

**CITY OF HUNTINGTON BEACH
LEGAL NOTICE**

**ORDINANCE NO. 4006
Adopted by the City Council on NOVEMBER 18, 2013**

“AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH AMENDING THE HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE BY CHANGING THE ZONING DESIGNATION FROM RM (RESIDENTIAL MEDIUM DENSITY) TO CG (COMMERCIAL GENERAL) ON A +1.1 GROSS ACRE PORTION AND TO IG (GENERAL INDUSTRIAL) ON A +3.3 GROSS ACRE PORTION OF REAL PROPERTY LOCATED ON THE SOUTHEAST CORNER OF WARNER AVENUE AND NICHOLS STREET (ZONING MAP AMENDMENT NO. 05-001)”

SYNOPSIS:

Approval of General Plan Amendment No. 05-001, Zoning Map Amendment No. 05-001, and the CEQA Findings of Fact with Statement of Overriding Considerations was based upon the following:

- It establishes land use and zoning designations on the subject property that are compatible with the mix of uses in the area.
- It prohibits residential development from occurring on the subject property in close proximity to existing incompatible uses.
- There are General Plan, zoning ordinance, design guidelines, and other requirements that will address compatibility of future development on the subject property with adjacent sensitive uses.
- The project benefits outweigh the significant and unavoidable impacts relating to the removal or demolition of the historic structures.
- Future development will be subject to the development standards and entitlement processing requirements of the zoning ordinance.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting held November 18, 2013 by the following roll call vote:

AYES: Sullivan, Harper, Carchio, Katapodis

NOES: Hardy, Boardman, Shaw

ABSTAIN: None

ABSENT: None

THE FULL TEXT OF THE ORDINANCE IS AVAILABLE IN THE CITY CLERK’S OFFICE.

This ordinance is effective 30 days after adoption.

**CITY OF HUNTINGTON BEACH
2000 MAIN STREET
HUNTINGTON BEACH, CA 92648
714-536-5227
JOAN L. FLYNN, CITY CLERK**