

ORDINANCE NO. 4236

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH AMENDING  
THE HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE TO REZONE  
THE REAL PROPERTY LOCATED AT 21141 STRATHMOOR LANE FROM PUBLIC-  
SEMIPUBLIC (PS) TO RESIDENTIAL LOW DENSITY (RL)  
(ZONING MAP AMENDMENT NO. 20-002)

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. 20-002, which rezones the property located at 21141 Strathmoor Lane from Public-Semipublic (PS) to Residential Low Density (RL); 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 located at 21141 Strathmoor Lane 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 Public-Semipublic (PS) to Residential Low Density (RL) (Exhibit B).

SECTION 3: That the Huntington Beach Zoning and Subdivision Ordinance is hereby amended to reflect Zoning Map Amendment No. 20-002 as described herein. The Director of Community Development is hereby directed to prepare and file an amended zoning map. A copy of said amended map shall be available for inspection in the Office of the City Clerk.

SECTION 4: 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

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

  
City Attorney

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

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

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

ATTACHMENTS:

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

**EXHIBIT A  
LEGAL DESCRIPTION  
TENTATIVE TRACT NO. 19136**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE SOUTHERLY 640.00 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS, CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE WESTERLY 450.27 FEET.

ALSO EXCEPTING THEREFROM THAT PORTION OF LAND LYING EASTERLY OF THE EAST LINE OF THE WEST 125.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18.

ALSO EXCEPTING THEREFROM THE SOUTHERLY 195.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18.

ALSO EXCEPTING THEREFROM THE SOUTH 600 FEET OF THE EAST 580.80 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 10 WEST IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING ALL MINERALS AND MINERAL RIGHTS OF ANY KIND AND DESCRIPTION INCLUDING, BUT NOT LIMITED TO, OIL, OIL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS AND OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN WITHIN OR BENEATH THE LANDS ABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT TO DRILL, MINE, EXPLORE PRODUCE AND REMOVE SAID MINERALS FROM OR TO INJECT AND STORE SAID MINERALS IN SAID LAND OR OTHER LANDS, TO WHIPSTOCK OR DIRECTIONALLY DRILL, BORE AND MINE FROM OTHER LAND INTO, THROUGH OR ACROSS THE SUBSURFACE OF SAID LAND BELOW A DEPTH OF 500 FEET FROM THE SURFACE AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, ADITS, TUNNELS AND SHAFTS UNDER OR BEYOND THE BOUNDARIES OF SAID LAND AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES AND TO INJECT, STORE AND REMOVE MINERALS AND WATER NOT PRODUCED FROM SAID LAND INTO OR FROM THE SUBSURFACE OF SAID LAND AND OTHER LANDS, WITHOUT ANY RIGHT WHATSOEVER TO ENTER UPON THE SURFACE OF SAID LAND OR INTO THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET IN THE EXERCISE OF ANY OF ITS RESERVED RIGHTS, AS CONTAINED IN FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 9, 1966 IN BOOK 7863, PAGE 809, OF OFFICIAL RECORDS.

**EXHIBIT A  
LEGAL DESCRIPTION  
TENTATIVE TRACT NO. 19136**

PARCEL 2:

THE SOUTH 600 FEET OF THE EAST 580.80 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 10 WEST IN THE RANCHO LAS BOLSAS, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING ALL MINERALS AND MINERAL RIGHTS OF ANY KIND AND DESCRIPTION INCLUDING, BUT NOT LIMITED TO, OIL, OIL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS AND OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN WITHIN OR BENEATH THE LANDS ABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT TO DRILL, MINE, EXPLORE PRODUCE AND REMOVE SAID MINERALS FROM OR TO INJECT AND STORE SAID MINERALS IN SAID LAND OR OTHER LANDS, TO WHIPSTOCK OR DIRECTIONALLY DRILL, BORE AND MINE FROM OTHER LAND INTO, THROUGH OR ACROSS THE SUBSURFACE OF SAID LAND BELOW A DEPTH OF 500 FEET FROM THE SURFACE AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, ADITS, TUNNELS AND SHAFTS UNDER OR BEYOND THE BOUNDARIES OF SAID LAND AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES AND TO INJECT, STORE AND REMOVE MINERALS AND WATER NOT PRODUCED FROM SAID LAND INTO OR FROM THE SUBSURFACE OF SAID LAND AND OTHER LANDS, WITHOUT ANY RIGHT WHATSOEVER TO ENTER UPON THE SURFACE OF SAID LAND OR INTO THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET IN THE EXERCISE OF ANY OF ITS RESERVED RIGHTS, AS CONTAINED IN FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 9, 1966 IN BOOK 7863, PAGE 809, OF OFFICIAL RECORDS.

APN 149-302-17

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

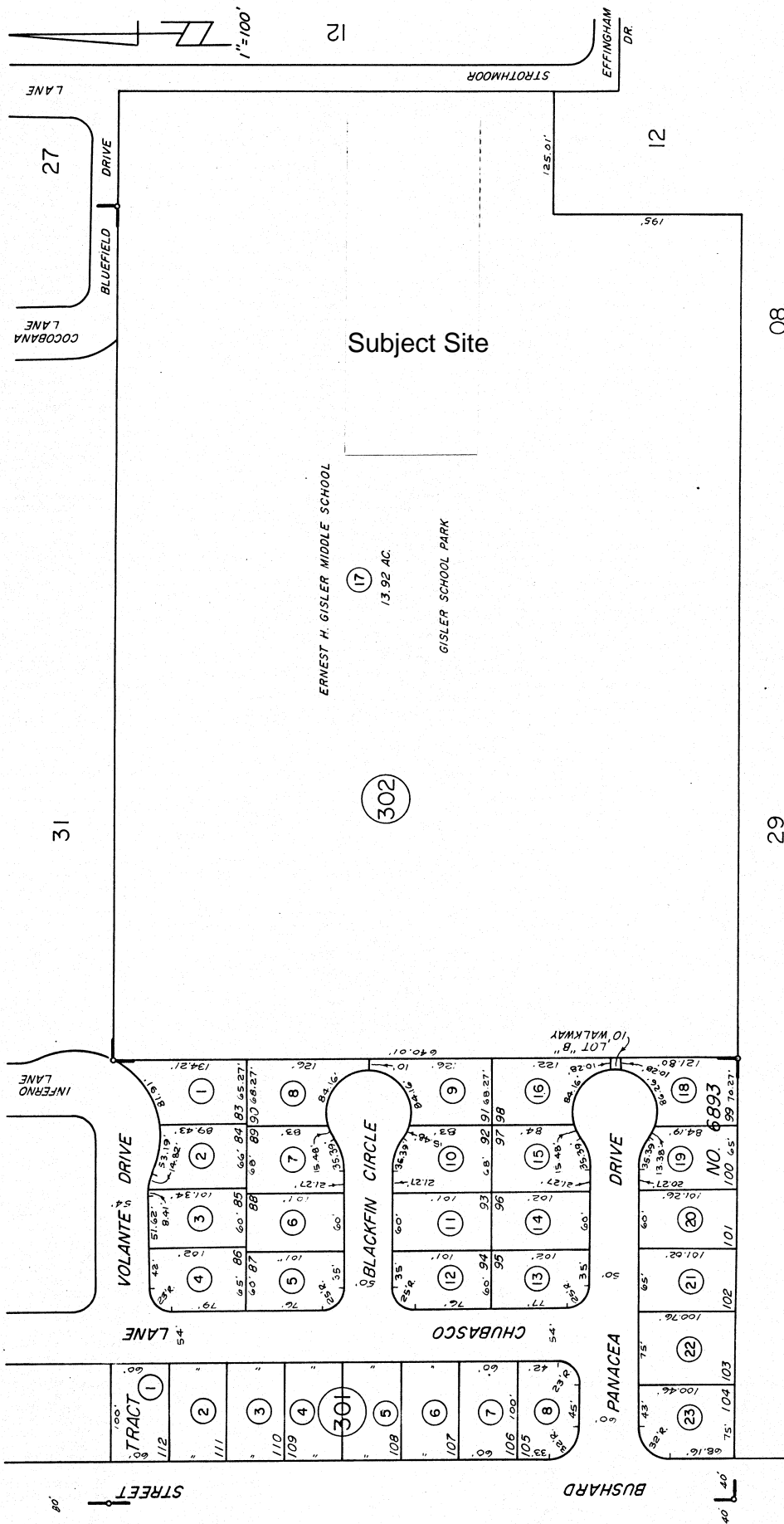


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KURT R. TROXELL, P.L.S. 7854  
DATE PREPARED:



Exhibit A



08

29

\* PRIVATE STREET

NOTE - ASSESSOR'S BLOCK &  
PARCEL NUMBERS  
SHOWN IN CIRCLES

M.M. 260-31,32,33,34

TRACT NO. 6893

MARCH 1970

ASSESSOR'S MAP  
BOOK 149 PAGE 30  
COUNTY OF ORANGE

90



Exhibit B

# Proposed Zoning

