



City of Huntington Beach Planning and Building Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Hayden Beckman, Assistant Planner *HB*
DATE: June 9, 2015

SUBJECT: GENERAL PLAN CONFORMANCE NO. 15-001 (DISPOSITION OF SURPLUS CITY PROPERTY)

**APPLICANT/
PROPERTY**

OWNER: Office of Business Development, 2000 Main Street, Huntington Beach CA 92648

LOCATION: East side of Gothard Street, south of Garfield Avenue (Vacant)

STATEMENT OF ISSUE:

- ◆ General Plan Conformance No. 15-001 request:
 - To determine if the disposition of a City owned surplus property is in conformance with the goals, objectives, and policies of the General Plan.
- ◆ Staff's Recommendation: Approve General Plan Conformance No. 15-001 based upon the following:
 - Conforms to the goals, objectives, and policies of the General Plan.

RECOMMENDATION:

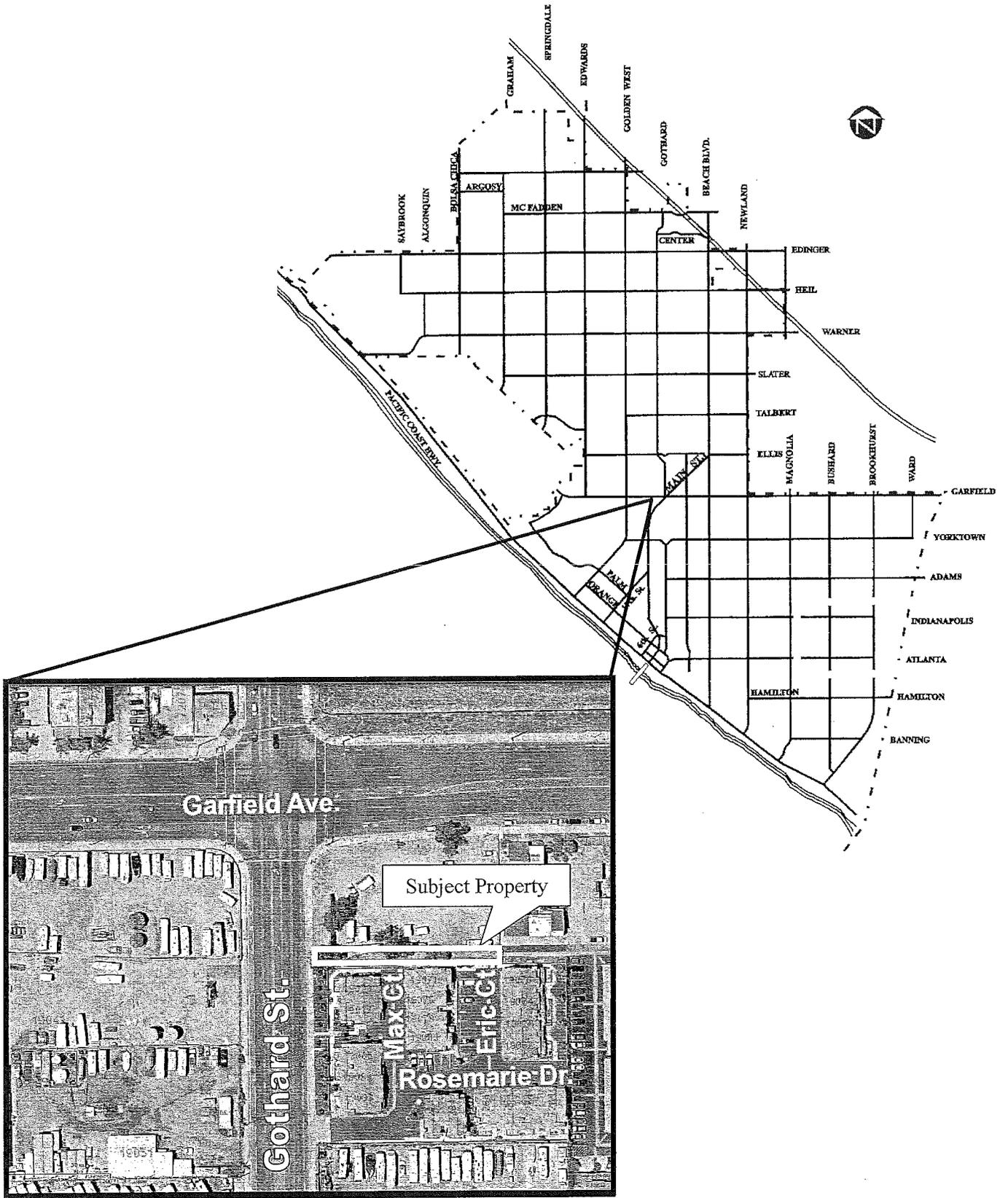
Motion to:

“Adopt Resolution No. 1686, approving General Plan Conformance No. 15-001 with findings (Attachment Nos. 1 and 2).”

ALTERNATIVE ACTION:

The Planning Commission may take an alternative action such as:

1. “Deny General Plan Conformance No. 15-001 with findings for denial.”
2. “Continue General Plan Conformance No. 15-001 and direct staff accordingly.”



VICINITY MAP
GENERAL PLAN CONFORMANCE NO. 2015-001
(DISPOSITION OF SURPLUS CITY PROPERTY)

General Plan Conformance No. 15-001 represents a request, pursuant to Section 65402 of the California Government Code, by the City of Huntington Beach Office of Business Development to determine if the disposition of a City owned surplus property is in conformance with the goals, objectives, and policies of the General Plan.

The subject property is located on the east side of Gothard, south of Garfield Avenue Drive, between two parcels of different ownership. The parcel along the southern boundary of the subject property is developed with a multifamily residential project and the property along the northern boundary is currently vacant. The area to be designated as surplus property measures 15 ft. wide by 205 ft. long (3,075 sq. ft.) and an easement for vehicular right of way purposes is currently in effect over the subject property. The Public Works Department has determined that the subject area is no longer necessary to provide public right of way and may be designated as surplus property without affecting the efficiency or effectiveness of any arterial circulation system.

Background:

The subject area was originally acquired by the City to serve as a vehicular alleyway for parcels along the southern frontage of Garfield Avenue between Gothard Street and Holly Street. In 2006, the City approved Tentative Tract Map No. 16846 for 19 new multi-family townhomes on the property to the south of the subject property. The townhome project designed full access from Gothard Street and did not incorporate the use of the alley area for vehicular access to or from the site. To the east of the subject area is a fully improved alleyway that adequately serves the existing adjacent residential uses. The Public Works Department has determined that a future alley constructed on the subject property is no longer necessary, and the Office of Business Development is requesting to designate the property as surplus property. Once formally identified as surplus property, the easement for right of way purposes over the property will be vacated through the recordation of a future Tract Map, and the property sold to the adjacent property owner for inclusion with a future residential development.

ISSUES:

Subject Property and Surrounding Land Use, Zoning and General Plan Designations:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	ROW (Right of Way)	ROW	Existing 15 ft. wide alley easement area (undeveloped)
North, East, and South of Subject Property:	RM-15 (Residential Medium Density – Max 15 du/ac)	SP9 (Holly Seaciff Specific Plan)	Vacant (North), Multi-family Residential (East and South)
West (across Gothard Street) of Subject Property:	I – F2 – d – sp (Industrial – Max Permitted Density 0.50 – Design Overlay – Specific Plan Overlay)	SP9	Industrial

General Plan Conformance:

The proposed designation of the 3,075 sq. ft. vacant property as surplus conforms to the following goals and policy of the General Plan:

A. Land Use Element

Goal LU 1: Achieve development that maintains or improves the City's fiscal viability and reflects economic demands while maintaining and improving the quality of life for the current and future residents of Huntington Beach.

Objective LU 8.1: Maintain the pattern of existing land uses while providing opportunities for the evaluation, including intensification and re-use of selected sections in order to improve their character and identity.

Policy LU 8.1.1: Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map.

The subject area is no longer required to provide vehicular access to parcels it was intended to serve because existing adjacent residential uses are adequately served by existing public rights-of-way, including the adjacent alley to the east of the subject site and Gothard Street and Garfield Avenue. The subject property will be sold to an adjacent property owner, to be incorporated into a project site for future development. The proposed designation of surplus property will not negatively impact surrounding property owners or impede the development of adjacent vacant parcels. Additionally, the proposed sale will generate revenue for the City, while removing potential maintenance costs and liability for the land. The sale of the property will remove the City's debt obligation to maintain the properties.

B. Housing Element

Goal H 3.0: A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices.

The proposed sale of this surplus property may allow for future residential development, which provides housing opportunities for future residents in Huntington Beach.

Zoning Compliance: Not applicable.

Urban Design Guidelines Conformance: Not applicable.

Environmental Status:

The proposed General Plan Conformance is categorically exempt pursuant to Section 15312, Class 12 of the California Environmental Quality Act (CEQA) which allows for the sale of surplus government property.

Coastal Status: Not applicable.

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

No comments regarding General Plan Conformance No. 15-001 have been received from other City departments or agencies. The Public Works and Fire Departments have reviewed the request and are in support of the proposed disposition of property.

Public Notification:

General Plan Conformances are non-public hearing items and do not require legal notification.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

May 1, 2015

MANDATORY PROCESSING DATE(S):

June 11, 2014 (40 days from complete application)

ANALYSIS:

The City initially acquired the subject property for right-of-way access and has determined that the subject property is no longer needed for public use. Further, disposition of the subject property would reduce the City's maintenance costs since the property will not be improved as a public right of way.

As noted in the General Plan Conformance Section of this report, the disposition of the subject City owned surplus property is consistent with the goals, objectives, and policies of the General Plan. Staff recommends that the Planning Commission approve General Plan Conformance No. 15-001 finding that the release of the surplus property is in conformance with the General Plan.

ATTACHMENTS:

1. Suggested Findings of Approval – GPC No. 15-001
2. Planning Commission Resolution No. 1686
3. Project Narrative Received and Dated April 6, 2015

SH:JJ:HB:kd

ATTACHMENT NO. 1

SUGGESTED FINDINGS OF APPROVAL

GENERAL PLAN CONFORMANCE NO. 15-001

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the proposed project is categorically exempt pursuant to Section 15312, Class 12 of the California Environmental Quality Act (CEQA) which allows for the sale of surplus government property.

SUGGESTED FINDINGS FOR APPROVAL – GENERAL PLAN CONFORMANCE NO. 15-001:

The proposed designation of the 3,075 sq. ft. vacant property as surplus conforms to the following goals and policy of the General Plan:

A. Land Use Element

Goal LU 1: Achieve development that maintains or improves the City's fiscal viability and reflects economic demands while maintaining and improving the quality of life for the current and future residents of Huntington Beach.

Objective LU 8.1: Maintain the pattern of existing land uses while providing opportunities for the evaluation, including intensification and re-use of selected sections in order to improve their character and identity.

Policy LU 8.1.1: Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map.

The subject area is no longer required to provide vehicular access to parcels it was intended to serve because existing adjacent residential uses are adequately served by existing public rights-of-way, including the adjacent alley to the east of the subject site and Gothard Street and Garfield Avenue. The subject property will be sold to an adjacent property owner, to be incorporated into a project site for future development. The proposed designation of surplus property will not negatively impact surrounding property owners or impede the development of adjacent vacant parcels. Additionally, the proposed sale will generate revenue for the City, while removing potential maintenance costs and liability for the land. The sale of the property will remove the City's debt obligation to maintain the properties.

B. Housing Element

Goal H 3.0: A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices.

The proposed sale of this surplus property may allow for future residential development, which provides housing opportunities for future residents in Huntington Beach.

DRAFT

RESOLUTION NO. 1686

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF HUNTINGTON BEACH FINDING THE DISPOSITION OF A CITY OWNED
SURPLUS PROPERTY IS IN CONFORMANCE WITH THE GOALS, OBJECTIVES,
AND POLICIES OF THE GENERAL PLAN
(GENERAL PLAN CONFORMANCE NO. 15-001)**

WHEREAS, the Government Code of the State of California, Section 65402, provides that a local agency shall not acquire real property, nor dispose of any real property, nor construct a public building or structure in any county or city until the location, purpose, and extent of such activity has been reported upon as to conformity with the adopted General Plan; and

WHEREAS, the City of Huntington Beach has declared its intention to surplus a 3,075 square foot portion of an existing parcel containing a right of way alley easement located at the east side of Gothard Street, south of Garfield Avenue (Exhibit A); and

WHEREAS, staff has reviewed the surplus request and submitted it to the Planning Commission for review on June 9, 2015; and

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Huntington Beach does hereby find and resolve as follows:

SECTION 1: The surplus property is no longer needed for right-of-way projects throughout the City. Therefore, the disposition of the subject property for future development is appropriate for the existing neighborhoods and that they are in conformance with the Land Use Element and the Housing Element of the General Plan.

* **SECTION 2:** The surplus property can now be developed to the character of the surrounding neighborhoods and these properties can now be removed from its holdings and reduce the City's maintenance costs and liability.

SECTION 3: The City of Huntington Beach Planning Commission does hereby resolve that the disposition of a City owned surplus parcels is in conformance with the goals, objectives and policies:

Land Use Element

Goal LU 1: Achieve development that maintains or improves the City's fiscal viability and reflects economic demands while maintaining and improving the quality of life for the current and future residents of Huntington Beach.

Objective LU 8.1: Maintain the pattern of existing land uses while providing opportunities for the evaluation, including intensification and re-use of selected sections in order to improve their character and identity.

Policy LU 8.1.1: Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map.

ATTACHMENT NO. 2.1

The subject area is no longer required to provide vehicular access to parcels it was intended to serve because existing adjacent residential uses are adequately served by existing public rights-of-way, including the adjacent alley to the east of the subject site and Gothard Street and Garfield Avenue. The subject property will be sold to an adjacent property owner, to be incorporated into a project site for future development. The proposed designation of surplus property will not negatively impact surrounding property owners or impede the development of adjacent vacant parcels. Additionally, the proposed sale will generate revenue for the City, while removing potential maintenance costs and liability for the land. The sale of the property will remove the City's debt obligation to maintain the properties.

Housing Element

Goal H 3.0: A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices.

The proposed sale of this surplus property may allow for future residential development, which provides housing opportunities for future residents in Huntington Beach.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Huntington Beach at a regular meeting held on the 9th day of June, 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Scott Hess, Secretary

Planning Commission Chair

Exhibit A - Location Map

ATTACHMENT NO. 2-2

Exhibit A

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR PER THE PROVISIONS OF THE COUNTY MAP ACT, CHAPTER 227, F.S. AS TO ITS ACCURACY, THE ASSUMES AND LIABILITY FOR OTHER DEF'S, NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. COUNTY ASSESSOR 2013

MARCH 1951

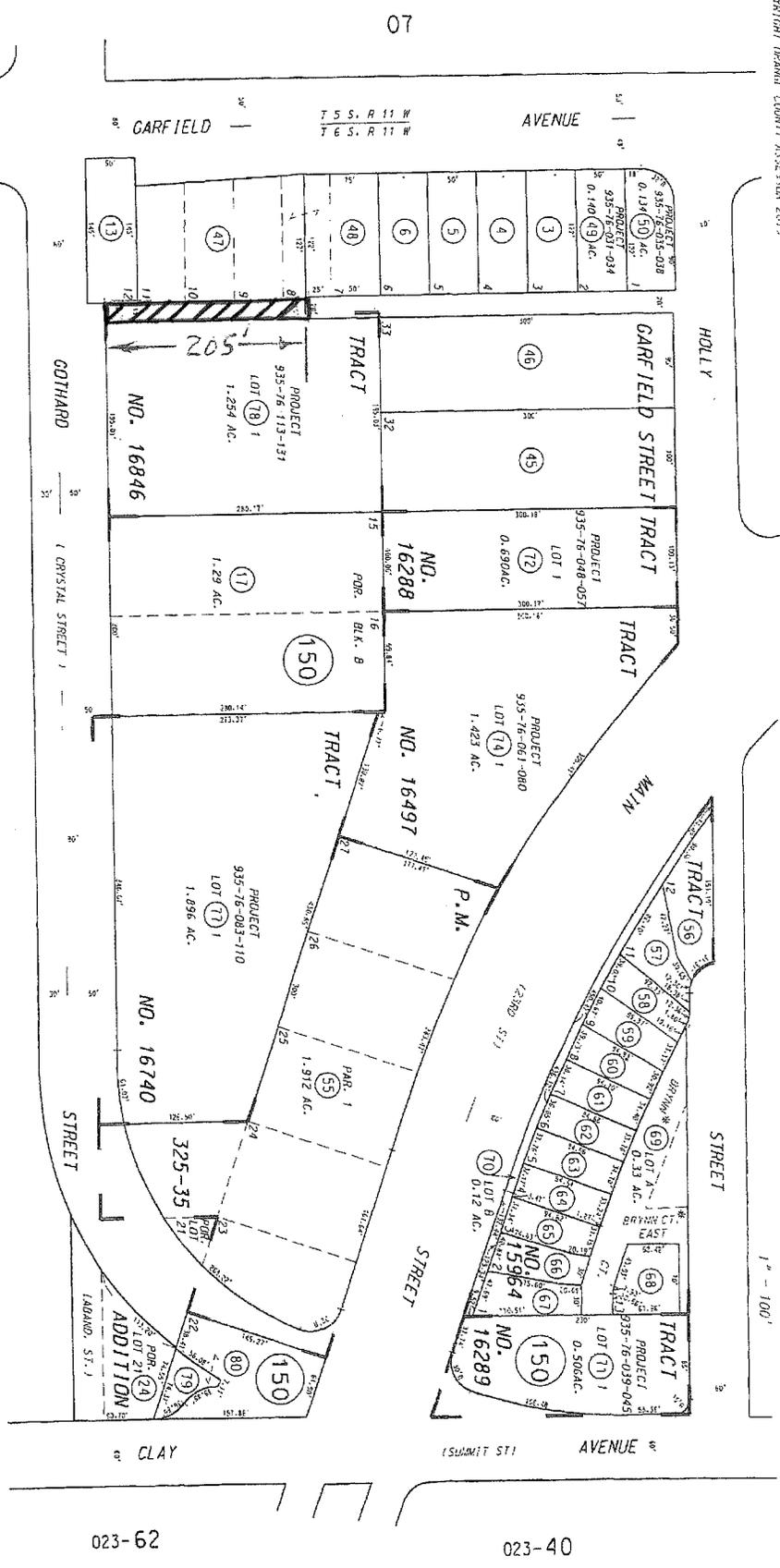
GARFIELD STREET ADDITION
 TRACT NO. 16289
 TRACT NO. 16288
 TRACT NO. 15964
 TRACT NO. 16497
 TRACT NO. 16740
 TRACT NO. 16846
 PARCEL MAP

M.M. 7-27, 28
 M.M. 837-44, 45
 M.M. 838-9, 10
 M.M. 849-24, 25, 26
 M.M. 860-25, 26
 M.M. 886-30 to 33, inc.
 M.M. 887-4 to 6 inc.
 P.M. 325-35

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

ASSESSOR'S MAP BOOK 111 PAGE 15 COUNTY OF ORANGE

* PRIVATE STREET



07

159-28

023-62

023-40

111-15

ATTACHMENT NO. 2-3

RECEIVED

APR 06 2015

Dept. of Planning
& Building

**SURPLUS PROPERTY
GENERAL PLAN CONFORMANCE
NARRATIVE**

This application looks to determine if the disposition of a city-owned property as surplus is in conformance with the General Plan.

APPLICANT/OWNER

The applicant/owner is the Office of Business Development as the City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648.

PROJECT LOCATION

The following is the list of surplus property for consideration; the parcel is shown in a proximity map in Exhibit "A"

APN	Address/Description	Lot Size (SF)
N/A	Vacant land-east side of Gothard Street, south of Garfield Avenue	3,075 sq.ft. (15' by 205')

USES

The following table lists the uses in the general vicinity of the surplus property.

APN	Address/Description	General Plan Designation	Zoning Designation
N/A	Vacant land-same as above	RM-15-sp	Sp9

POPULATION SERVED

The surplus property will retain the same General Plan and Zoning Designations. Disposition will take place once City Council has approved the process for Disposition.

PROJECT DESCRIPTION

Land was acquired by the City of Huntington Beach for a City alley. Land was granted to the City via the Garfield Street Addition Tract and Tract 16846 for alley purposes. The disposition of this property will be in conformance with the General Plan specifically with the following.

Housing: The disposition of the land would allow for additional dwelling units to be constructed. It will be sold to the adjacent property owner (YMCA) and incorporated into a proposed condominium development.

ATTACHMENT NO. 3.1

Land Use: The disposition of the subject property will allow for it to become available for use as additional developable area or for modifications of the existing adjoining property.

Circulation: The subject property is no longer needed for an alley and may be disposed of without affecting the efficiency and effectiveness of any arterial system.

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Exhibit A

SURPLUS PROPERTY

GARFIELD STREET ADDITION

APN (NONE)



ATTACHMENT NO. 3.3