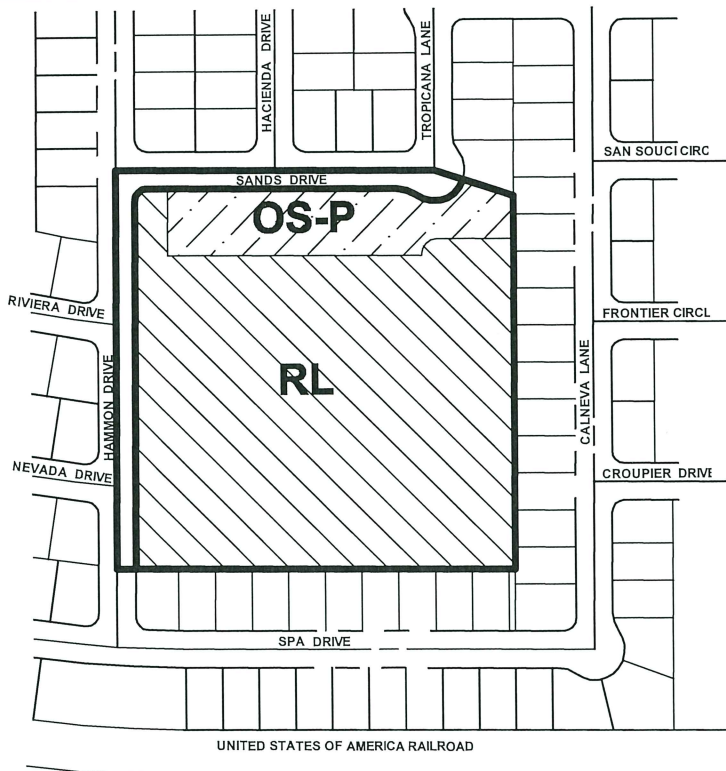
#### EXISTING GENERAL PLAN



RESIDENTIAL LOW DENSITY



PUBLIC-SEMI-PUBLIC  
(LOW DENSITY RESIDENTIAL -  
UNDERLYING DESIGNATION)



#### PROPOSED GENERAL PLAN



RESIDENTIAL LOW DENSITY



OPEN SPACE - PARK



**ALDEN &  
ASSOCIATES**

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

## EXISTING vs. PROPOSED GENERAL PLAN FORMERLY

### FRANKLIN ELEMENTARY SCHOOL SITE

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

Date 7/27/18  
Sheet 1 Of 1



# **EXHIBIT “C”**



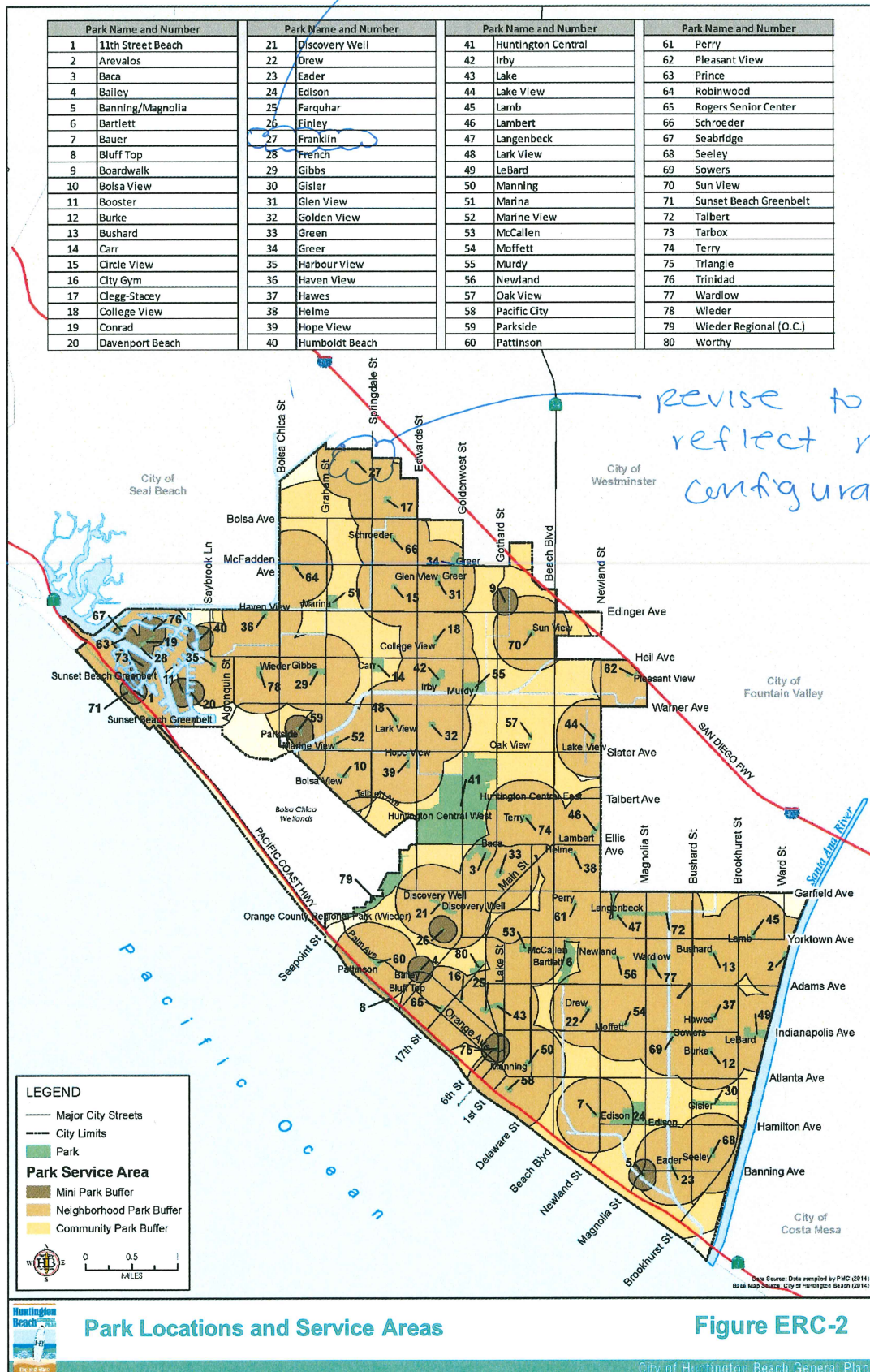
revise to reflect new configuration







revise to reflect new  
park name if necessary



Park Locations and Service Areas

Figure ERC-2