



City of Huntington Beach Planning and Building Department  
**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning and Building  
**BY:** Rosemary Medel, Associate Planner *RM*  
**DATE:** January 28, 2014  
**SUBJECT:** **ZONING MAP AMENDMENT NO. 13-001 (SENIOR RESIDENTIAL MOBILEHOME PARK OVERLAY)**  
**APPLICANT:** City of Huntington Beach  
**PROPERTY OWNERS:** Zoning Map Amendment No. 13-001 affects eight properties. A list of these property owners is provided in Attachment No. 4.  
**LOCATION:** The location of the eight mobilehome parks included in Zoning Map Amendment No. 13-001 is provided on page 3.

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**STATEMENT OF ISSUE:**

- ◆ Zoning Map Amendment No. 13-001 request:
  - To add the Senior Residential Overlay (-SR) to eight existing Senior Mobilehome Parks.
- ◆ Staff's Recommendation:

Approve Zoning Map Amendment No. 13-001 and forward to the City Council for adoption for the following reasons:

  - Consistent with City Council direction and City Attorney's Office recommendations;
  - Conforms to the General Plan Land Use and Housing Elements to provide and retain housing senior housing options;
  - Compatible with the existing zoning and standards for mobilehome parks; and
  - Will not have any adverse environmental impacts as analyzed under Negative Declaration No. 13-001.

**RECOMMENDATION:**

Motion to:

“Approve Zoning Map Amendment No. 13-001 with findings (Attachment No. 1) and forward draft ordinances (Attachment No. 3) to the City Council.”

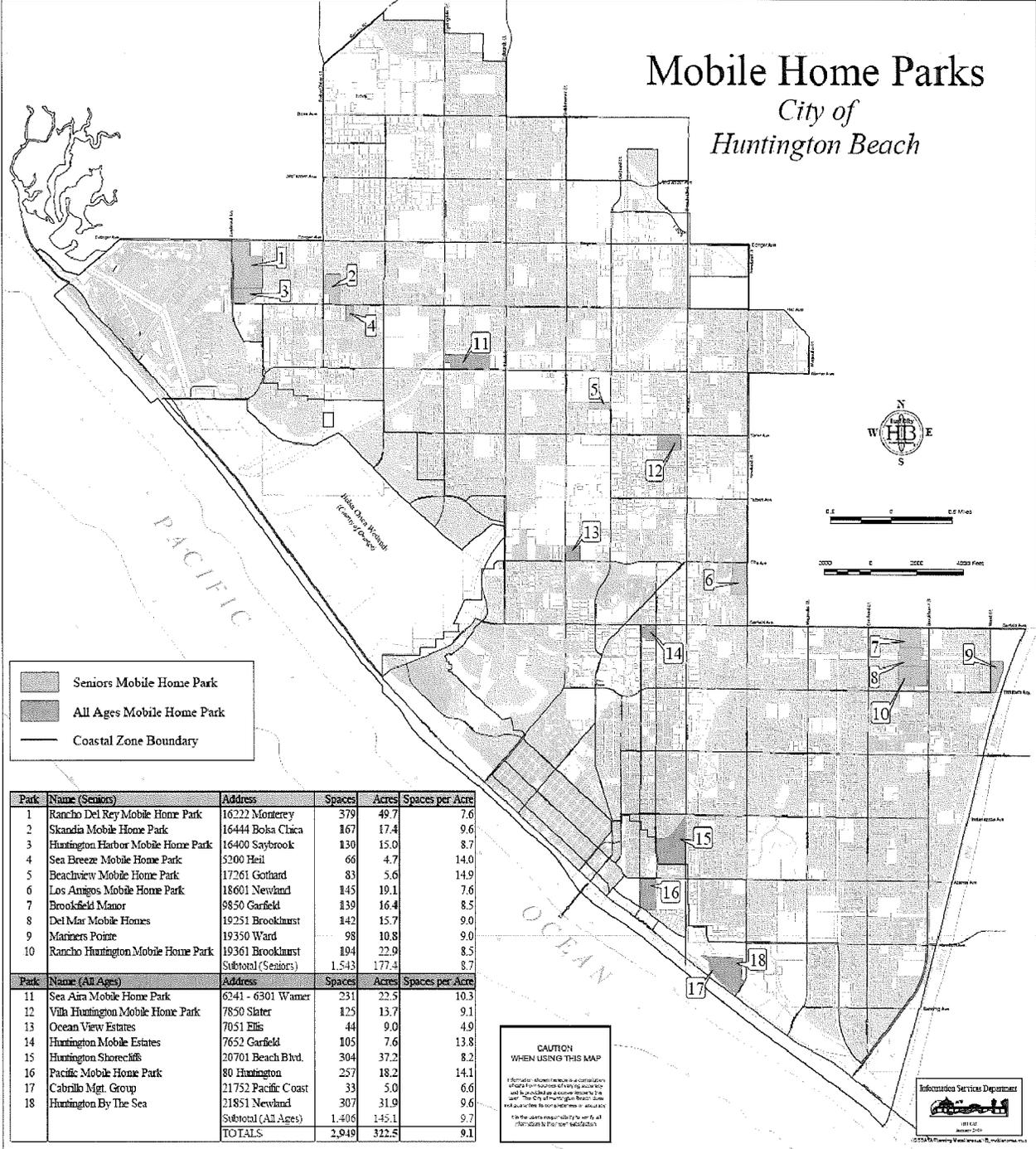
**ALTERNATIVE ACTION(S):**

The Planning Commission may take alternative actions such as:

- A. “Deny Zoning Map Amendment No. 13-001.”
- B. “Continue Zoning Map Amendment No. 13-001 and direct staff accordingly.”

# Mobile Home Parks

## City of Huntington Beach



Seniors Mobile Home Park  
 All Ages Mobile Home Park  
 Coastal Zone Boundary

Park	Name (Seniors)	Address	Spaces	Acres	Spaces per Acre
1	Rancho Del Rey Mobile Home Park	16222 Monterey	379	49.7	7.6
2	Skandia Mobile Home Park	16444 Bolsa Chica	167	17.4	9.6
3	Huntington Harbor Mobile Home Park	16400 Saybrook	130	15.0	8.7
4	Sea Breeze Mobile Home Park	5200 Heil	66	4.7	14.0
5	Beachview Mobile Home Park	17261 Gothard	83	5.6	14.9
6	Los Amigos Mobile Home Park	18601 Newland	145	19.1	7.6
7	Brookfield Manor	9850 Garfield	139	16.4	8.5
8	Del Mar Mobile Homes	19251 Brookhurst	142	15.7	9.0
9	Mariners Pointe	19350 Ward	98	10.8	9.0
10	Rancho Huntington Mobile Home Park	19361 Brookhurst	194	22.9	8.5
	Subtotal (Seniors)		1,543	177.4	8.7
Park	Name (All Ages)	Address	Spaces	Acres	Spaces per Acre
11	Sea Air Mobile Home Park	6241 - 6301 Warner	231	22.5	10.3
12	Villa Huntington Mobile Home Park	7850 Slater	125	13.7	9.1
13	Ocean View Estates	7051 Ellis	44	9.0	4.9
14	Huntington Mobile Estates	7652 Garfield	105	7.6	13.8
15	Huntington Shorecliffs	20701 Beach Blvd.	304	37.2	8.2
16	Pacific Mobile Home Park	80 Huntington	257	18.2	14.1
17	Cabrillo Mgt. Group	21752 Pacific Coast	33	5.0	6.6
18	Huntington By The Sea	21851 Newland	307	31.9	9.6
	Subtotal (All Ages)		1,406	145.1	9.7
	<b>TOTALS</b>		<b>2,949</b>	<b>322.5</b>	<b>9.1</b>

**CAUTION**  
WHEN USING THIS MAP

This information is provided as a convenience only and should not be used as a basis for any legal action. The City of Huntington Beach does not warrant the accuracy or completeness of this information. For the latest information, please refer to the City of Huntington Beach website.



### VICINITY MAP LEGEND

### ZONING MAP AMENDMENT 13-001

### SENIOR PARKS

## **PROJECT PROPOSAL:**

Zoning Map Amendment No. 13-001 involves establishment of the Senior Residential (-SR) Overlay designation to eight existing (as of August 5, 2013) senior mobilehome parks in the City pursuant to Huntington Beach Zoning and Subdivision Ordinance (HBZSO) Chapter 247.

The Senior Mobilehome parks included in this ZMA are listed below and shown on the vicinity map as sites 2 and 4-10. Additional information for each site is provided in Attachment No. 2. Sites 1 and 3 are included in Zoning Map Amendment No. 13-002. The standards for the -SR designated mobilehome parks are in a companion report for Zoning Text Amendment No. 13-002.

### LOCATION OF SENIOR MOBILEHOME PARKS

<b>PARK NO. *</b>	<b>PARK NAME</b>	<b>ADDRESS/ZIP CODE</b>	<b>NUMBER OF SPACES</b>
1.*	Rancho Del Rey Mobilehome Park	16222 Monterey Lane, 92647	403
2.	Skandia Mobilehome Park	16444 Bolsa Chica Street, 92649	167
3.*	Huntington Harbor Mobilehome Park	16400 Saybrook Lane, 92649	106
4.	Sea Breeze Mobilehome Park	5200 Heil Avenue, 92649	65
5.	Beachview Mobilehome Park	17261 Gothard Street, 92647	82
6.	Los Amigos Mobilehome Park	18601 Newland Street, 92646	145
7.	Brookfield Manor	9850 Garfield Avenue, 92646	139
8.	Del Mar Mobilehomes	19251 Brookhurst Street, 92646	142
9.	Mariners Pointe	19350 Ward Street, 92646	98
10.	Rancho Huntington Mobilehome Park	19361 Brookhurst Street, 92646	194
		<b>Total</b>	<b>1,541</b>

*\*Processed under ZMA No.13-002*

The City Council directed staff to prepare a draft Senior Mobilehome Park Overlay ordinance in order to retain existing senior mobilehome parks in response to the concerns expressed by park residents. Proposed Zoning Map Amendment No. 13-001 and companion report ZMA No. 13-002 add the proposed senior overlay designation to existing senior parks.

### **Background:**

On July 15, 2013, City Council directed staff to prepare a draft interim ordinance to commence the process of retaining 10 existing senior mobilehome parks citywide. On August 5, 2013, the City Council adopted Ordinance No. 3986, an Interim Ordinance establishing a moratorium on the conversion of senior mobilehome parks due to the lack of senior housing options in and around the City of Huntington Beach. On September 16, 2013, the City Council adopted Ordinance No. 3990, an Interim Urgency Ordinance extending the moratorium on the conversion of senior mobilehome parks (established by Ordinance No. 3986 on August 5, 2013) for an additional 10 months and 15 days. The moratorium was extended to allow the City time to create a regulatory framework (i.e. the -SR Overlay district) to address the City's senior housing issues and is set to expire on April 30, 2014. These background materials are provided in the Planning Commission staff report for the Zoning Text Amendment No. 13-002.

**Study Session:**

The Planning Commission held a study session on January 14, 2014. Staff introduced the proposed overlay district and provided background as described. The Planning Commission asked questions related to the zoning text amendment. Responses are addressed in the staff report for Zoning Text Amendment No. 13-002.

**ISSUES:**

**General Plan Conformance:**

The project designates existing senior mobilehome parks with the –SR designation in an effort to retain existing senior housing. The proposed project would be consistent with the goals, objectives and policies of the City’s General Plan Land Use Element and Housing Element as follows:

A. Land Use Element

Objective LU 15.6: Facilitate the preservation and development of Residential Mobilehome Parks.

B. Housing Element

Policy HE 1.5 Protection of Existing Affordable Housing: Work with property owners, tenants, and non-profit purchasers to facilitate preservation of assisted rental housing at risk of conversion to market rents.

Policy HE 5.2: Housing Options for Seniors: Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community.

Zoning Map Amendment No. 13-001 would amend the Huntington Beach Zoning Map to add a Senior Residential (-SR) Overlay zoning district designation to eight mobilehome parks. The purpose of the –SR Overlay district is protect mobilehome parks primarily occupied by senior 55 years of age and older from conversion to family (non age-restricted) parks in an effort to preserve affordable housing for seniors.

**Zoning Compliance:** See Attachment No. 2.

**Urban Design Guidelines Conformance:** Not applicable.

**Environmental Status:**

Staff has reviewed the environmental assessment and determined that no significant impacts are anticipated as a result of the proposed project. Subsequently, Negative Declaration No. 13-001, included in a companion report, was prepared pursuant to Section 240.04 of the HBZSO and the provisions of the California Environmental Quality Act (CEQA).

The Planning and Building Department advertised draft Negative Declaration No. 13-001 for 30 days commencing on November 14, 2013 and ending on December 16, 2013. Three written comments were received from residents/mobilehome owners within the parks of Los Amigos and Del Mar Mobilehome Parks. Comments are in support of the pending ordinance and related map amendments. No environmental issues were raised.

The Environmental Board was notified of the Negative Declaration. As of December 16, 2013, no response has been received.

Prior to any action on Zoning Map Amendment No. 13-001, it is necessary for the Planning Commission to review and act on Negative Declaration No. 13-001. Staff, in its initial study of the project, is recommending that the negative declaration be approved with findings.

**Coastal Status:** Not Applicable

**Redevelopment Status:** Not applicable.

**Design Review Board:** Not applicable.

**Subdivision Committee:** Not applicable.

**Other Departments Concerns and Requirements:**

The City Attorney's Office prepared the subject ordinances. There were no concerns from other departments.

**Public Notification:**

Legal notice was published in the Huntington Beach/Fountain Valley Independent on January 16, 2014. Notices were sent to all property owners and tenants within the existing senior mobilehomes as well as interested agencies/organizations including the property owners of all existing mobilehome parks. As of January 21, 2014, no other communications regarding ZMA No. 13-001 have been received.

**Application Processing Dates:**

This is a City Council directed project and mandatory processing dates are not applicable.

**ANALYSIS:**

Zoning Map Amendment No. 13-001 would amend the Huntington Beach Zoning maps to add the Senior Residential (-SR) Overlay zoning district designation to eight mobilehome parks. These are existing senior mobilehome parks that would be restricted to those residents 55 years of age and older. The senior overlay will prevent the conversion of existing senior parks to family (non age-restricted) parks.

The eight remaining family parks in the City will not be affected by the proposed -SR Overlay district. However, they could apply to have the -SR Overlay designation in the future. In addition, a senior

mobilehome park with the –SR Overlay designation could apply to remove the overlay designation pursuant to applicable city code requirements.

The project is consistent with the Land Use and Housing Elements of the General Plan because it retains existing senior housing and maintains the same land use currently in effect. Zoning Map Amendment No. 13-001 is compatible with the uses and the standards for the zoning district. This amendment does not change the base district zoning, and it is consistent with the new zoning provisions for the –SR designated properties.

Staff recommends approval of ZMA No. 13-001 based on the following:

- Consistent with City Council direction and City Attorney’s Office recommendations;
- Conforms to the General Plan Land Use and Housing Elements to provide and retain housing senior housing options;
- Compatible with the existing zoning and standards for mobilehome parks; and
- Will not have any adverse environmental impacts as analyzed under Negative Declaration No. 13-001.

**ATTACHMENTS:**

1. Suggested Findings of Approval
2. Site Specific Information and Vicinity Maps
3. Draft City Council Ordinances for Zoning Map Amendment No. 13-001
4. List of Property Owners

SH:MBB:rm

**ATTACHMENT NO. 1**

**SUGGESTED FINDINGS OF APPROVAL**

**ZONING MAP AMENDMENT NO. 13-001**

**SUGGESTED FINDINGS OF APPROVAL – ZONING MAP AMENDMENT NO. 13-001**

1. Zoning Map Amendment No. 13-001 to amend the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to add the SR Senior Residential Overlay District designation to eight existing senior mobilehome parks is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable specific plan. The goals and policies of the General Plan Housing Element state that the City will promote, retain, and provide affordable housing. This overlay will identify senior housing.
2. In the case of a general land use provision, Zoning Map Amendment No. 13-001 is compatible with the uses authorized in, and the standards prescribed for, the zoning district for which it is proposed. This amendment does not change the base district or zoning land use designation. It is consistent with the new zoning provisions for –SR designated properties.
3. A community need is demonstrated for the proposed amendment as the amendment will ensure that the city retains a variety of senior housing options. The new overlay will permit the senior parks to continue and does not displace residents but allows for the transition of those residents that would not be in compliance with the age restriction or percentage of seniors criteria pursuant to Chapter 228.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice. The proposed amendment will add -SR to the existing RMP zoning designation. The SR designation will signify that the park is age restricted to seniors, which is consistent with the proposed zoning standards and General Plan goals for accommodating a variety of housing to benefit the senior population of the community.

ATTACHMENT NO. 1

## Attachment No. 2

### Site No. 2

#### Skandia Mobilehome Park

LOCATION: 16444 Bolsa Chica St. (east side of Bolsa, north of Heil)

PROPERTY OWNER: Hubbell Family LLC, 1161 Bryant Rd., Long Beach, CA 90805

REQUEST: Amend zoning map for subject property from RMP to RMP-SR

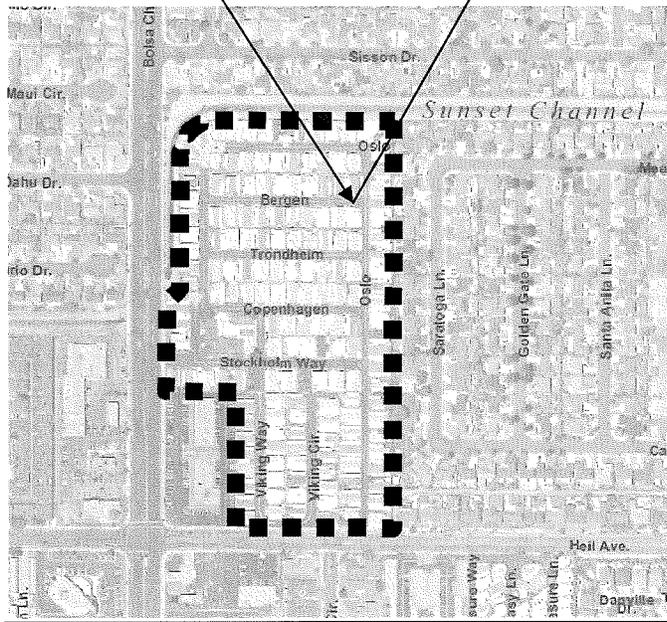
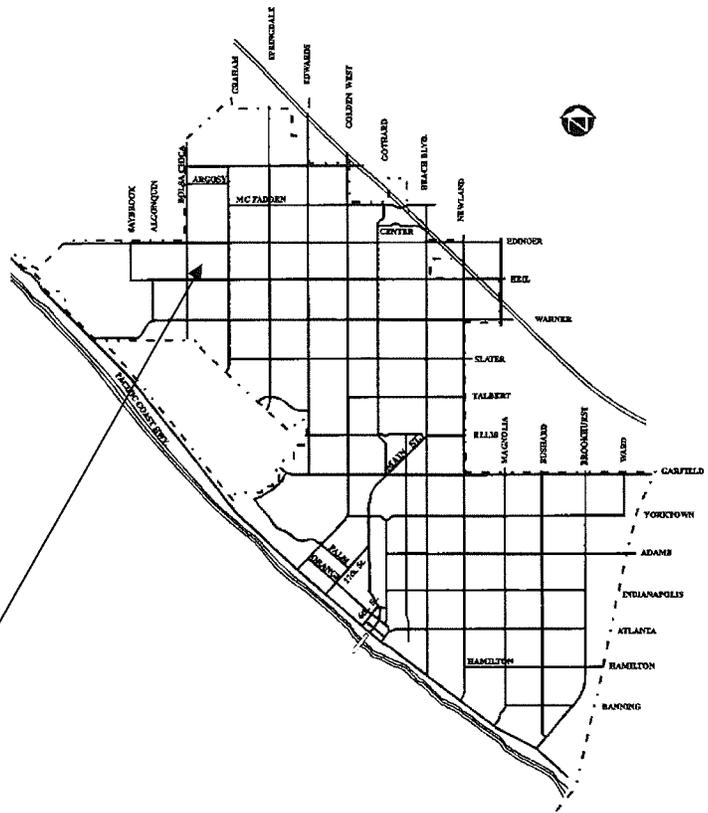
#### SUBJECT PROEPRTY AND SURROUNDING LAND USE, ZONING AND GENERAL PLAN DEISGNATIONS

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	RM-15 (Residential Medium Density-15 units/acre)	RMP (Manufactured Home Park)	Mobilehome Park
North of Subject Property	RL-7 (Residential Low Density)	RL (Residential Low Density)	Single family
East of Subject Property	RL-7	RL	Single family
South of Subject Property, across Heil Ave.:	CG-F1 (Commercial General – F1 Density 0.35), RL-7	CG (Commercial General), RM (Residential Medium Density)	Commercial and multifamily
West of Subject Property, Across Bolsa Chica:	CG-F1, RL-7	CG	Commercial and single family residential

#### Zoning Compliance:

The mobilehome park is located on 17.4 acres and provides 167 spaces (9.6 units per acre). The current zoning classification is RMP. The park is an existing senior mobilehome park and will be retained as such in compliance with the RMP zone designation. The only change will be to add the SR Overlay to the existing zoning map.

**Subject  
Property**



**VICINITY MAP (Site #2)  
ZMA 13-001  
16444 BOLSA CHICA ST.**

**Site No. 4**  
**Sea Breeze Mobile Home Park**

LOCATION: 5200 Heil Ave. (south side of Heil, east of Bolsa Chica)

PROPERTY OWNER: Sea Breeze Mobile Estates LLC, 5200 Heil Ave., Huntington Beach, CA 92647

REQUEST: Amend zoning map for subject property from RMP to RMP-SR

**SUBJECT PROPERTY AND SURROUNDING LAND USE, ZONING AND GENERAL PLAN DEISGNATIONS**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	P (RL) (Public, Residential Low Density)	RMP (Manufactured Home Park)	Mobilehome Park
North of Subject Property, Across Heil Ave.:	RL- 7 (Residential Low Density)	RL (Residential Low Density)	Single family residential
East of Subject Property	M-sp (Mixed Use – Specific Plan)	SP 8 (Meadowlark Specific Plan)	Meadowlark Development-single family development
South of Subject Property	M-sp, RL-7	SP 8	Meadowlark Development-single family development
West of Subject Property:	RM-15	RM (Residential Medium Density)	Multifamily residential

Zoning Compliance:

The mobilehome park is located on 14 acres and provides 66 spaces (4.7 units per acre). The current zoning classification is RMP (Manufactured Home Park). The park is an existing senior mobilehome park and will be retained as such in compliance with the RMP zone designation. The only change will be to add the SR Overlay to the existing zoning map.



**Site No. 5**  
**Beachview Mobile Home Park**

LOCATION: 17261 Gothard St. (west side of Gothard, north of Slater)

PROPERTY OWNER: Stephen B. Fabeck, 80 South Lake #719, Pasadena, CA 91101

REQUEST: Amend zoning map for subject property from RMP-FP2 to RMP-SR-FP2

**SUBJECT PROPERTY AND SURROUNDING LAND USE, ZONING AND GENERAL PLAN DESIGNATIONS**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	RL-7- rmp (Residential Low Density-7 units/acre - Residential Mobilehome Park Overlay)	RMP-FP2 (Manufactured Home Park – Flood Plain 2)	Mobilehome Park
North of Subject Property	P (RL) (Public-Residential Low Density)	PS (Public Semi-Public)	High School
East of Subject Property, Across Gothard St.:	I-F2-d (Industrial- F2 Density 0.50, Design Overlay)	IG (Industrial General)	Industrial development
South of Subject Property	P (Public)	RM (Residential Medium Density)	Municipal City Yard
West of Subject Property:	RL-7	RL (Residential Low Density)	Single family residential

Zoning Compliance:

The mobilehome park is located on 5.6 acres and provides 83 spaces (14.9 units per acre). The current zoning classification is RMP-FP2. The park is an existing senior mobilehome park and will be retained as such in compliance with the RMP zone designation. The only change will be to add the SR Overlay to the existing zoning map.



**Site No. 6**  
**Los Amigos Mobile Home Park**

LOCATION: 18601 Newland (west side of Newland, south of Ellis)

PROPERTY OWNER: Kato & Associates LLC, 18182 Bushard St., Fountain Valley, CA 92708

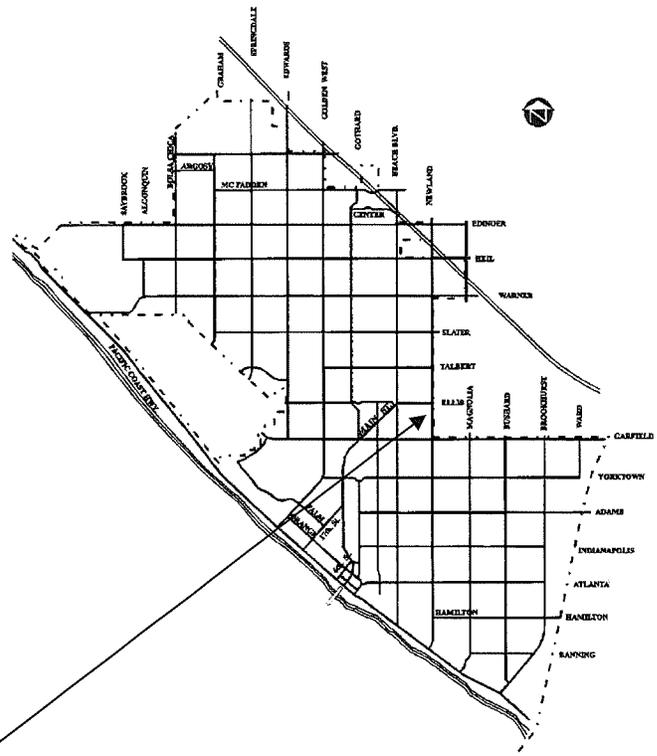
REQUEST: Amend zoning map for subject property from RMP to RMP-SR

**SUBJECT PROPERTY AND SURROUNDING LAND USE, ZONING AND GENERAL PLAN DEISGNATIONS**

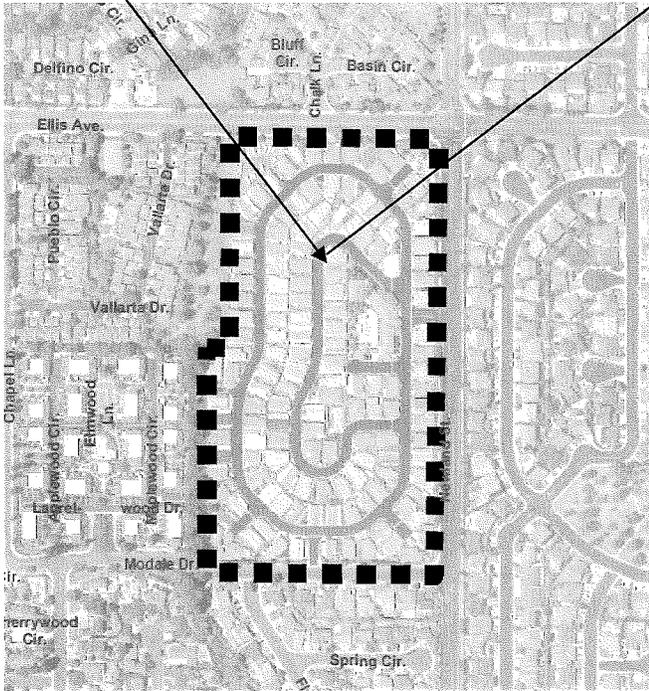
LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	RL-7- rmp (Residential Low Density-7 units/acre - Residential Mobilehome Park Overlay)	RMP (Manufactured Home Park)	Mobilehome Park
North of Subject Property, Across Ellis Ave.:	RL-7	RL (Residential Low Density)	Single family residential
East of Subject Property, Across Newland St.:	Residential -City of Fountain Valley	Residential - City of Fountain Valley	Single family/City of Fountain Valley
South of Subject Property	RL-7	RL	Single family residential
West of Subject Property:	RM-15 (Residential Medium Density-15 units/acre), RMH (Residential Medium High Density-25 units/acre)	RMP, RMH (Residential Medium High Density)	Multiple family residential

Zoning Compliance:

The mobilehome park is located on 19.1 acres and provides 145 spaces (7.6 units per acre). The current zoning classification is RMP. The park is an existing senior mobilehome park and will be retained as such in compliance with the RMP zone designation. The only change will be to add the SR Overlay to the existing zoning map.



**Subject  
Property**



**VICINITY MAP (Site #6)  
ZMA 13-001  
18601 NEWLAND AVE.**

**Site No. 7**  
**Brookfield Manor**

LOCATION: 9850 Garfield Ave. (south side of Garfield, west of Brookhurst)

PROPERTY OWNER: Brookfield Manor Inc., 9850 Garfield Ave., Huntington Beach, CA 92646

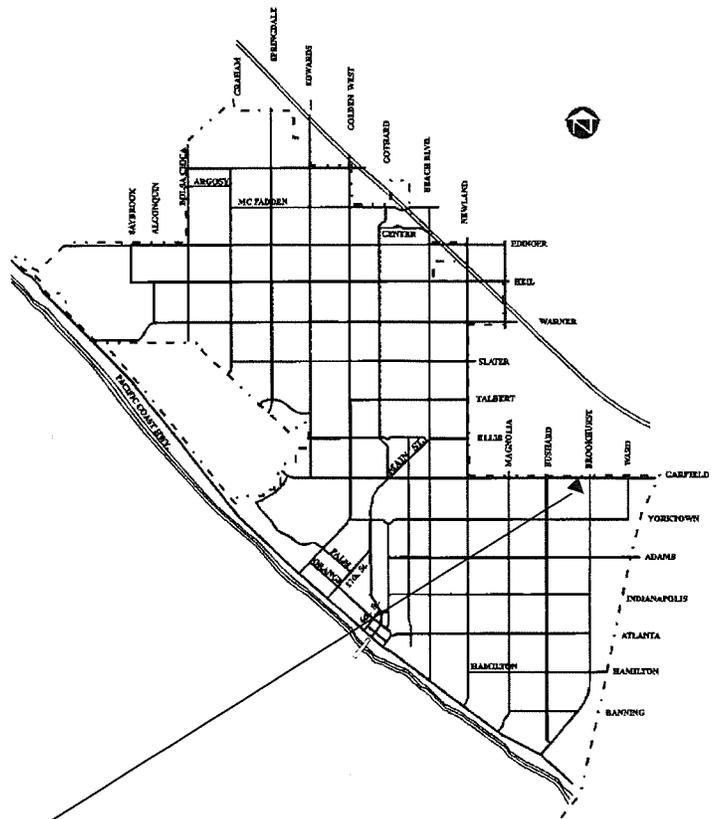
REQUEST: Amend zoning map for subject property from RMP to RMP-SR

**SUBJECT PROPERTY AND SURROUNDING LAND USE, ZONING AND GENERAL PLAN DESIGNATIONS**

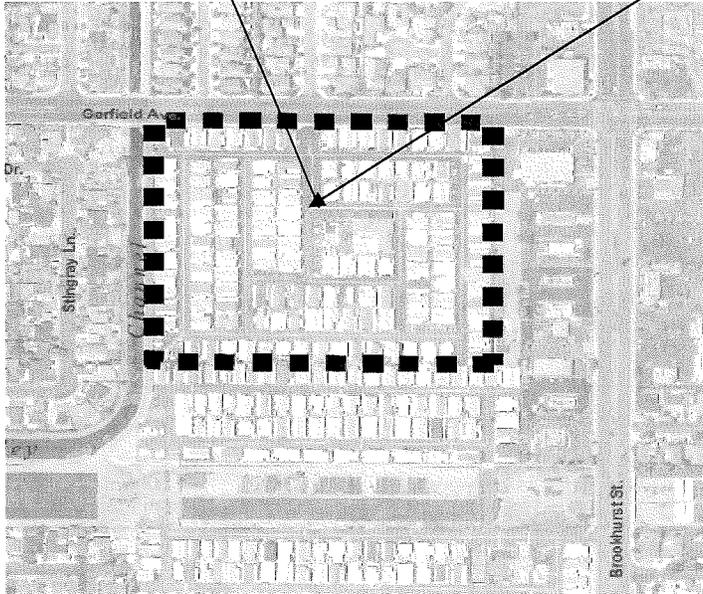
LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	RL-7 rmp (Residential Low Density-7 units/acre - Residential Mobilehome Park Overlay)	RMP (Manufactured Home Park)	Mobilehome Park
North of Subject Property	Commercial – City of Fountain Valley	Commercial - City of Fountain Valley	Single family residential/City of Fountain Valley
East of Subject Property	CN-F1 (Commercial Neighborhood-Density 0.35)	CG (Commercial General)	Vacant Land/Commercial Development
South of Subject Property	RL-7 - rmp	RA (Residential Agriculture), RMP	Existing Mobilehome Park
West of Subject Property:	RL-7	RL (Residential Low Density)	Single family residential

**Zoning Compliance:**

The mobilehome park is located on 16.4 acres and provides 139 spaces (8.5 units per acre). The current zoning classification is RMP. The park is an existing senior mobilehome park and will be retained as such in compliance with the RMP zone designation. The only change will be to add the SR Overlay to the existing zoning map.



**Subject  
Property**



**VICINITY MAP (Site #7)  
ZMA 13-001  
9850 GARFIELD AVE.**

**Site No. 8**  
**Del Mar Mobile Homes**

LOCATION: 19251 Brookhurst (west side of Brookhurst, north of Yorktown)

PROPERTY OWNER: Del Mar Mobile Home Estates Inc., 921 Emerald Bay, Laguna Beach, CA 92651-1260

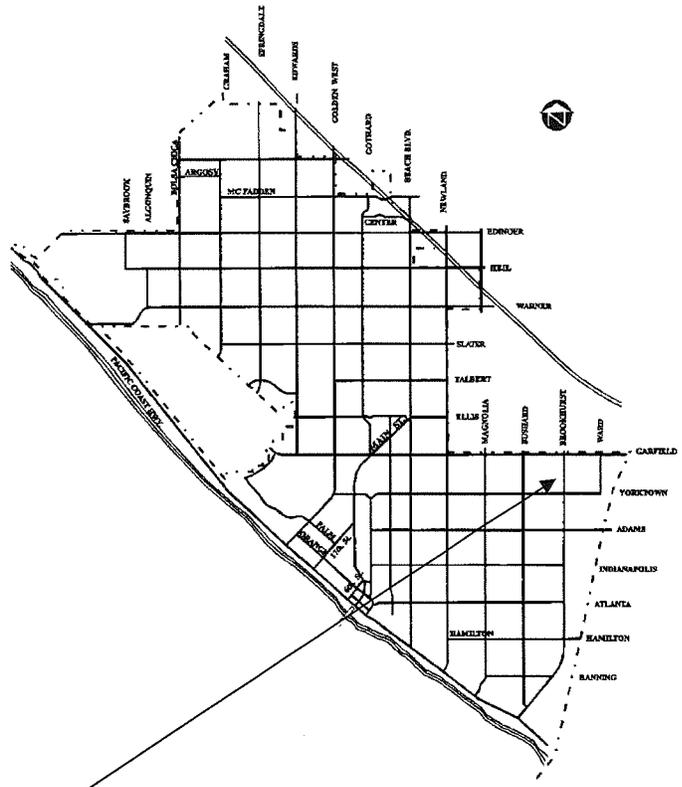
REQUEST: Amend zoning map for subject property from RMP to RMP-SR

**SUBJECT PROPERTY AND SURROUNDING LAND USE, ZONING AND GENERAL PLAN DEISGNATIONS**

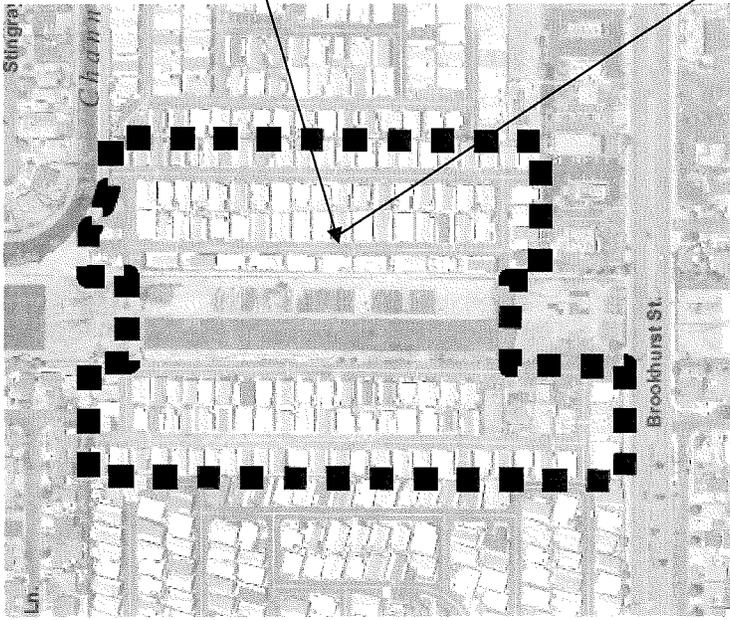
LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	RL-7 rmp (Residential Low Density-7 units/acre - Residential Mobilehome Park Overlay)	RMP (Manufactured Home Park)	Mobilehome Park
North of Subject Property	RL-7-rmp	RA (Residential Agriculture), RMP	Existing mobilehome park
East of Subject Property	CN- F1 (Commercial Neighborhood, Density 0.35)	RL (Residential Low Density)	Vacant Land/Commercial development
South of Subject Property	RL-7	RMP	Existing mobilehome park
West of Subject Property:	RL-7	RL	Single family residential

Zoning Compliance:

The mobilehome park is located on 15.7 acres and provides 142 spaces (9 units per acre). The current zoning classification is RMP. The park is an existing senior mobilehome park and will be retained as such in compliance with the RMP zone designation. The only change will be to add the SR Overlay to the existing zoning map.



**Subject  
Property**



**VICINITY MAP (Site #8)  
ZMA 13-001  
19251 BROOKHURST ST.**

**Site No. 9**  
**Mariners Pointe**

LOCATION: 19350 Ward (south of Garfield, east of Ward)

PROPERTY OWNER: Joanna Bruce, 1837 Pine Street, Huntington Beach, CA 92648

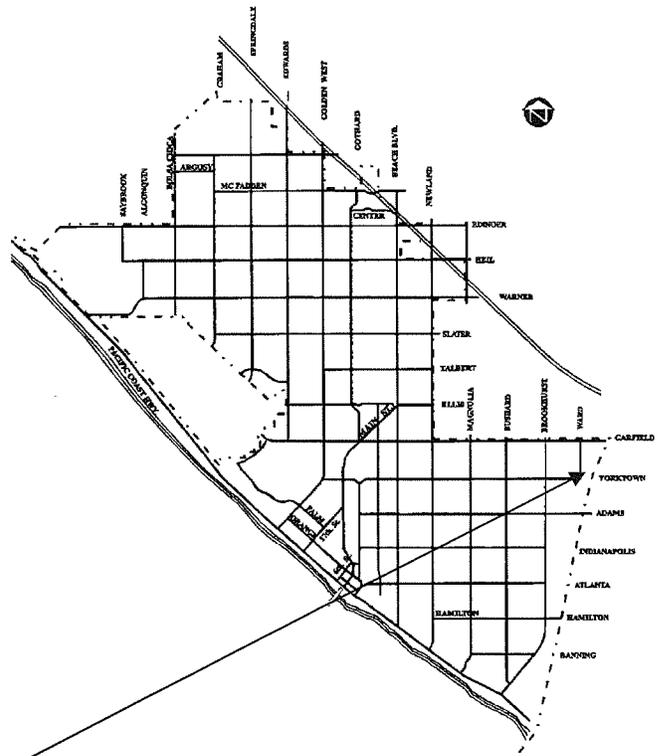
REQUEST: Amend zoning map for subject property from RMP to RMP-SR

**SUBJECT PROPERTY AND SURROUNDING LAND USE, ZONING AND GENERAL PLAN DESIGNATIONS**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	RL-7 rmp (Residential Low Density-7 units/acre - Residential Mobilehome Park Overlay)	RMP (Manufactured Home Park)	Mobilehome Park
North of Subject Property	P (Public)	RL (Residential Low Density)	Industrial development
East of Subject Property	P	RL	Nursery Operation
South of Subject Property	RL-7	RL	Single family residential/Nursery
West of Subject Property:	RL-7	RL	Single family residential

Zoning Compliance:

The mobilehome park is located on 10.8 acres and provides 98 spaces (9 units per acre). The current zoning classification is RMP. The park is an existing senior mobilehome park and will be retained as such in compliance with the RMP zone designation. The only change will be to add the SR Overlay to the existing zoning map.



**Subject  
Property**



**VICINITY MAP (Site #9)  
ZMA 13-001  
19350 WARD ST.**

ATTACHMENT NO. 2.15

**Site No. 10**  
**Rancho Huntington Mobile Home Park**

LOCATION: 19361 Brookhurst St. (west side of Brookhurst, north of Yorktown)

PROPERTY OWNER: Sierra Corporate Management Inc., 320 N. Park Vista St., Anaheim, CA 92806

REQUEST: Amend zoning map for subject property from RMP to RMP-SR

**SUBJECT PROEPRTY AND SURROUNDING LAND USE, ZONING AND GENERAL PLAN DEISGNATIONS**

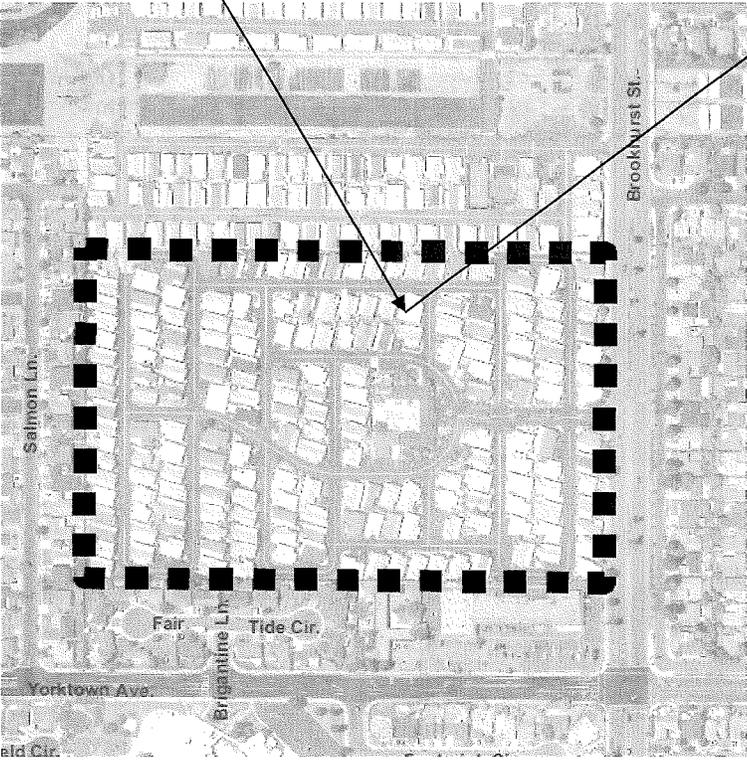
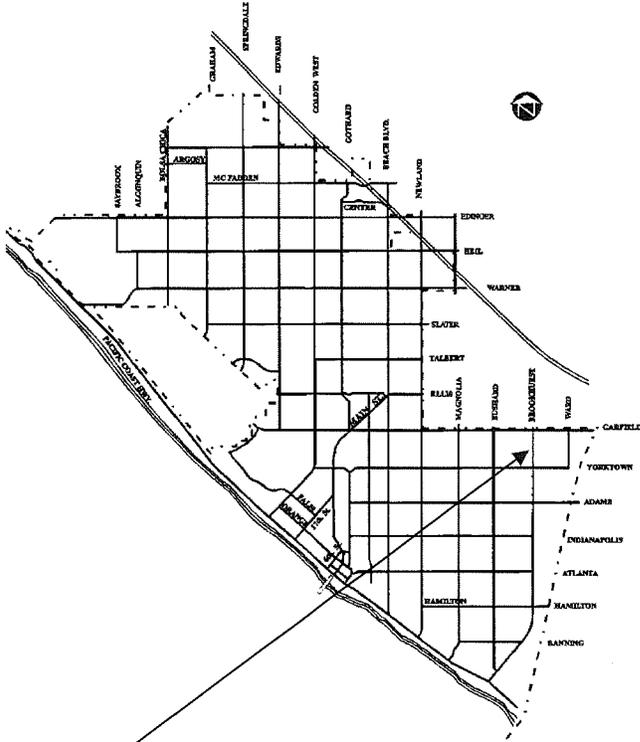
LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	RL-7 rmp (Residential Low Density-7 units/acre - Residential Mobilehome Park Overlay)	RMP (Manufactured Home Park)	Mobilehome Park
North of Subject Property	RL-7-rmp	RMP	Existing mobilehome park
East of Subject Property	RL-7	RL (Residential Low Density)	Single family residential
South of Subject Property	CN-F1 (Commercial Neighborhood, Density 0.35)	RL, CG (Commercial General)	Single family residential/commercial development
West of Subject Property:	RL-7	RL	Single family residential

Zoning Compliance:

The mobilehome park is located on 22.9 acres and provides 194 spaces (8.5 units per acre). The current zoning classification is RMP. The park is an existing senior mobilehome park and will be retained as such in compliance with the RMP zone designation. The only change will be to add the SR Overlay to the existing zoning map.

ATTACHMENT NO. 216

Subject Property



**VICINITY MAP (Site #10)**  
**ZMA 13-001**  
**19361 BROOKHURST ST.**

ATTACHMENT NO. 2.17

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH,  
CALIFORNIA AMENDING DISTRICT MAP 24Z OF THE CITY OF  
HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE  
TO ADD THE SR SENIOR RESIDENTIAL OVERLAY TO REAL  
PROPERTY LOCATED AT 5200 HEIL AVENUE (SOUTH SIDE OF  
HEIL BETWEEN BOLSA CHICA AND GRAHAM)  
ZONING MAP AMENDMENT NO. 13-001

WHEREAS, the lack of affordable housing options in and around the City of Huntington Beach continues to create housing problems for senior citizens living in the City; and

One affordable housing option for senior citizens is a mobilehome park that permits exclusive residence by those individuals age fifty-five (55) years and older; and

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. 13-001, wherein, after due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council has determined 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 located between Bolsa Chica St. and Graham St. at south side of Heil Ave., more particularly described in the legal description and sketch collectively attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein, is hereby changed from RMP (Manufactured Home Park) to RMP-SR (Manufactured Home Park-Senior Residential Overlay).

SECTION 2. That the Director of Planning and Building is hereby directed to prepare and file an amended map for District Map 24Z of the Huntington Beach Zoning and Subdivision Ordinance to reflect the change contained in this ordinance. The Director of Planning and Building is further directed to file the amended map. A copy of such map, as amended, shall be available for inspection in the Office of the City Clerk.

DRAFT

SECTION 3. This ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting held \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

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

*Jennifer M. Graft*  
\_\_\_\_\_  
City Attorney  
11/5/14 *pl 11/14/2014*

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

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

\_\_\_\_\_  
Director of Planning and Building

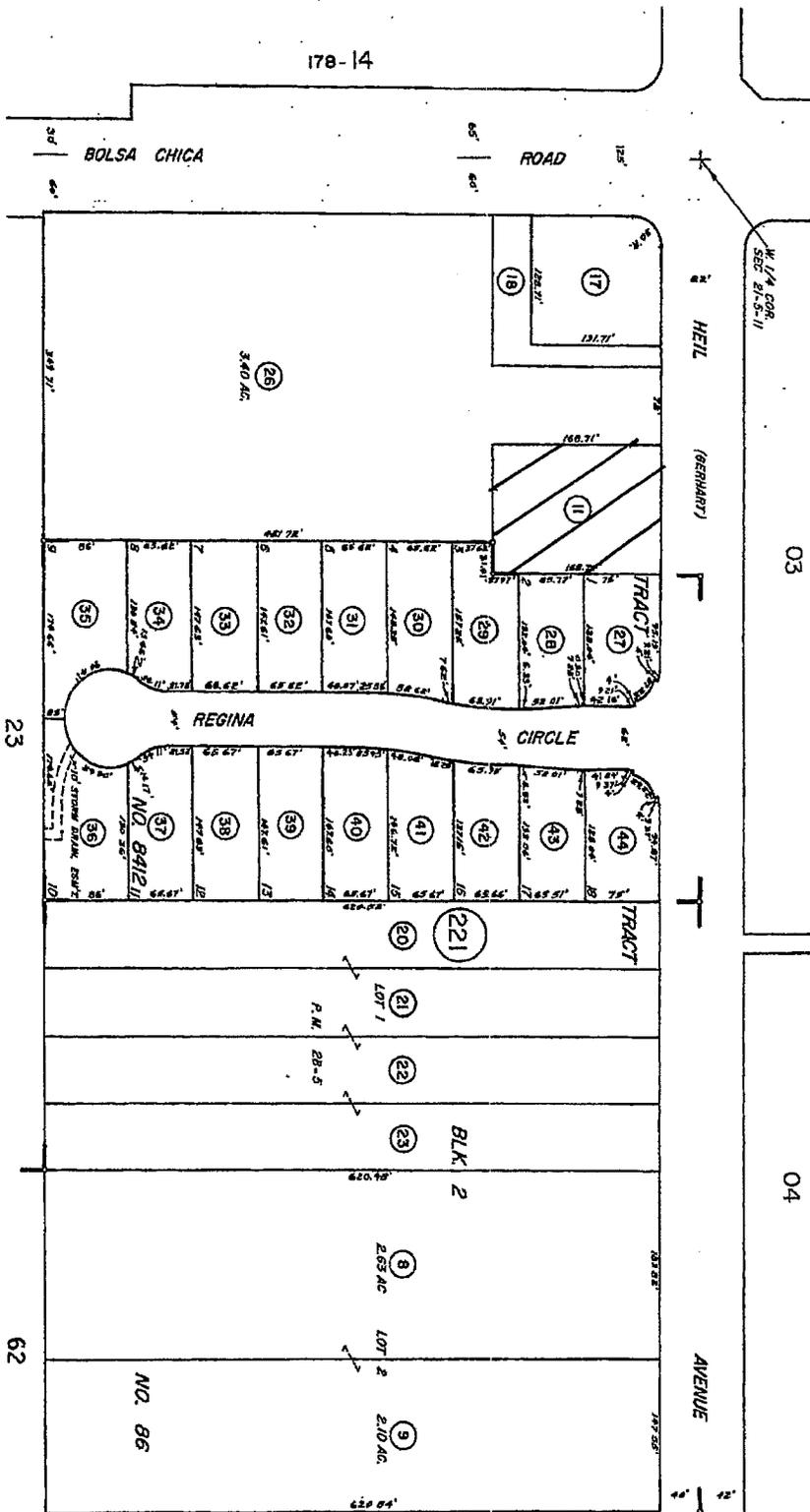
ATTACHMENTS

Exhibit "A": Location Map and Legal Description

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREON. ALL RIGHTS RESERVED. © COPYRIGHT ORANGE COUNTY ASSESSOR 2001

POR. NW 1/4, NW 1/4, SW 1/4, SEC. 21, T 5 S, R 11 W

146-22



MARCH 1962

TRACT NO. 86  
TRACT NO. 8412

M.M. 10-35, 36  
M.M. 341-11, 12

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

ASSESSOR'S MAP BOOK 146 PAGE 22 COUNTY OF ORANGE

EXHIBIT A

ATTACHMENT NO. 3-3

**Legal Description of Property** (APN: 146-221-08)

Lots 2 in Block 2 of Tract No. 86 as per map recorded in Book 10 Pages 35-36 of Miscellaneous Maps, in the office of the County Recorder of said County. Except the East 147.548 feet thereof.

ATTACHMENT NO. 3.4

DRAFT

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH,  
CALIFORNIA AMENDING DISTRICT MAP 31Z OF THE CITY OF  
HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE  
TO ADD THE SR SENIOR RESIDENTIAL OVERLAY TO REAL  
PROPERTY LOCATED AT 17261 GOTHARD (WEST SIDE OF  
GOTHARD BETWEEN WARNER AND SLATER)  
ZONING MAP AMENDMENT NO. 13-001

WHEREAS, the lack of affordable housing options in and around the City of Huntington Beach continues to create housing problems for senior citizens living in the City; and

One affordable housing option for senior citizens is a mobilehome park that permits exclusive residence by those individuals age fifty-five (55) years and older; and

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. 13-001, wherein, after due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council has determined 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 located on the west side of Gothard St. between Warner Ave. and Slater Ave. and more particularly described in the legal description and sketch collectively attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein, is hereby changed from RMP-FP2 (Manufactured Home Park-Flood Plain Overlay) to RMP-SR-FP2 (Manufactured Home Park-Senior Residential Overlay-Flood Plain Overlay).

SECTION 2. That the Director of Planning and Building is hereby directed to amend Sectional District Map 31Z of the Huntington Beach Zoning and Subdivision Ordinance to reflect the changes contained in this ordinance. The Director of Planning and Building is further directed to file the amended map. A copy of such map, as amended, shall be available for inspection in the Office of the City Clerk.

DRAFT

SECTION 3. This ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting held on \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor

ATTEST:

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

APPROVED AS TO FORM:

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

1-15-14

pre  
1/14/2014

REVIEWED AND APPROVED:

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

INITIATED AND APPROVED:

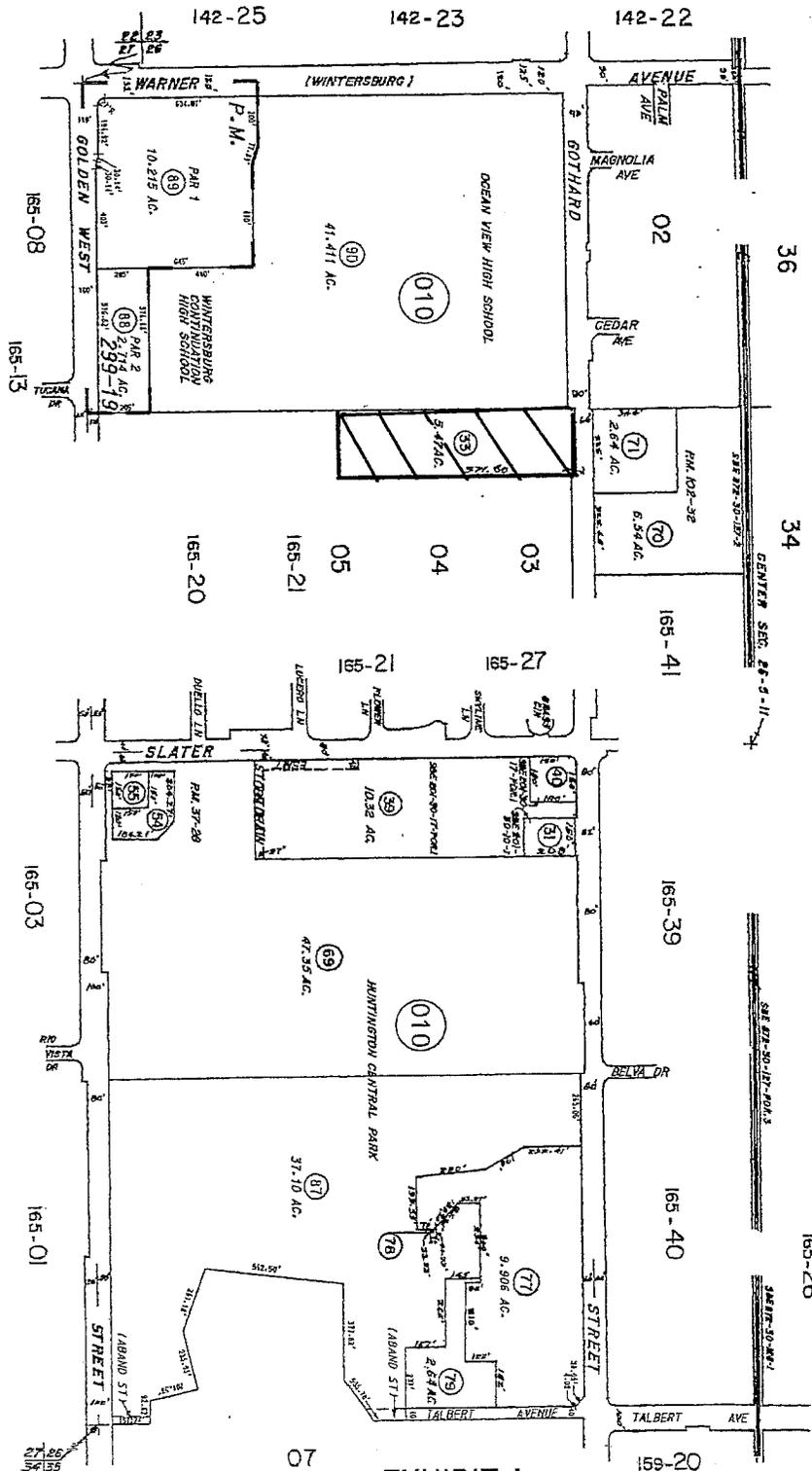
\_\_\_\_\_  
Director of Planning and Building

ATTACHMENTS

Exhibit "A": Location Map and Legal Description

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR'S OFFICE TO GUARANTEE AS TO ITS ACCURACY FOR OTHER USES, BUT NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. ORANGE COUNTY ASSESSOR 2008

PORTS NW1/4 & SW1/4, SEC 26 T55 R11W



MARCH 1951

PARCEL MAP P.M. 139-21, 199-8, 299-19

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

ASSESSOR'S MAP BOOK 111 PAGE 01 COUNTY OF ORANGE

EXHIBIT A

ATTACHMENT NO. 3.7

1" = 400'

111-01

**LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF HUNTINGTON BEACH, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH 40 ACRES OF THE WEST 60 ACRES OF THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 26, IN TOWNSHIP 5 SOUTH, RANGE 11 WEST, IS THE RANCHO LA BOLSA CHICA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 51, PAGE 13, MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY, LYING NORTH OF TRACT NOS. 264, 273, 275 AND 562, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 13, PAGE 43; IN BOOK 13, PAGE 45; IN BOOK 14, PAGE 16 AND IN BOOK 25, PAGE 4, RESPECTIVELY, MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEASTERLY CORNER OF THE ABOVE DESCRIBED LAND, SAID SOUTHEASTERLY CORNER BEING A POINT IN THE CENTER LINE OF GOTHARD STREET, AS NOW ESTABLISHED OF RECORD, RUNNING THENCE SOUTH 89° 28' 03" WEST 971.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0° 31' 57" WEST 255.46 FEET TO THE NORTH LINE OF SAID NORTH 40 ACRES.

(Beachview)

LAS99 1513117-2.075703.0011

ATTACHMENT NO. 3.8

DRAFT

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH,  
CALIFORNIA AMENDING DISTRICT MAP 6Z OF THE CITY OF  
HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE  
TO ADD THE SR SENIOR RESIDENTIAL OVERLAY TO REAL  
PROPERTY LOCATED AT 19251 BROOKHURST (WEST SIDE OF  
BROOKHURST BETWEEN YORKTOWN AND GARFIELD)  
ZONING MAP AMENDMENT NO. 13-001

WHEREAS, the lack of affordable housing options in and around the City of Huntington Beach continues to create housing problems for senior citizens living in the City; and

One affordable housing option for senior citizens is a mobilehome park that permits exclusive residence by those individuals age fifty-five (55) years and older; and

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. 13-001, wherein, after due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council has determined 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 located on the west side of Brookhurst St. between Garfield Ave. and Yorktown St. and more particularly described in the legal description and sketch collectively attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein, is hereby changed from RMP (Manufactured Home Park) to RMP-SR (Manufactured Home Park-Senior Residential Overlay).

SECTION 2. That the Director of Planning and Building is hereby directed to amend Sectional District Map 6Z of the Huntington Beach Zoning and Subdivision Ordinance to reflect the changes contained in this ordinance. The Director of Planning and Building is further directed to file the amended map. A copy of such map, as amended, shall be available for inspection in the Office of the City Clerk.

DRAFT

SECTION 3. This ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting held on \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

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

*[Handwritten Signature]*  
\_\_\_\_\_  
City Attorney  
1.15.14 *pe* 1/14/2014

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

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

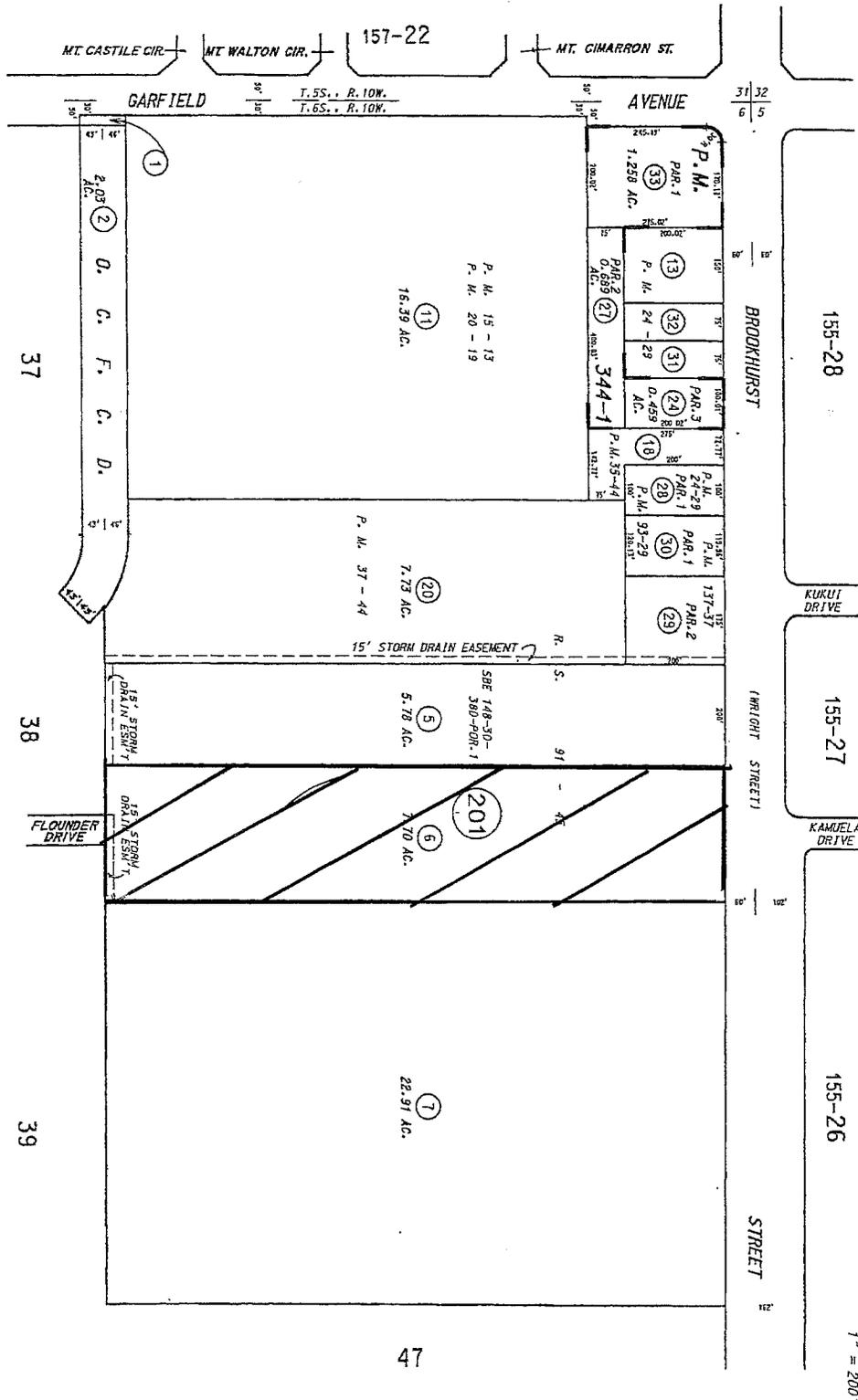
\_\_\_\_\_  
Director of Planning and Building

ATTACHMENTS

Exhibit "A": Location Map and Legal Description

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO THE ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED OR FOR OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF ORANGE COUNTY ASSESSOR 2006

POR. NE 1/4, SEC. 6, T 6 S, R 10 W



MARCH 1968

PARCEL MAP P.M. 24-29, 93-29  
PARCEL MAP P.M. 134-37, 344-1

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

ASSESSOR'S MAP BOOK 133 PAGE 20 COUNTY OF ORANGE

47

153-20

EXHIBIT A

ATTACHMENT NO. 3-11

05549

**PARCEL 1:**

The South 24 acres of the North 48 acres of the East half of the Northeast Quarter of Section 6, Township 6 South, Range 10 West in the Rancho Las Bolsas, city of Huntington Beach, as per map recorded in book 51 page 14 of Miscellaneous Maps, in the office of the county recorder of said county.

EXCEPT the Southerly 200.00 feet of the Northeast quarter of the Northeast quarter of said Section as described in deeds to the Southern California Edison Company recorded July 19, 1955, in book 3144 page 105 of Official Records and recorded November 26, 1957, in book 4115 page 517 of Official Records.

ALSO EXCEPT that portion thereof described in deeds to the City of Fountain Valley recorded September 10, 1963, in book 6709 page 786 of Official Records and recorded March 12, 1964, in book 6961 page 27 of Official Records.

ALSO EXCEPT the East 260.00 feet of that portion thereof lying Northerly of the Northerly line of Parcel B of the land described in the Deed to Southern California Edison Company recorded November 26, 1957, in book 4115 page 517 of Official Records.

**PARCEL 2:**

An easement for construction, use, maintenance and repair of private roads in, on, over and across the westerly 30.00 feet of the Southerly 200.00 feet of the Northeast Quarter of the Northeast quarter of Section 6, Township 6 South, Range 10 West, in the Rancho Las Bolsas, city of Huntington Beach, as per map recorded in book 51 page 14 of Miscellaneous Maps, in the office of the County Recorder of said County.

**PARCEL 3:**

An easement 30.00 feet wide for construction, use, maintenance and repair of private roads in, on, over and across the southerly 200.00 feet of the northeast quarter of the northeast quarter of Section 6, Township 6 South, Range 10 West in the Rancho Las Bolsas, city of Huntington Beach, as per map recorded in book 51 page 14 of Miscellaneous Maps, in the office of the County Recorder of said County, the center line of said easement being parallel with and westerly 660.00 feet from the east line of said section.

DRAFT

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH,  
CALIFORNIA AMENDING DISTRICT MAP 40Z OF THE CITY OF  
HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE  
TO ADD THE SR SENIOR RESIDENTIAL OVERLAY  
TO REAL PROPERTY LOCATED AT 18601 NEWLAND  
(SOUTHWEST CORNER OF ELLIS AND NEWLAND)  
ZONING MAP AMENDMENT NO. 13-001

WHEREAS, the lack of affordable housing options in and around the City of Huntington Beach continues to create housing problems for senior citizens living in the City; and

One affordable housing option for senior citizens is a mobilehome park that permits exclusive residence by those individuals age fifty-five (55) years and older; and

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. 13-001, wherein, after due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council has determined 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 located at the southwest corner of Ellis Ave. and Newland St. and more particularly described in the legal description and sketch collectively attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein, is hereby changed from RMP (Manufactured Home Park) to RMP-SR (Manufactured Home Park-Senior Residential Overlay).

SECTION 2. That the Director of Planning and Building is hereby directed to amend Sectional District Map 40Z of the Huntington Beach Zoning and Subdivision Ordinance to reflect the changes contained in this ordinance. The Director of Planning and Building is further directed to file the amended map. A copy of such map, as amended, shall be available for inspection in the Office of the City Clerk.

DRAFT

SECTION 3. This ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting held on \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

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

*Jennifer M. [Signature]*  
\_\_\_\_\_  
City Attorney

1.15.14

*pe 1/14/2014*

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

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

\_\_\_\_\_  
Director of Planning and Building

ATTACHMENTS

Exhibit "A": Location Map and Legal Description

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR'S DEPT. PURPOSES ONLY. THE ASSESSOR'S DEPT. ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. COPYRIGHT ORANGE COUNTY ASSESSOR

POR. NE 1/4, SW 1/4, SEC. 36, T.55S, R.11W

CEN. SEC. 36-3-11

NEWLAND

37



157-44

STREET

40' | 40'

33

ELLIS AVENUE

40' | 40'

MARCH 1976

36

441  
3  
19.20 AC.

MODALE DRIVE

43

PLASSTAFF LANE

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

ASSESSOR'S MAP  
BOOK 157 PAGE 44  
COUNTY OF ORANGE

EXHIBIT A

ATTACHMENT NO. 3-15

PARCEL 1: The <sup>Northeast</sup> ~~Southwest~~ quarter (SW ¼) of the <sup>Northeast</sup> ~~Northwest~~ quarter (NW ¼) of the <sup>Southwest</sup> ~~Southwest~~ quarter (SW ¼) of Section 36, Township 5 South, Range 11 West, S.B.B.&M.

PARCEL 2: The East 11 acres of the South half (S ½) of the Northeast quarter (NE ¼) of the Southwest quarter (SW ¼) of Section 36, Township 5 South, Range 11 West, S.B.B.&M.

Subject to: Covenants, conditions, restrictions, reservations, easements, rights and rights of way of record, if any.

DRAFT

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH,  
CALIFORNIA AMENDING DISTRICT MAP 5Z OF THE CITY  
OF HUNTINGTON BEACH ZONING AND SUBDIVISION  
ORDINANCE TO ADD THE SR SENIOR RESIDENTIAL  
OVERLAY TO REAL PROPERTY LOCATED AT 19350  
WARD (NORTH OF YORKTOWN AND SOUTH OF  
GARFIELD) ZONING MAP AMENDMENT NO. 13-001

WHEREAS, the lack of affordable housing options in and around the City of Huntington Beach continues to create housing problems for senior citizens living in the City; and

One affordable housing option for senior citizens is a mobilehome park that permits exclusive residence by those individuals age fifty-five (55) years and older; and

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. 13-001, wherein, after due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council has determined 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 located at the east side of Ward St. at Yorktown Ave. and more particularly described in the legal description and sketch collectively attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein, is hereby changed from RMP (Manufactured Home Park) to RMP-SR (Manufactured Home Park-Senior Residential Overlay).

SECTION 2. That the Director of Planning and Building is hereby directed to amend Sectional District Map 5Z of the Huntington Beach Zoning and Subdivision Ordinance to reflect the changes contained in this ordinance. The Director of Planning and Building is further directed to file the amended map. A copy of such map, as amended, shall be available for inspection in the Office of the City Clerk.

DRAFT

SECTION 3. This ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting held on \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

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

*Jennifer M. Gask*  
\_\_\_\_\_  
City Attorney  
1/15/14  
per 1/14/2014

REVIEWED AND APPROVED:

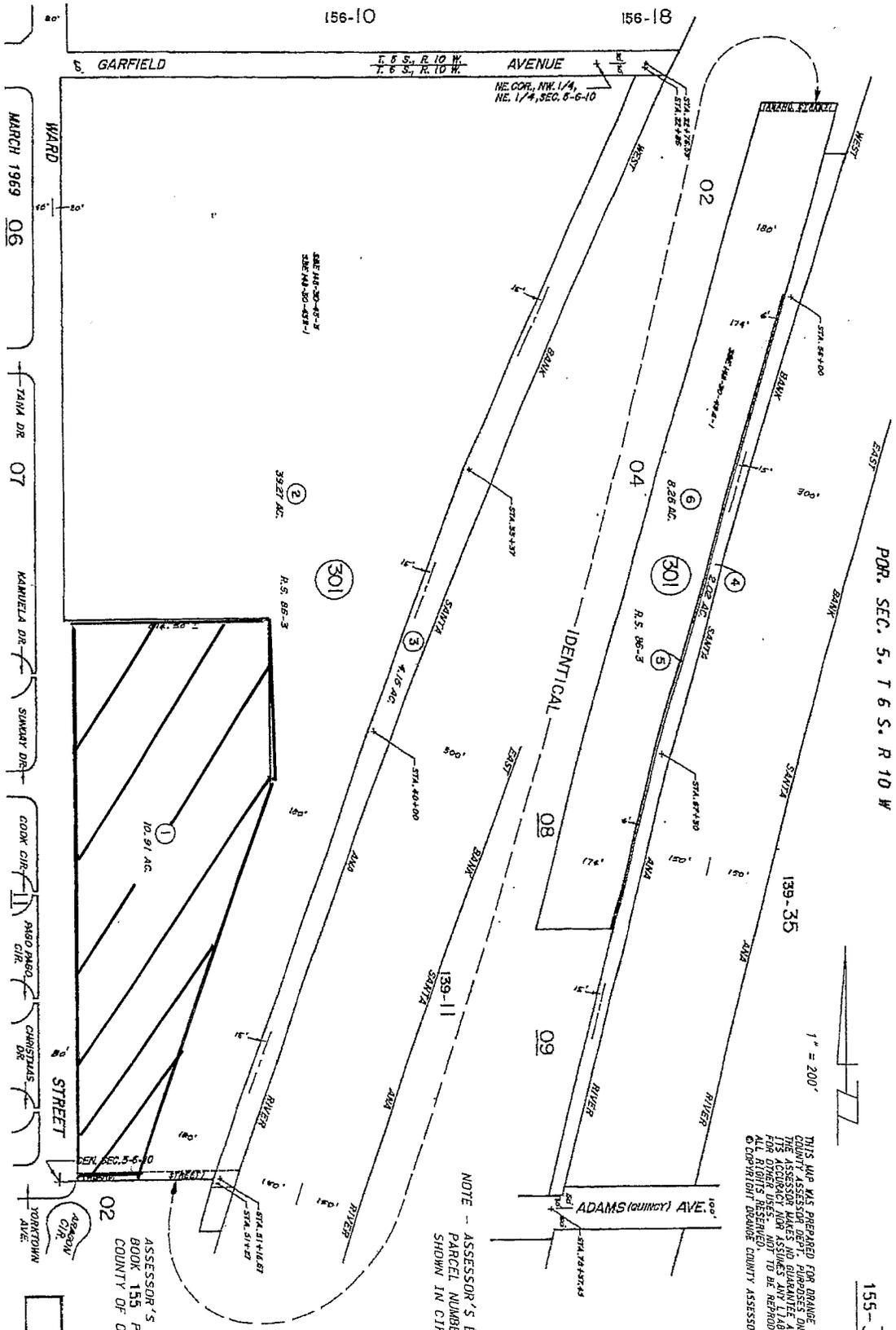
INITIATED AND APPROVED:

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

\_\_\_\_\_  
Director of Planning and Building

ATTACHMENTS

Exhibit "A": Location Map and Legal Description



WARD 06 MARCH 1969

RAIN DR

07

MARQUELA DR

STANWAY DR

COOK CIR

MAGO PAGO CIR

CHRISTMAS DR

STREET

ADAMSON CIR

YONGTOWN AVE

ASSESSOR'S MAP  
BOOK 155 PAGE 30  
COUNTY OF ORANGE

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSessor DOES NOT WARRANT THE ACCURACY OF THE INFORMATION SHOWN HEREON. ALL RIGHTS RESERVED. © COPYRIGHT ORANGE COUNTY ASSESSOR 1998

EXHIBIT A

ATTACHMENT NO. 3-19

155-301

Legal Description Serial No. 63873A

That portion of Section 5, Township 5 South, Range 10 West, in the Rancho Las Bolsas, in the 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, described as follows:

PARCEL 1

Beginning at the intersection of the West line of the Northeast quarter of said Section 5 with the Easterly prolongation of the South line of the Northwest quarter of the Northwest quarter of Section 5; thence Easterly along said Easterly prolongation to a line that is parallel with and 514.50 feet Easterly, measured at right angles from said West line of the Northeast quarter of Section 5; thence Southerly along said parallel line a distance of 379.39 feet to a point in a line that is parallel with and 180.00 feet Northwesterly, measured at right angles from the Southeasterly line of the land conveyed to Edison Securities Company by Deed dated May 6, 1954, and recorded in Book 2724, page 616, of Official Records of Orange County, California; thence Southwesterly along said last mentioned parallel line, 986.79 feet, to the South line of the land conveyed to said Edison Securities company; thence Westerly along said South line, 181.92 feet, to said West line of the Northeast quarter of Section 5; thence Northerly along said West line, 1310.46 feet, to the Point of Beginning.

EXCEPTING THEREFROM the North 50.00 feet thereof.

ALSO EXCEPT THEREFROM one-half interest in and to all oil, gas, petroleum, and other mineral or hydrocarbon substances in and under said land, together with the right to use that portion only of said land which underlies a plane parallel to and 500 feet below the present surface of said land for the purpose of prospecting for, developing and/or extracting said oil, gas, petroleum and other mineral or hydrocarbon substances from said land by means of wells drilled into said subsurface of said land from drill sites located on other land, it being expressly understood and agreed that grantors, their heirs and assigns, shall have no right to enter upon the surface of said land, or to use said land or any portion thereof to said depth of 500 feet for any purpose whatsoever.

FURTHER EXCEPTING one-half of any bonds or rental paid by any lessee of account of any such oil, gas, mineral or hydrocarbon lease covering the land hereby conveyed, all as reserved in the deed from Walter R. Gisler and others, recorded May 11, 1954 in Book 2724, Page 616 of Official Records.

ALSO RESERVING unto SOUTHERN CALIFORNIA EDISON COMPANY, its successors and assigns, an easement for guy wire and anchors, in, on, over, along and across PARCEL "B" as shown on said EXHIBIT "A".

Serial No. 63873A  
Page 2

PARCEL "A" (Distribution line)

That portion of the North half of Section 5, Township 6 South, Range 10 West, San Bernardino Meridian, lying within the South 5.00 feet of Parcel 1, hereinbefore described.

PARCEL "B" (Anchor easement)

The South 40.00 feet of the North 90.00 feet of the East 5.00 feet of the West 190.00 feet of Parcel 1, hereinbefore described, as measured from the Easterly prolongation of the South line of the Northwest quarter of the Northwest quarter of said Section 5 and from the West line of the Northeast quarter of said Section 5, respectively.

Approved as to description:

Signed Gary J. Olson  
Date 10/26/95



DRAFT

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH,  
CALIFORNIA AMENDING DISTRICT MAP 6Z OF THE CITY OF  
HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE  
TO ADD THE SR SENIOR RESIDENTIAL OVERLAY TO REAL  
PROPERTY LOCATED AT 9850 GARFIELD (SOUTH SIDE OF  
GARFIELD WEST OF BROOKHURST)  
ZONING MAP AMENDMENT NO. 13-001

WHEREAS, the lack of affordable housing options in and around the City of Huntington Beach continues to create housing problems for senior citizens living in the City; and

One affordable housing option for senior citizens is a mobilehome park that permits exclusive residence by those individuals age fifty-five (55) years and older; and

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. 13-001, wherein, after due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council has determined 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 located near the southwest corner of Garfield Ave. and Brookhurst St., and more particularly described in the legal description and sketch collectively attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein, is hereby changed from RMP (Manufactured Home Park) to RMP-SR (Manufactured Home Park-Senior Residential Overlay).

SECTION 2. That the Director of Planning and Building is hereby directed to amend Sectional District Map 6Z of the Huntington Beach Zoning and Subdivision Ordinance to reflect the changes contained in this ordinance. The Director of Planning and Building is further directed to file the amended map. A copy of such map, as amended, shall be available for inspection in the Office of the City Clerk.

DRAFT

SECTION 3. This ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting held on \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

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

*Jennifer McGarr*  
\_\_\_\_\_  
City Attorney  
1.15.14  
Pe 1/14/2014

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

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

\_\_\_\_\_  
Director of Planning and Building

ATTACHMENTS

Exhibit "A": Location Map and Legal Description



DESCRIPTION

All that certain land situated in the State of California, County of Orange, City of Huntington Beach, described as follows:

The North 24 acres of the East half of the Northeast quarter of Section 6, 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 therefrom the East 335 feet.

Also excepting therefrom that portion included within the following described parcel:

Beginning at a point in the West line of the East half of said Northeast quarter, said point being 30.00 feet Southerly of the Northwest corner of the East half of said Northeast quarter; thence Southerly along the West line of the East half of said Northeast quarter a distance of 832.89 feet; thence Easterly 48.00 feet measured at right angles from said West line; thence Northerly in a straight line to a point in a line that is parallel with and distant 30.00 feet measured at right angles from the North line of the East half of said Northeast quarter and also being 45.00 feet Easterly along said last mentioned parallel line from the point of beginning; thence 46.00 feet Westerly along said last mentioned line to the point of beginning.

\*\*\*\*\*

05577

DRAFT

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH,  
CALIFORNIA AMENDING DISTRICT MAP 24Z OF THE  
CITY OF HUNTINGTON BEACH ZONING AND  
SUBDIVISION ORDINANCE TO ADD THE SR SENIOR  
RESIDENTIAL OVERLAY TO REAL PROPERTY LOCATED  
AT 16444 BOLSA CHICA STREET  
(EAST SIDE OF BOLSA CHICA NORTH OF HEIL)  
ZONING MAP AMENDMENT NO. 13-001

WHEREAS, the lack of affordable housing options in and around the City of Huntington Beach continues to create housing problems for senior citizens living in the City; and

One affordable housing option for senior citizens is a mobilehome park that permits exclusive residence by those individuals age fifty-five (55) years and older; and

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. 13-001, wherein, after due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council has determined 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 located near the northeast corner of Heil Ave. and Bolsa Chica St., and more particularly described in the legal description and sketch collectively attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein, is hereby changed from RMP (Manufactured Home Park) to RMP-SR (Manufactured Home Park-Senior Residential Overlay).

SECTION 2. That the Director of Planning and Building is hereby directed to amend Sectional District Map 24Z of the Huntington Beach Zoning and Subdivision Ordinance to reflect the changes contained in this ordinance. The Director of Planning and Building is further directed to file the amended map. A copy of such map, as amended, shall be available for inspection in the Office of the City Clerk.

DRAFT

SECTION 3. This ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting held on \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

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

*James McGee*  
\_\_\_\_\_  
City Attorney  
1-15-14  
file 1/14/2014

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

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

\_\_\_\_\_  
Director of Planning and Building

ATTACHMENTS

Exhibit "A": Location Map and Legal Description

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR'S OFFICE IN GUARANTEE AS TO THE ACCURACY AND LIABILITY FOR OTHER USES AND NOT TO BE REPRODUCED. © Copyright Orange County Assessor 2007

POR. SW1/4, NW1/4, SEC. 21, T.5 S, R.11 W

04

1" = 100'

146-103

02

D. S. F. S. D.

MARCH 1962

OAHU DR

17B-08  
PARCEL MAP

P.M. 69-23

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

ASSESSOR'S MAP BOOK 146 PAGE 03 COUNTY OF ORANGE

17B-17

STREET

PAR. 1  
2.021/AS (C)  
⑨

PAR. 2  
17.492/AS (C)  
R. S. 3-87  
⑩  
⑩31

HEIL

(GERHART AVE)

AVENUE

22

EXHIBIT A

ATTACHMENT NO. 3.28

## Legal Description of Property (APN: 146-031-10)

### PARCEL 1:

Parcel #1 of Parcel Map in Book 69, Page 23 of Maps, of Orange County.

### PARCEL 2:

Parcel #2 of Parcel Map in Book 69, Page 23 of Maps, of Orange County.

### PARCEL 3:

The East 188.00 feet of the South 185.00 feet of Section 15, Township 5 South, Range 11 West, in the Rancho La Bolsa Chica, City of Huntington Beach, County of Orange, State of California, as per Map recorded in Book 51, Page 13 of Miscellaneous Maps, in the Office of the County Recorder of said County.

Said Land is included within the area shown on a Map filed in Book 27, Page 21 of Record of Surveys, in the Office of the County Recorder of said County.

### Parcel 4:

Parcel 1: That portion of the Southeast 1/4 of the Southeast 1/4 of Section 15, Township 5 South, Range 11 West, in the Rancho La Bolsa Chica, County of Orange, State of California as per 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 Southeast corner of said Section 15, said point being the intersections of the center lines of Golden West Street and Smeltzer Avenue; thence N 89°45'50" W along the south line of said Section 15, 208.00 feet; thence north parallel with the east line of said Section 15, 50.00 feet to the true point of beginning; thence continuing north along said parallel line, 379.25 feet; thence S 89°45'50" E parallel with the south line of said Section 15, 158.00 feet to a point that is 50.00 feet westerly, measured at right angles to the east line of said Section 15; thence south parallel with said east line, 244.25 feet to the north line of the south 185.00 feet of said Section 15; thence N 89°45'50" W parallel with the south line of said Section 15; thence south parallel with the east line of said Section 15, 135.00 feet to a point that is north 50.00 feet, measured at right angles with said last mentioned south line, 20.00 feet to the true point of beginning.

Said land is included within the area shown on a map filed in Book 27, Page 21 of Record of Surveys, in the Office of the County Recorder of said County.

Parcel 2: An Easement for ingress and egress over the following described land.

That portion of Section 15, Township 5 South, Range 11 West, in the Rancho La Bolsa Chica, City of Huntington Beach, County of Orange, State of California as per 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 intersection of the west line of the east 50.00 feet of said Section 15 with the north line of the south 185.00 feet thereof; thence west 15.00 feet along said north line; thence northeasterly in a direct line to a point on the west line of the east 50.00 feet of said Section 15, north 15.00 feet from a point of beginning; thence south 15.00 feet to the point of beginning.

Parcel 3: An easement for ingress and egress over the following described land.

That portion of Section 15, Township 5 South, Range 11 West, in the Rancho La Bolsa Chica, City of Huntington Beach, County of Orange, State of California, as per 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 intersection of the north line of the south 50.00 feet of said Section 15 with the west line of the east 188.00 feet thereof; thence north 15.00 feet along said west line; thence southwesterly in a direct line to a point on the north line of the south 50.00 feet of said Section 15, west 20.00 feet from said west line; thence east 20.00 feet to the point of beginning.

ATTACHMENT NO. 3.29

DRAFT

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH,  
CALIFORNIA AMENDING DISTRICT MAP 6Z OF THE CITY  
OF HUNTINGTON BEACH ZONING AND SUBDIVISION  
ORDINANCE TO ADD THE SR SENIOR RESIDENTIAL  
OVERLAY TO REAL PROPERTY LOCATED AT 19361  
BROOKHURST (WEST SIDE OF BROOKHURST BETWEEN  
YORKTOWN AND GARFIELD)  
ZONING MAP AMENDMENT NO. 13-001

WHEREAS, the lack of affordable housing options in and around the City of Huntington Beach continues to create housing problems for senior citizens living in the City; and

One affordable housing option for to senior citizens is a mobilehome park that permits exclusive residence by those individuals age fifty-five (55) years and older; and

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. 13-001, wherein, after due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council has determined 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 located near the northwest corner of Yorktown Ave. and Brookhurst St., and more particularly described in the legal description attached and sketch collectively attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein, is hereby changed from RMP (Manufactured Home Park) to RMP-SR (Manufactured Home Park Senior Residential Overlay).

SECTION 2. That the Director of Planning and Building is hereby directed to amend Sectional District Map 6Z of the Huntington Beach Zoning and Subdivision Ordinance to reflect the changes contained in this ordinance. The Director of Planning and Building is further directed to file the amended map. A copy of such map, as amended, shall be available for inspection in the Office of the City Clerk.

DRAFT

SECTION 3. This ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting held on \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

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

*[Handwritten Signature]*  
\_\_\_\_\_  
City Attorney  
1.15.14 pe  
1/14/2014

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

\_\_\_\_\_  
City Administrator

\_\_\_\_\_  
Director of Planning and Building

ATTACHMENTS

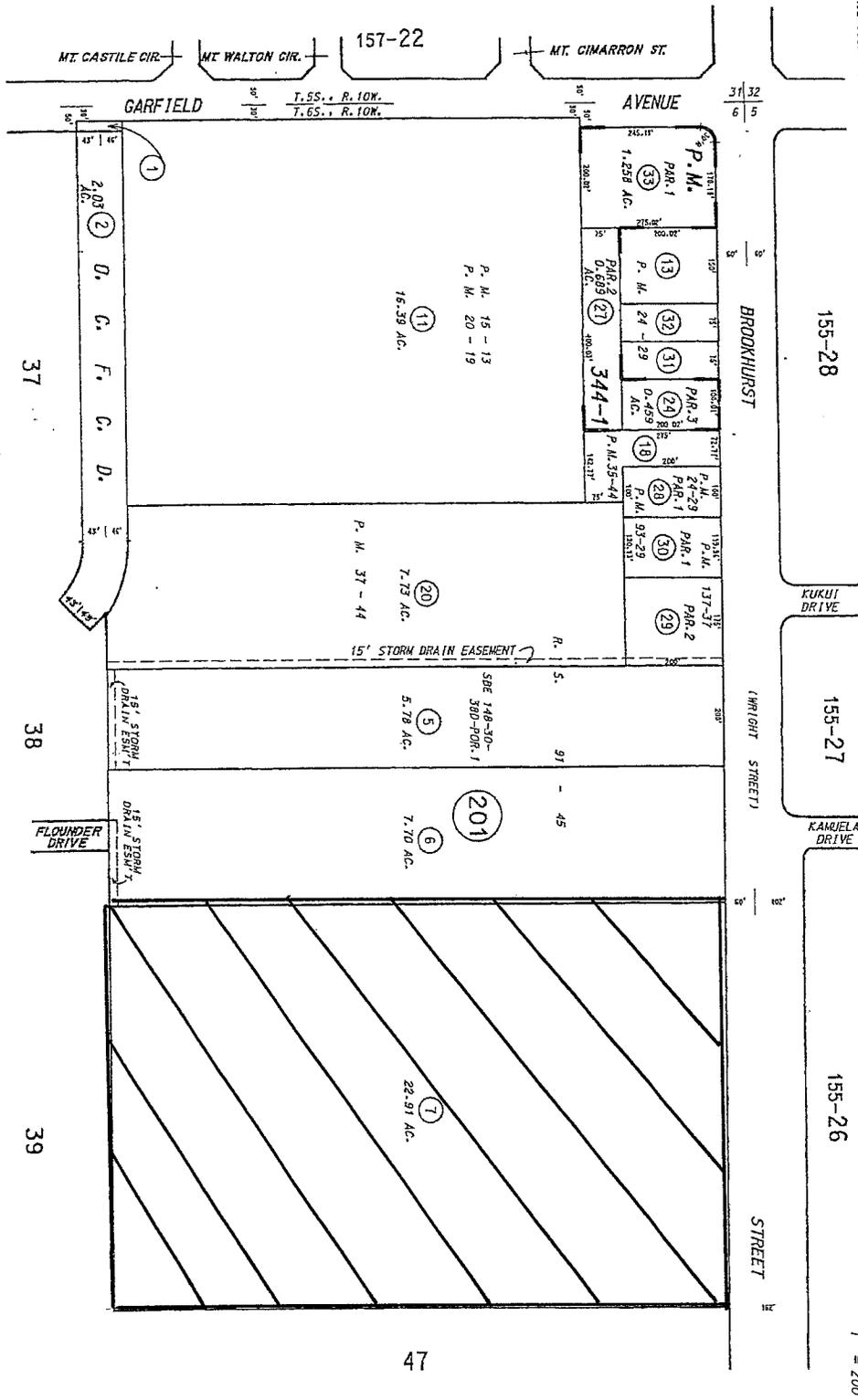
Exhibit "A": Location Map and Legal Description

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSessor DOES NOT ASSUME ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. © COPYRIGHT ORANGE COUNTY ASSESSOR 2006

POR. NE 1/4, SEC. 6, T 6 S, R 10 W

153-20

ATTACHMENT NO. 3.32



MARCH 1968  
PARCEL MAP P.M. 24-29, 93-29  
PARCEL MAP P.M. 134-37, 344-1

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES  
ASSESSOR'S MAP BOOK 153 PAGE 20 COUNTY OF ORANGE

EXHIBIT A

Legal Description of the Property

The land situated in the State of California, County of Orange and described as follows:

THE SOUTH TWENTY-FOUR (24) ACRES OF THE NORTH SEVENTY-TWO (72) ACRES  
OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION SIX  
(6), TOWNSHIP SIX (6) SOUTH, RANGE TEN (10) WEST, S.B.B.&M.

APN: 153-201-07

## MOBILEHOME PARKS PROPERTY OWNERS LIST

1. Stephen B. Fabeck, Beach View Mobile Home Park, 80 South Lake #719, Pasadena, CA 91101 (Senior Park)\*
2. Joanna Bruce, Mariners Point Mobile Home Park, 1837 Pine St., Huntington Beach, CA 92648 (Senior Park)\*
3. Sea Breeze Mobile Estates LLC, Sea Breeze Mobile Estates, 5200 Heil Ave., Huntington Beach, CA 92647 (Senior Park)\*
4. Brookfield Manor Inc., Brookfield Manor Mobile Home Park, 9850 Garfield Ave., Huntington Beach, CA 92646 (Senior Park)\*
5. Del Mar Mobile Home Estates, Inc., Del Mar Mobile Home Estates, 921 Emerald Bay, Laguna Beach, CA 92651-1260 (Senior Park)\*
6. Houser Brothers Company, LP, Rancho Del Rey Mobile Home Park, 17610 Beach Blvd., #32, Huntington Beach, CA 92647 (Senior Park)\*
7. Sierra Corporate Management Inc., Rancho Huntington Mobile Home Park, 320 N. Park Vista St., Anaheim, CA., 92806 (Senior Park)\*
8. Hubbell Family LLC, Skandia Mobile Home Park, 1161 Bryant Rd., Long Beach, CA 90805 (Senior Park)\*
9. Kato & Associates LLC, Los Amigos Mobile Home Park, 18182 Bushard St., Fountain Valley, CA 92708 (Senior Park)\*
10. Huntington Mobile Home Inv., LLC, Huntington Harbour Village, 430 S. San Dimas Ave., San Dimas, CA 91733 (Senior Park)\*
11. Mills PCH LLC, Cabrillo Mobile Home Park, 430 S. San Dimas Ave., San Dimas, CA 91733
12. Mills HBS, Huntington by the Sea Mobile Home Park, 430 S. San Dimas Ave., San Dimas, CA 91733
13. John Sanders Property, Huntington Shorecliff Mobile Home Park, PO Box 11427, Santa Ana, CA 92711
14. City of Huntington Beach, Ocean View Estates, Economic Development, 2000 Main St., Huntington Beach, CA 92648;
15. Huntington Mobile Home Inv LLC, Huntington Harbour Village, 430 S. San Dimas Ave., San Dimas, CA 91733
16. JS Stadium LLC, Pacific Mobile Home Park, PO Box 11427, Santa Ana, CA 92711
17. Sea Aira Mobile Home LP, Sea Aira Mobile Home Park, 9597 Central Montclair, CA 91763
18. Villa Huntington Beach LP, Villa Huntington Mobile Castles, 1818 Gilberth Rd., Ste 240, Burlingame, CA 94010-1217.

\*Existing Senior park, as of August 5, 2013, analyzed for –SR Overlay.

ATTACHMENT NO. 4