



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: March 25, 2014

SUBJECT: GENERAL PLAN CONFORMANCE NO. 14-001 (DISPOSITION OF TWO SURPLUS CITY PARCELS)

APPLICANT: Kellee Fritzal, Office of Business Development, City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

PROPERTY

OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

LOCATION: Parcel 1: APN 111-150-13 (Southeast corner of Garfield Avenue at Gothard Street)
Parcel 2: APN 153-261-24 (Existing walkway between Madeline Drive and TRI Pointe Homes residential subdivision at former Wardlow School)

STATEMENT OF ISSUE:

- ◆ General Plan Conformance No. 14-001 request:
 - To determine if the disposition of City owned surplus parcels is in conformance with the goals, objectives, and policies of the General Plan
- ◆ Staff's Recommendation: Approve General Plan Conformance No. 14-001 based upon the following:
 - The proposed disposition of two City owned surplus properties allows for future development pursuant to the particular Zoning District and conforms to the goals, objectives, and policies of the General Plan

RECOMMENDATION:

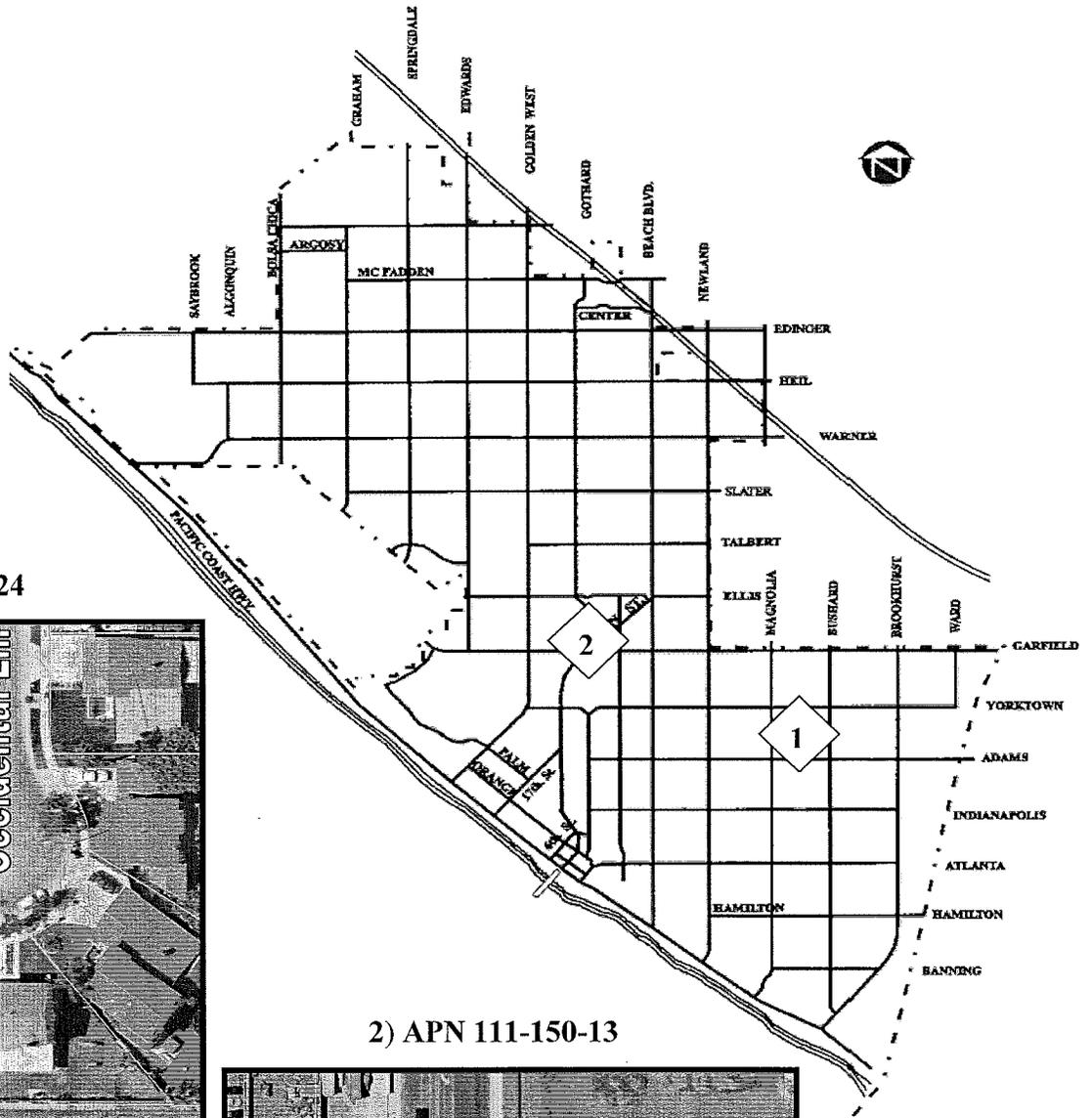
Motion to:

“Adopt Resolution No. 1676, approving General Plan Conformance No. 14-001 with findings (Attachment Nos. 1 and 2).”

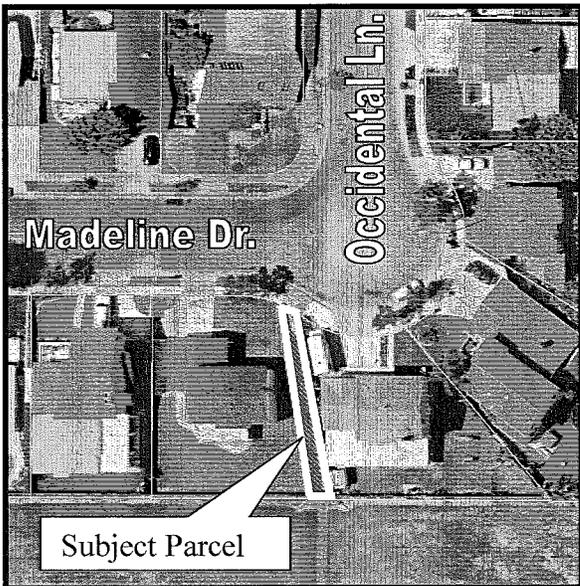
ALTERNATIVE ACTION:

The Planning Commission may take an alternative action such as:

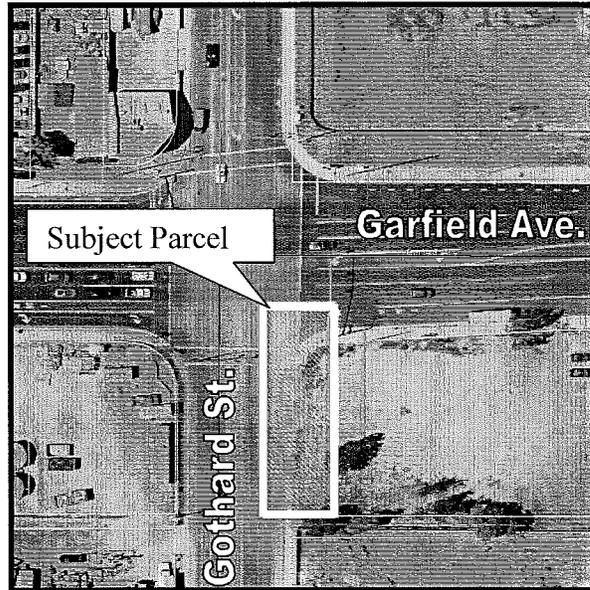
“Deny General Plan Conformance No. 14-001 with findings for denial.”



1) APN 153-261-24



2) APN 111-150-13



VICINITY MAP
GENERAL PLAN CONFORMANCE NO. 14-001
(Disposition of Two Surplus Parcels)

PROJECT PROPOSAL:

General Plan Conformance No. 14-001 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 two City owned surplus parcels is in conformance with the goals, objectives, and policies of the General Plan. The intent of the request is for Parcel 1 (APN 153-261-24) to be evenly divided and transferred to both adjacent property owners, and the eventual development of Parcel 2 (APN 111-150-13) consistent with General Plan and Zoning. The proposed disposition of these parcels would allow the City to remove the vacant land from its holdings and liability.

Parcel 1 was created as through the subdivision of Tract No. 6080 as Lot A, to provide pedestrian access between the residential neighborhood and former Wardlow school site. The parcel is no longer necessary to provide access from the existing residential subdivision to the school site, since the Wardlow school has been demolished and new single family residences will be constructed on the property. Parcel 2 was acquired by the City to perform street widening and right-of-way improvement projects, and with the completion of these projects, the land is no longer needed. Both properties are currently vacant.

ISSUES:

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

Parcel 1: APN 153-261-24

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Area	Residential Low Density – Max. 7 du/ac (RL-7)	Residential Low Density (RL)	Paved Pedestrian Walkway
North (Across Madeline Drive), South, East and West of Subject Area	RL-7	RL	Single Family Residential

Parcel 2: APN 111-150-13

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property	Residential Medium Density- (RM-15)	SP9 (Holly Seacliff Specific Plan)	Vacant Land ; Right of Way (Gothard Street at Garfield Avenue)
North (Across Garfield Ave.), East, and South of Subject Property	RM-15	SP9	Vacant Land (North and East); Multifamily Residential (South)
West of Subject Property (Across Gothard St.)	I-F2-d-sp (Industrial – Max. Floor Area Ratio 0.50 – Design Overlay – Specific Plan Overlay	SP9	Industrial

General Plan Conformance:

The following General Plan goals, objectives and policies pertain to the disposition and future

development of these parcels:

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 proposed sale of these two surplus parcels may allow for future development. Parcel 1 (APN 153-261-24) will be divided equally and ownership transferred to the two adjacent single family residential property owners providing larger side yard areas. Parcel 2 (APN 111-150-13) will be sold to an adjacent property owner, to be incorporated into a project site for future development. Additionally, the proposed sale will generate revenue for the City, while removing potential maintenance costs and liability for the land. The sale of these properties 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 the City's surplus properties 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 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.

Coastal Status: Not applicable.

Redevelopment Status: Not applicable

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Departments of Public Works and Fire have voiced no concerns with the disposition of these parcels. Economic Development initiated the disposition of the surplus parcels.

Public Notification:

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

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

February 16, 2014

MANDATORY PROCESSING DATE(S):

March 28, 2014 (40 days from complete application)

ANALYSIS:

The City initially acquired these parcels for right-of-way access. Parcel 1 (APN 153-261-24) was created as Lot A through the subdivision of Tract No. 6080, which provided pedestrian access between the residential neighborhood and the former Wardlow school site. Parcel 2 (APN 111-150-13) was acquired by the City for street widening purposes in an effort to improve citywide vehicular circulation patterns. As a result of the recent subdivision of the former Wardlow school site for single family residential homes and the completion of the Gothard Avenue right-of-way improvement project, the City has determined that the subject remnant parcels are no longer needed. Disposition of these parcels would reduce the City's maintenance costs.

As noted in the General Plan Conformance Section of this report, the disposition of these two City owned surplus parcels is consistent with the goals, objectives, and policies of the General Plan. Staff recommends that the Planning Commission approve General Plan Conformance No. 14-001 finding that the release of two City owned surplus properties is in conformance with the General Plan.

ATTACHMENTS:

1. Suggested Findings of Approval – GPC No. 14-001
2. Planning Commission Resolution No. 1676
3. Project Narrative Dated January 16, 2014

SH:JJ:HB:kd

ATTACHMENT NO. 1

SUGGESTED FINDINGS OF APPROVAL

GENERAL PLAN CONFORMANCE 14-001

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.

FINDINGS OF APPROVAL- GENERAL PLAN CONFORMANCE NO. 14-001

1. The sale of City owned surplus properties conforms to the following goals, objective and policy of the Land Use and Housing Elements of the General Plan:

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 proposed sale of these two surplus parcels may allow for future development. Parcel 1 (APN 153-261-24) will be divided equally and ownership transferred to the two adjacent single family residential property owners providing larger side yard areas. Parcel 2 (APN 111-150-13) will be sold to an adjacent property owner, to be incorporated into a project site for future development. Additionally, the proposed sale will generate revenue for the City, while removing potential maintenance costs and liability for the land. The sale of these properties 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 the City's surplus properties may allow for future residential development, which provides housing opportunities for future residents in Huntington Beach.

RESOLUTION NO. 1676

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
HUNTINGTON BEACH FINDING THAT THE DISPOSITION OF TWO CITY
OWNED SURPLUS PARCELS TO BE IN CONFORMANCE WITH THE GOALS,
OBJECTIVE AND POLICY OF THE GENERAL PLAN
(GENERAL PLAN CONFORMANCE NO. 2014-001)**

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, staff has reviewed the proposed disposition of the two City owned surplus parcels including legal descriptions and parcel maps as depicted on Exhibits A and B (Attached), and generally described as follows:

Parcel 1: APN 153-261-24 – 7,250 sq. ft.;

Parcel 2: APN 111-150-13 – 872 sq. ft.

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

SECTION 1: The two surplus parcels are no longer needed for right-of-way projects throughout the City. Therefore, the disposition of the two vacant parcels 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 two surplus parcels 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 two City owned surplus parcels is in conformance with the goals, objectives and policies:

ATTACHMENT NO. 2.1

Land Use Element

- a. 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.
- b. 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.
- c. 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.

Housing Element

- d. 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 disposition of these parcels will promote the eventual development of these parcels that will add to the City's housing stock and will reduce maintenance costs and liability.

PASSED, APPROVED AND ADOPTED this 25th day of March 2014 by the following roll call vote:

AYES: Bixby, Peterson, Franklin, Pinchiff, Dingwall, Kalmick, Posey
NOES: None
ABSENT: None
ABSTAIN: None

ATTEST:

Scott Hess, Secretary

Chairperson, Planning Commission

ATTACHMENT:

Exhibit No. A – Legal Descriptions
Exhibit No. B - Parcel Maps

EXHIBIT NO. "A"

LEGAL DESCRIPTIONS

PARCEL 1 – LOT 12, BLOCK B of TRACT NO. GARFIELD STREET ADDITION/AP#111-150-13, AS PER MAP RECORDED IN BOOK 7, PAGE(S) 27 & 28 OF MISC MAPS

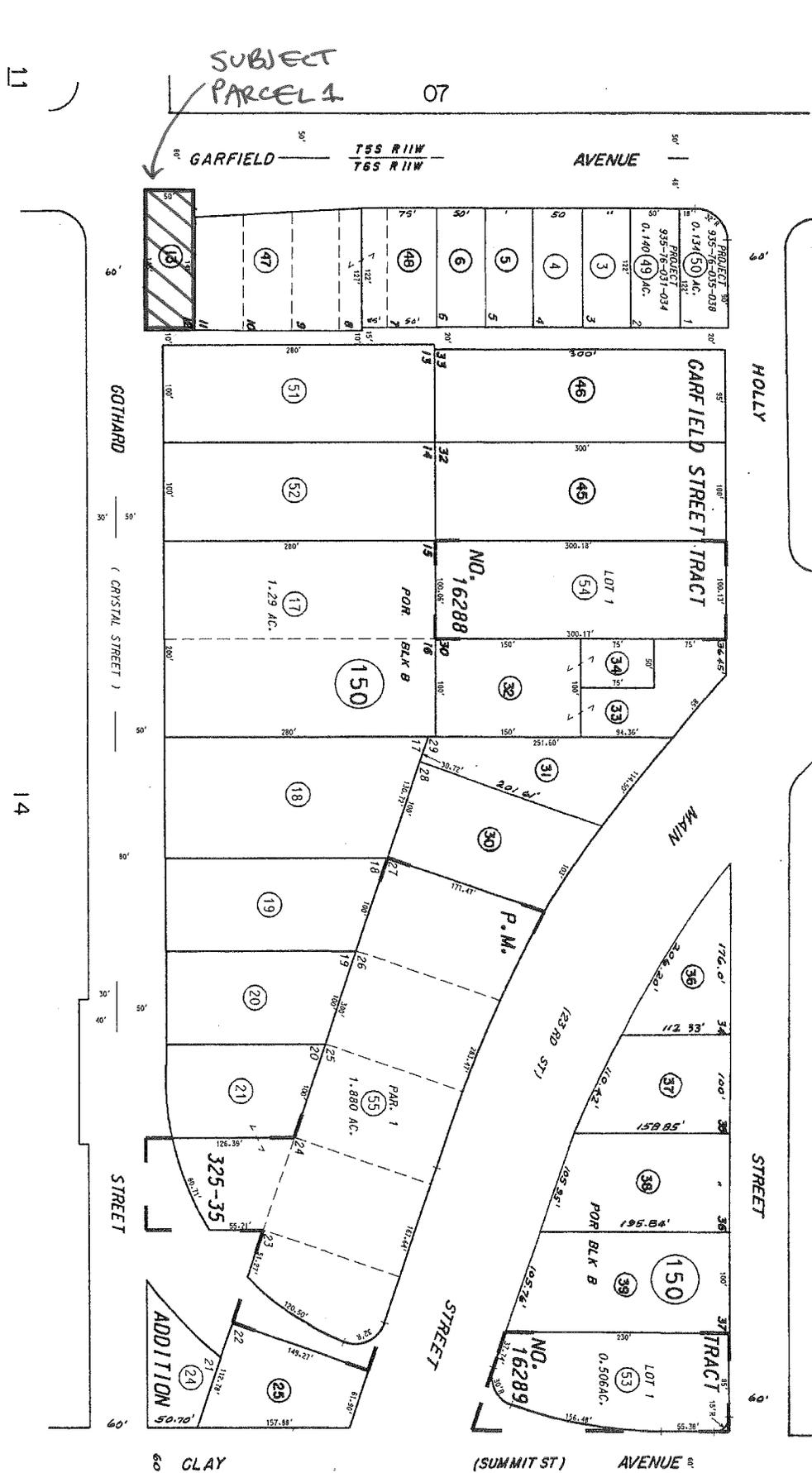
PARCEL 2 – TRACT 6080, LOT A

EXHIBIT NO. "B"

PARCEL MAPS

ATTACHMENT NO. 2.4

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159-28

1" = 100'

111-15

ATTACHMENT NO. 2-5

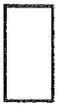
MARCH 1951

GARFIELD STREET ADDITION
TRACT NO. 16289
TRACT NO. 16288
PARCEL MAP

M.M. 7-27, 28
M.M. 837-44, 45
M.M. 838-09, 10
P.M. 325-35

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

ASSESSOR'S MAP BOOK 111 PAGE 15 COUNTY OF ORANGE



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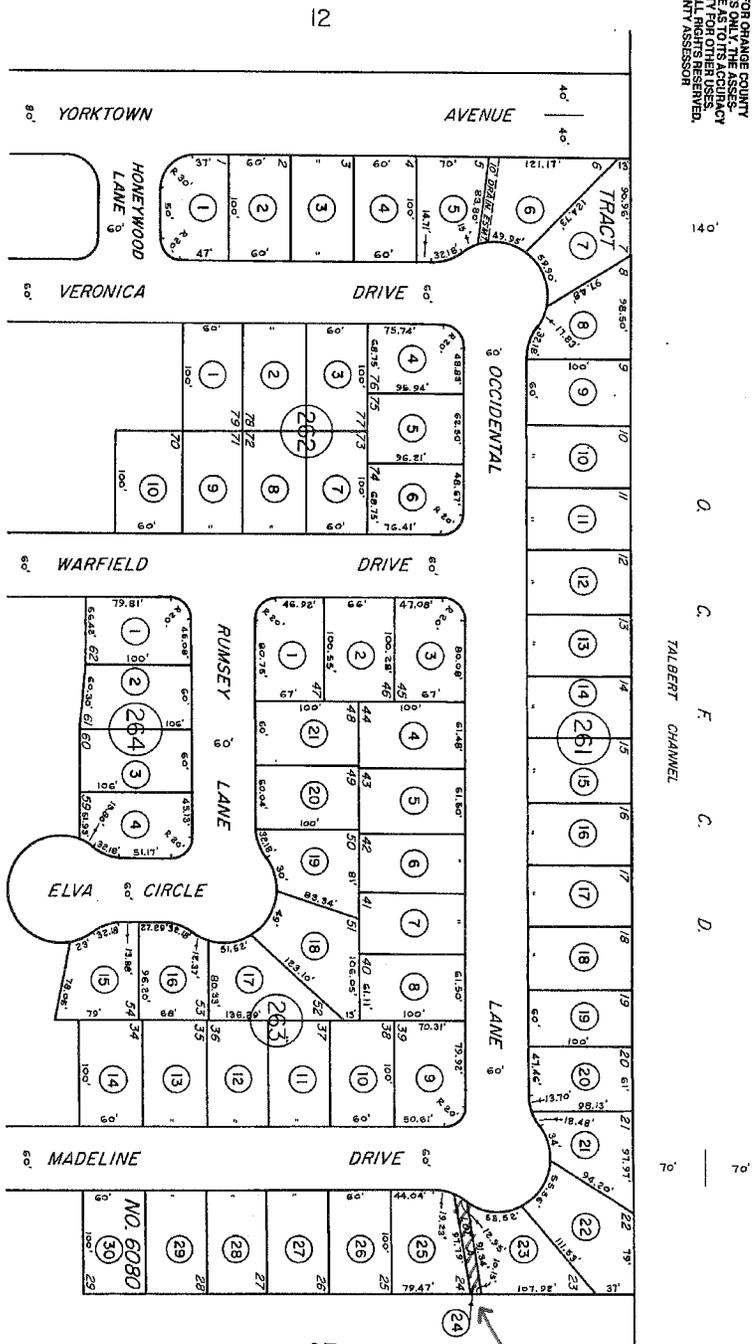
32

1" = 100'

31

153 - 26

ATTACHMENT NO. 2-6



12

27

MARCH 1969

TRACT NO. 6080

M.M. 230 - 3, 4

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

ASSESSOR'S MAP BOOK 153 PAGE 26 COUNTY OF ORANGE



**SURPLUS PROPERTY
GENERAL PLAN CONFORMANCE
NARRATIVE**

RECEIVED
JAN 16 2014
Dept. of Planning
& Building

This application looks to determine if the disposition of two (2) city-owned properties 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 parcels are shown in a proximity map in Exhibits 1-4 and through parcel maps in Exhibit 5-8

APN	Address/Description	Lot Size (SF)
111-150-13	Vacant land-southeast corner of Garfield & Gothard	3,000-developable 4,250 reserved for streets and utilities
153-261-24	Vacant land-walkway between Madeline Drive & Wardlow School Site	872

USES

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

APN	Address/Description	General Plan Designation	Zoning Designation
111-150-13	Vacant land-same as above	RM-15-sp	Sp9
153-261-24	Vacant land-same as above	RL7	RL

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

APN 111-150-13 was acquired by the City of Huntington Beach for a street widening project. APN 153-261-24 was granted to the City via Tract Map #6080 for a walkway. The disposition of these properties would be in conformance with the General Plan specifically with the following.

Housing: The disposition of the APN 111-150-13 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. APN 153-261-24 will be divided (50/50) between the two adjoining residential property owners

Land Use: The disposition of subject properties would allow for them to become available for use as additional developable area or for modifications of the existing adjoining properties.

Circulation: The subject properties are no longer needed for a widening project or walkway and may be disposed of without affecting the efficiency and effectiveness of any arterial system.