

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.

ATTEST:

City Clerk

REVIEWED AND APPROVED:

City Manager

Mayor

APPROVED AS TO FORM:



City Attorney

INITIATED AND APPROVED:

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 $00^{\circ}16'59''$ 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 $89^{\circ}28'09''$ 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 $00^{\circ}16'59''$ EAST 796.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH $00^{\circ}16'59''$ EAST 70.29 FEET; THENCE NORTH $72^{\circ}03'59''$ 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 $109^{\circ}22'57''$ TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH $37^{\circ}18'58''$ EAST; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 32.18 FEET THROUGH A CENTRAL ANGLE OF $36^{\circ}52'12''$; THENCE NORTH $89^{\circ}33'14''$ WEST 376.07 FEET; THENCE LEAVING SAID SOUTHERLY LINE, SOUTH $00^{\circ}16'59''$ WEST 108.71 FEET; THENCE SOUTH $89^{\circ}33'14''$ EAST 415.00 FEET; THENCE NORTH $00^{\circ}16'59''$ 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 $90^{\circ}00'00''$; THENCE SOUTH $89^{\circ}43'01''$ 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 $00^{\circ}16'59''$ 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 $89^{\circ}28'09''$ 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 $00^{\circ}16'59''$ EAST 260.78 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH $00^{\circ}16'59''$ EAST 535.41 FEET; THENCE NORTH $89^{\circ}43'01''$ 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



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 1 of 3

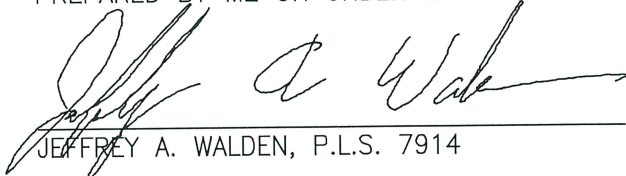
THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 00°16'59" WEST 1.98 FEET; THENCE NORTH 89°33'14" WEST 415.00 FEET; THENCE NORTH 00°16'59" EAST 108.71 FEET TO A POINT ON THE SOUTHERLY LINE OF SANDS DRIVE 60.00 FEET WIDE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, NORTH 89°33'14" WEST 33.94 FEET TO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

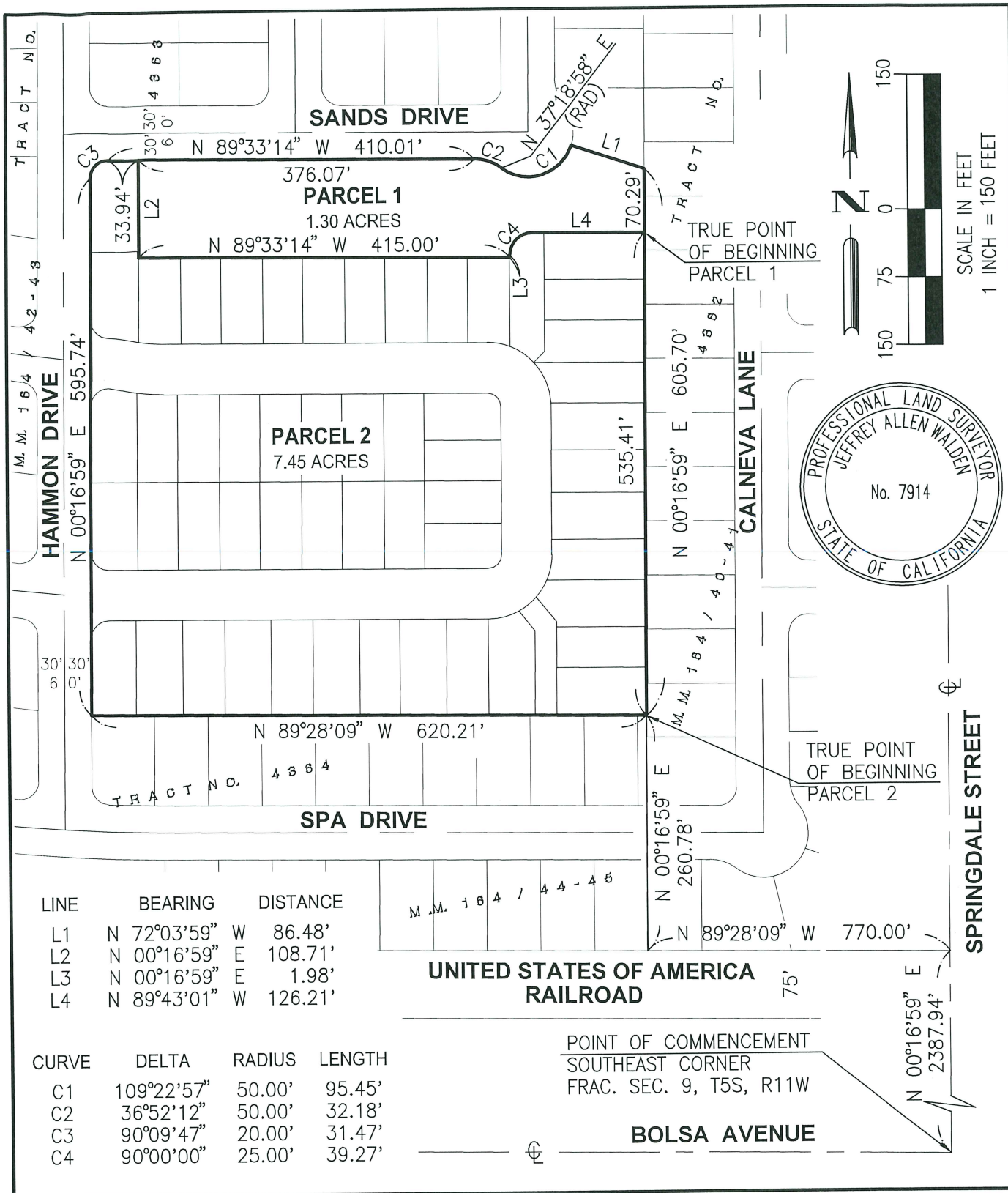

JEFFREY A. WALDEN, P.L.S. 7914



CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
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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

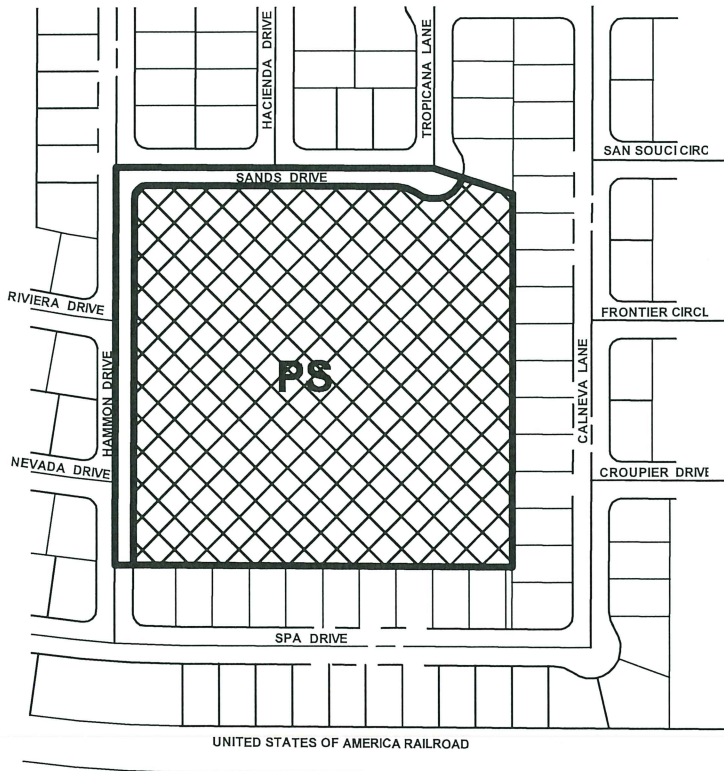
EXHIBIT "B"

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.

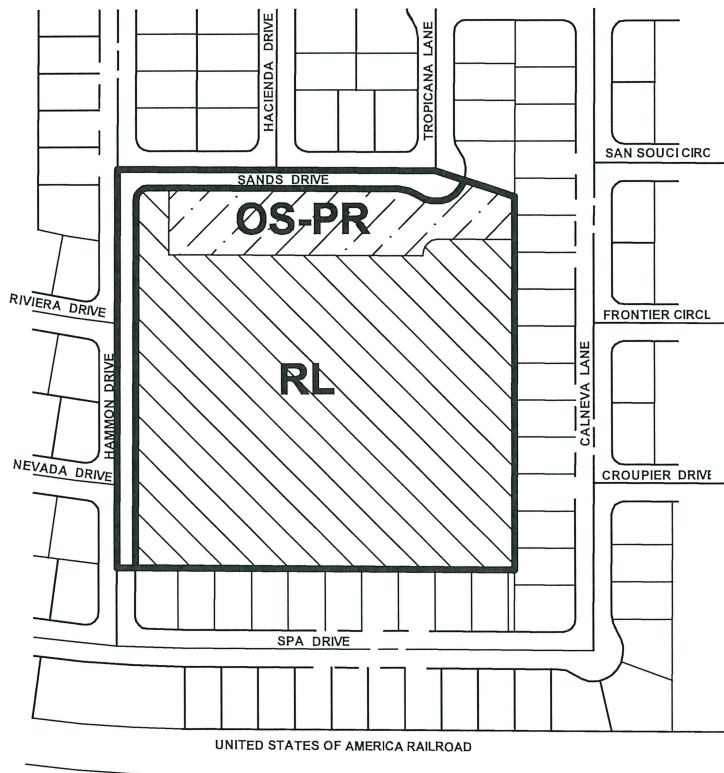
Date 07-24-2018
Sheet 3 of 3

EXHIBIT “B”



EXISTING ZONING PLAN

-  RESIDENTIAL LOW DENSITY
-  PUBLIC-SEMPUBLIC



PROPOSED ZONING PLAN

-  RESIDENTIAL LOW DENSITY
-  OPEN SPACE - PARKS & RECREATION SUBDISTRICT



**ALDEN &
SSOCIATES**

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EXISTING vs. PROPOSED ZONING 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