

PROJECT NARRATIVE

Project: Vacation of Public Right-of-Way
Address: Adjacent to Surf City Beach Cottages - 80 Huntington Street
(West side of Delaware Street, South of Atlanta Avenue and East side of Huntington Street, South of Atlanta Avenue)
Application: General Plan Conformance – Street Vacation
Applicant: City of Huntington Beach - Department of Public Works
Contact: Steve Bogart, Senior Civil Engineer Tel: (714) 374-1692
Date: September 10, 2020

Project Background

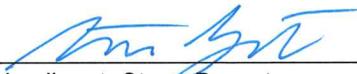
The Surf City Beach Cottages (SCBC) mobile home park is bounded by Atlanta Avenue to the north, Huntington Street to the west, and Delaware Street to the east. Delaware Street has been reserved for public street and highway purposes on Tract Map No. 9580 recorded in Book No. 444, Pages 29-31 of Miscellaneous Maps in the Office of County of Orange, California.

As a result of the City's recent Atlanta Avenue Widening Project, the City entered into a Settlement Agreement with Surf City Beach Cottages, LP, wherein the City agreed to vacate a portion of Huntington Street and a portion of Delaware Street. The street widening project was completed in early 2020. The Settlement Agreement stipulates that the City must vacate these partial right-of-ways after completion of construction but no later than December 4, 2020.

The portion of Delaware Street to be vacated consists of the westerly 40 feet (approximately 630 feet in length), south of Atlanta Avenue, and which abuts the SCBC property. This Delaware Street portion to be vacated is more precisely portrayed in the attached legal description and plat map (Exhibit "A").

The portion of Huntington Street to be vacated consists of the easterly 6-foot wide strip of the existing 30-foot wide easement that runs approximately one thousand (1000) feet along SCBC's Huntington Street frontage. See the attached Exhibit "D" for the legal description and plat map of said area to be vacated.

After a thorough review by staff, it has been determined that the subject areas are excess right-of-way and no longer needed for street purposes, that they are unnecessary for existing or prospective public use, and that vacating them would not conflict with policies in the General Plan, or the requirements of the Orange County Congestion Management Program (CMP) and Master Plan of Arterial Highways (MPAH). As a result, the Public Works Department is proposing to vacate the excess right-of-way portions, through a formal Street Vacation process). Once the City vacates said right-of-way easement areas, they will no longer be used for public purposes.


Applicant: Steve Bogart
City of Huntington Beach
Department of Public Works

9/10/2020
Date:

Attachments:

Exhibit "A" – Legal Description and Plat Map for Delaware Street Vacation Area
Exhibit "B" – Location Map for Delaware Street Vacation Area
Exhibit "C" - Photographs of Delaware Street Vacation Area
Exhibit "D" - Legal Description and Plat Map for Huntington Street Vacation Area
Exhibit "E" – Location Map for Huntington Street Vacation Area
Exhibit "F" - Photographs of Huntington Street Vacation Area

EXHIBIT A

THAT PARCEL OF LAND LOCATED IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A PORTION OF TRACT 9580, FILED IN BOOK 444, PAGES 29 THROUGH 31 INCLUSIVE, OF MISCELLANEOUS MAPS, IN RECORDS OF SAID COUNTY, ALSO BEING A PORTION OF DELAWARE STREET AS DEDICATED TO THE CITY OF HUNTINGTON BEACH FOR STREET PURPOSES. UPON THE MAP FOR SAID TRACT 9580, THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO DESCRIBE A PORTION OF SAID DEDICATED ROADWAY TO BE VACATED, SAID PORTION TO BE VACATED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID TRACT 9580 THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID TRACT 9580, SOUTH $00^{\circ}43'14''$ EAST, 50.05 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH $89^{\circ}06'11''$ EAST, 4.91 FEET;

THENCE SOUTH $46^{\circ}50'42''$ EAST, 38.97 FEET TO THE NORTHERLY TERMINUS OF A LINE PARALLEL TO AND 7.00 FEET WESTERLY OF THE CENTERLINE OF DELAWARE STREET, SAID CENTERLINE BEING CENTERED EQUALLY WITHIN A STRIP OF LAND 80 FEET WIDE, AS DEDICATED UPON SAID TRACT 9580;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE SOUTH $00^{\circ}43'14''$ EAST, 577.86 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 53.00 FEET;

THENCE SOUTHERLY AND SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF $36^{\circ}40'42''$, AND ARC LENGTH OF 33.93 FEET, TO THE THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 47.00 FEET;

THENCE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF $05^{\circ}01'25''$, AND ARC LENGTH OF 4.12 FEET TO A POINT, A RADIAL BEARING TO SAID POINT BEARING NORTH $59^{\circ}03'57''$ WEST;

THENCE NON-TANGENT TO LAST SAID CURVE SOUTH $89^{\circ}16'46''$ WEST, 20.19 FEET TO THE WEST LINE OF SAID TRACT 9580;

LEGAL DESCRIPTION
DELAWARE STREET VACATION

CITY OF HUNTINGTON BEACH
DEPARTMENT OF PUBLIC WORKS

1 OF 3



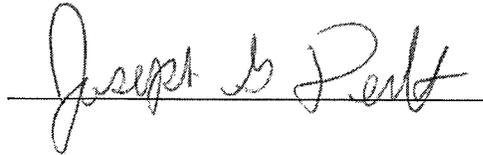
EXHIBIT A

THENCE NORTHERLY ALONG SAID WEST LINE NORTH 00°43'14" WEST, 639.92 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 20,593 SQUARE FEET (0.47 ACRES) MORE OR LESS.

AS SHOWN ON EXHIBIT "9" SHEET 3 OF 3, ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY, EASEMENTS AND LEASES OF RECORD, IF ANY.



JOSEPH G. DERLETH
PLS 7340 EXPIRES 12/31/19



LEGAL DESCRIPTION
DELAWARE STREET VACATION

CITY OF HUNTINGTON BEACH
DEPARTMENT OF PUBLIC WORKS

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EXHIBIT A

DETAIL 2 (N.T.S.)

HUNTINGTON ST (N'LY)

SEE
DETAIL 1

NORTH LINE SEC 14,
T.6S., R.11W.

POINT OF COMMENCEMENT, NW'LY
COR. TRACT 9580, 444/29-31 M.M.

DELaware ST. DELaware ST.
QUITCLAIMED DEDICATION
AREA PER (R1). AREA PER (R).

EAST LINE W 1/2, NW 1/4, NE 1/4,
SEC. 14, T.6S., R.11W., PER (R).

HUNTINGTON ST (S'LY)

TRACT 7937
M.M. 975/28-37

TO S'LY LINE,
N 1/2, NE 1/4,
SEC. 14, T6S, R11W
N 00°43'14" W (N 00°43'19" W, R.S.B. 261/1-10)
N 00°43'14" W, R.S.B. 261/1-10
N 00°43'14" W, 639.92'

DELaware ST.

TRUE POINT
OF BEGINNING

ATLANTA AVE

LOT 10

STARHELL DR
(PRIVATE ST)

TRACT 9580
444/29-31 M.M.

NEPTUNE DR
(PRIVATE ST)

BAYPORT DR
(PRIVATE ST)

LOT 10

SEAGLEN DR
(PRIVATE ST)

LOT 9

MAINMAST DR
(PRIVATE ST)

SW COR. LOT 10, TRACT
9580, AS ADJUSTED BY
L.L.A. 97-06, 13394/420
O.R. LOT 1

SEE
DETAIL 2

W'LY LINE
TRACT 9580,
444/29-31
M.M.

DELaware ST.
VACATED PER
(R2).

CURVE TABLE:

C1= DELTA= 36°40'42", RAD= 53.00', L= 33.93'
C2= DELTA= 05°01'25", RAD= 47.00', L= 4.12'

LEGEND:

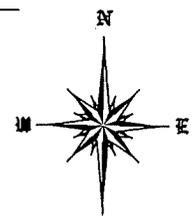
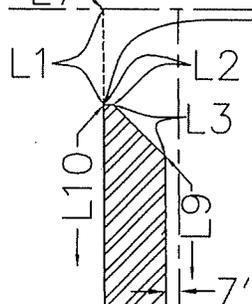
- (R) = RECORD PER TRACT 9580, M.M. 444/29-31.
- (R1) = RECORD PER QUITCLAIM DEED TO CITY OF HUNTINGTON BEACH RECORDED 12/28/2015, AS DOCUMENT No. 2015000650792.
- (R2) = RECORD PER CITY OF HUNTINGTON BEACH RESOLUTION 2016-26, VACATING THAT CERTAIN RIGHT-OF-WAY EASEMENT GENERALLY LOCATED AT THE SOUTHERN TERMINUS OF DELAWARE ST.

LINE TABLE:

- L1= S00°43'14"E, 50.05'
- L2= N89°06'11"E, 4.91'
- L3= S46°50'42"E, 38.97'
- L4= N59°03'57"W, RAD
- L5= S89°16'46"W, 20.19'
- L6= S89°16'46"W, 59.81'
- L7= (N89°43'00"E, 660.04' R)
- L8= (N89°43'00"E, 1.50' R)
- L9= S00°43'14"E, 577.86'
- L10= N00°43'14"W, 639.92'

DETAIL 1 (N.T.S.)

ATLANTA AVE TRUE POINT OF BEGINNING



GRAPHIC SCALE
1 inch = 150 ft.

PLAT DELAWARE STREET VACATION

CITY OF HUNTINGTON BEACH

DEPARTMENT OF PUBLIC WORKS

3 OF 3

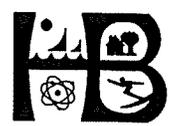
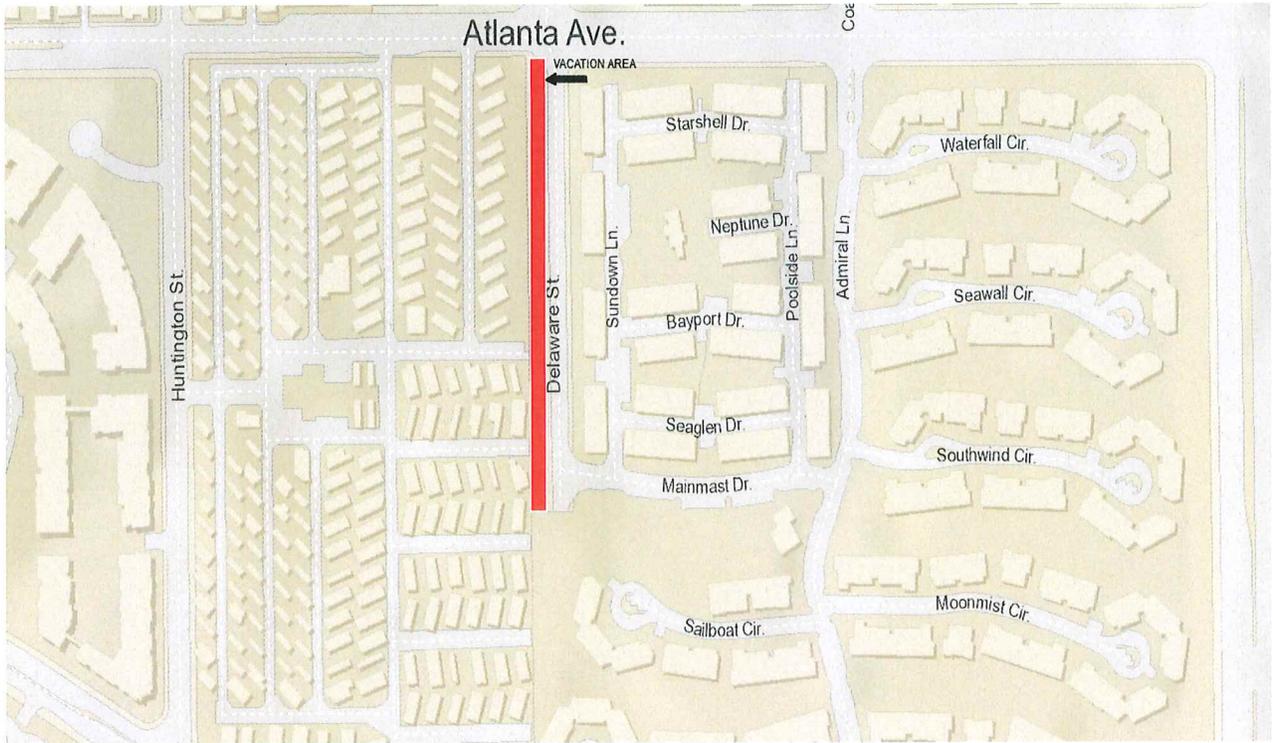


EXHIBIT "B"



LOCATION MAP

(DELAWARE STREET VACATION AREA)

EXHIBIT C

Google Maps 21021 Delaware St

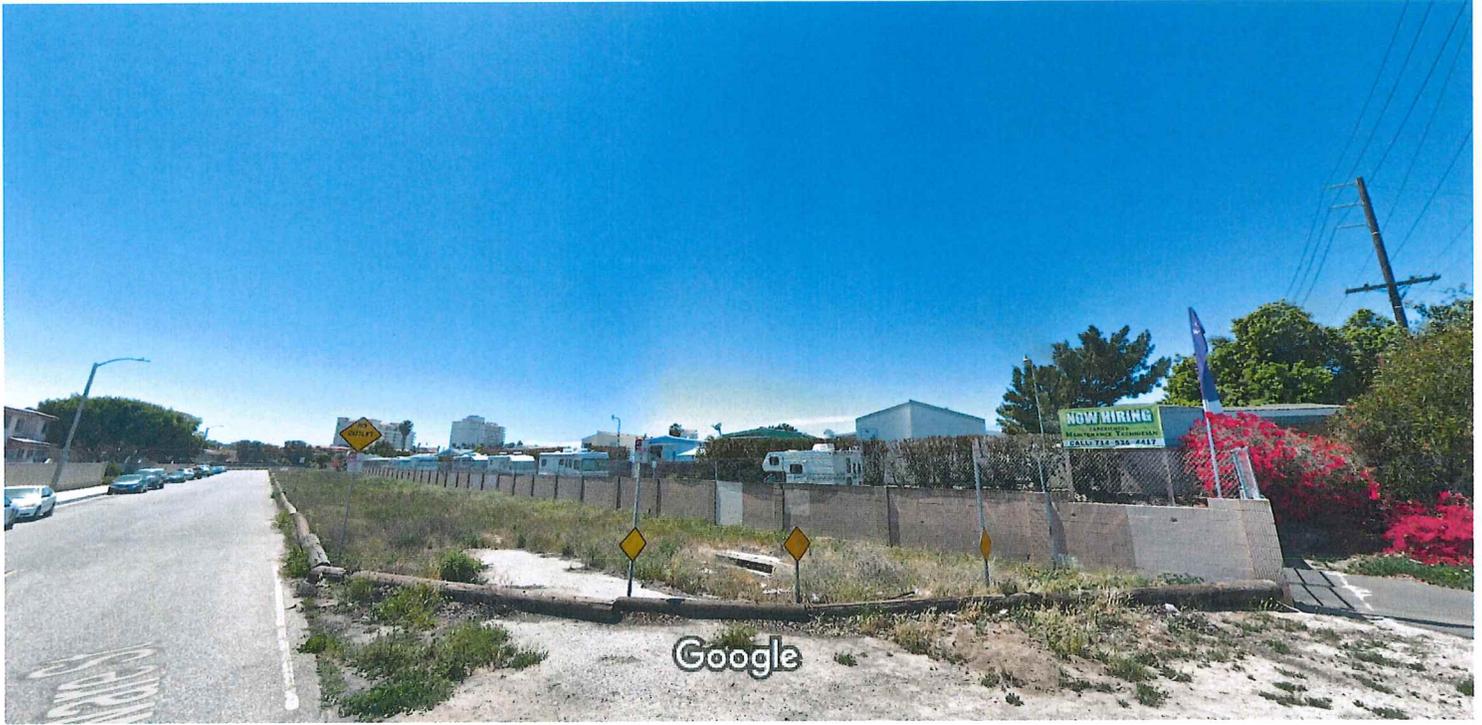


Image capture: Apr 2018 © 2020 Google

Huntington Beach, California



Street View



EXHIBIT C

Google Maps 21101 Delaware St



Image capture: May 2011 © 2020 Google

Huntington Beach, California



Street View



EXHIBIT D

THAT PARCEL OF LAND LOCATED IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A PORTION OF THE LAND AS DESCRIBED IN CITY OF HUNTINGTON BEACH RESOLUTION 1125, RECORDED 21 JULY, 1950, IN BOOK 2045, PAGE 52, OF OFFICIAL RECORDS OF SAID COUNTY; SAID RESOLUTION ACCEPTING RIGHT-OF-WAY DEED TO CERTAIN PROPERTY FOR STREET PURPOSES, AND AUTHORIZING THE RECORDATION OF THE SAME; SAID RESOLUTION ACCEPTED THIS RIGHT-OF-WAY, 60 FEET IN WIDTH, (CURRENTLY KNOWN AS HUNTINGTON STREET) CENTERED EQUALLY ALONG THE WEST LINE OF THE EAST HALF (1/2), OF THE NORTHWEST QUARTER (1/4), OF THE NORTHEAST QUARTER (1/4), OF FRACTIONAL SECTION 14, TOWNSHIP 6 SOUTH, RANGE 11 WEST, RANCHO LAS BOLSAS, AS SHOWN ON THE MAP FILED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, IN RECORDS OF SAID COUNTY. THE PURPOSE OF THIS LEGAL DESCRIPTION IS TO DESCRIBE A PORTION OF SAID RIGHT-OF-WAY FOR STREET PURPOSES TO BE VACATED; SAID PORTION TO BE VACATED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4), OF SAID FRACTIONAL SECTION 14, THENCE SOUTHERLY ALONG SAID WEST LINE OF SAID EAST HALF (1/2), SOUTH 00°43'19" EAST, 82.42 FEET;

THENCE AT RIGHT ANGLES TO SAID WEST LINE NORTH 89°16'41" EAST, 30.00 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED IN EXHIBIT "A", OF CITY OF HUNTINGTON BEACH RESOLUTION 2016-60, DECLARING THE NECESSITY FOR CONDEMNATION OF A PORTION OF 80 HUNTINGTON STREET AND ACQUIRING A PERMANENT STREET EASEMENT OVER THE SAME, SAID SOUTHWEST CORNER BEING THE SOUTHWESTERLY TERMINUS OF THAT SOUTHERLY LINE OF THE LANDS DESCRIBED IN SAID EXHIBIT "A", BEARING SOUTH 42°18'42" WEST, 36.94 FEET, SAID SOUTHWESTERLY CORNER ALSO BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY EXTENSION OF SAID SOUTHERLY LINE SOUTH 42°18'42" WEST, 8.79 FEET TO A THE NORTHERLY TERMINUS OF A LINE PARALLEL TO AND 24.00 FEET EASTERLY OF SAID WEST LINE OF SAID EAST HALF (1/2);

THENCE SOUTHERLY ALONG SAID PARALLEL LINE SOUTH 00°43'19" EAST, 961.73 FEET;

LEGAL DESCRIPTION
HUNTINGTON STREET VACATION

CITY OF HUNTINGTON BEACH
DEPARTMENT OF PUBLIC WORKS

1 OF 3



REV 2
6.00'

EXHIBIT D

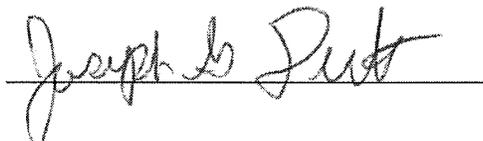
THENCE AT RIGHT ANGLES TO SAID PARALLEL LINE NORTH 89°16'41" EAST, 6.00 FEET, TO THE SOUTHERLY TERMINUS OF A LINE PARALLEL TO AND 30.00 FEET EASTERLY OF SAID WEST LINE, OF SAID EAST HALF (1/2), SAID SOUTHERLY TERMINUS BEING A POINT ALONG THE EAST LINE OF HUNTINGTON STREET AS DEDICATED PER SAID CITY RESOLUTION 1125;

THENCE NORTHERLY ALONG LAST SAID PARALLEL LINE NORTH 00°43'19" WEST, 968.16 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

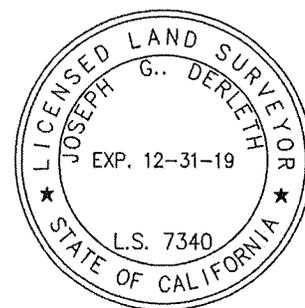
CONTAINING 5790 SQUARE FEET (0.13 ACRES) MORE OR LESS.

AS SHOWN ON EXHIBIT "7", SHEET 3 OF 3, ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY, EASEMENTS AND LEASES OF RECORD, IF ANY.



JOSEPH G. DERLETH
PLS 7340 EXPIRES 12/31/19



LEGAL DESCRIPTION
HUNTINGTON STREET VACATION

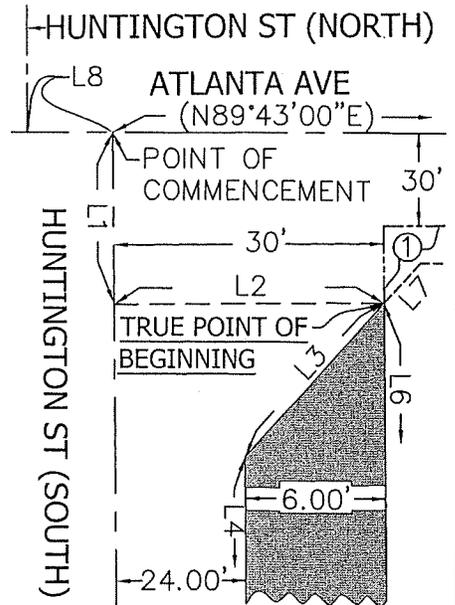
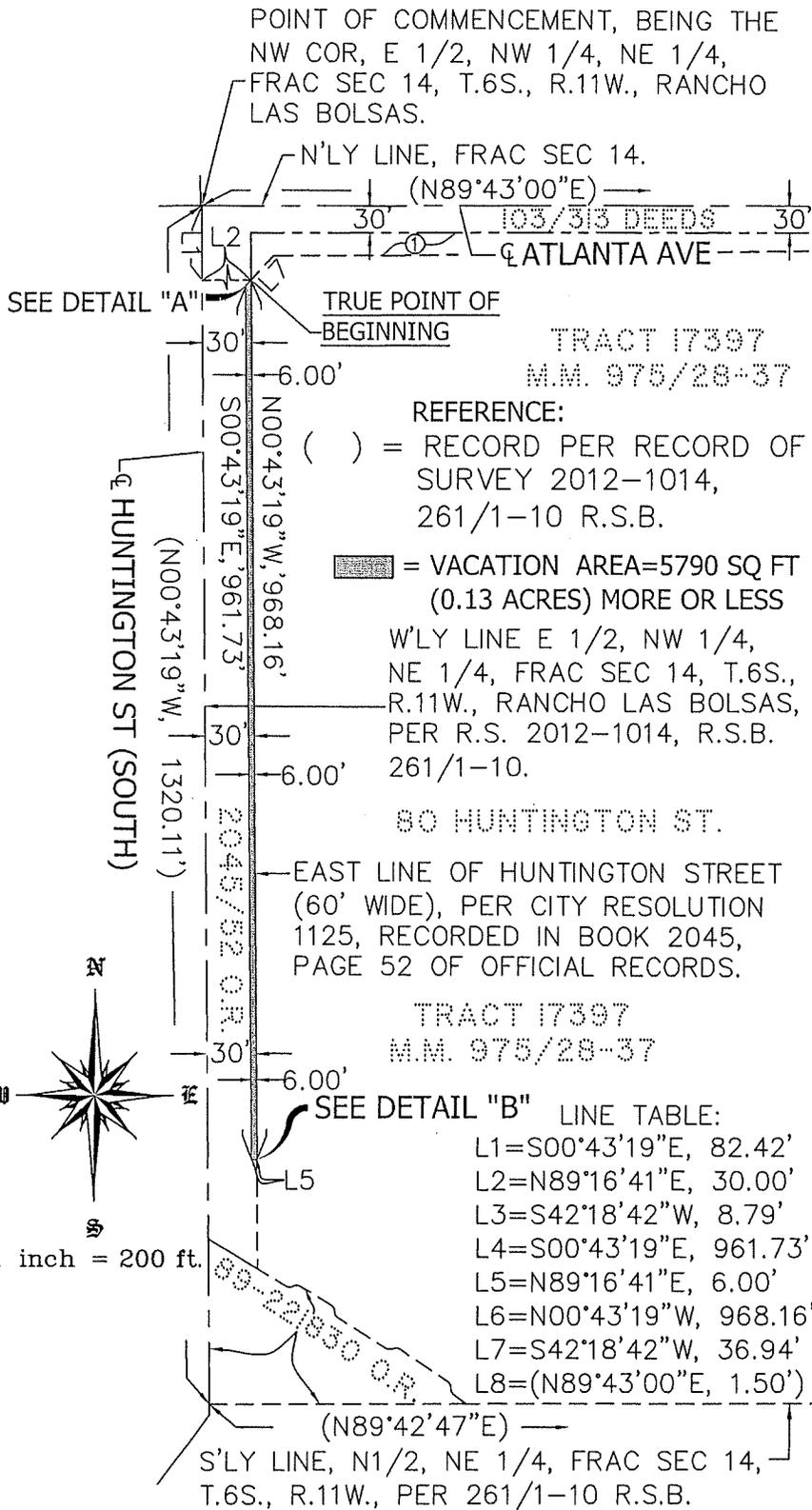
CITY OF HUNTINGTON BEACH
DEPARTMENT OF PUBLIC WORKS

2 OF 3



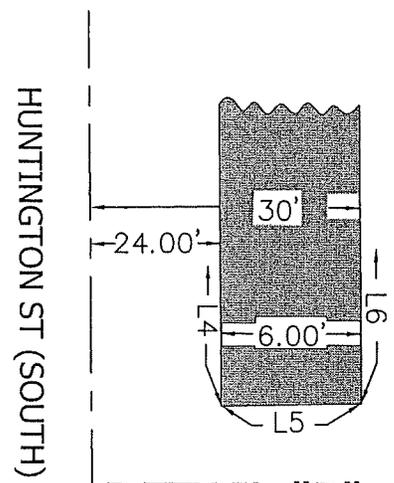
REV 2
6.00'

EXHIBIT D



DETAIL "A"
N.T.S.

NOTE:
① = PORTION OF LANDS DESCRIBED IN EXHIBIT "A" OF CITY OF HUNTINGTON BEACH RESOLUTION 2016-60.



DETAIL "B"
N.T.S.

PLAT
HUNTINGTON STREET VACATION

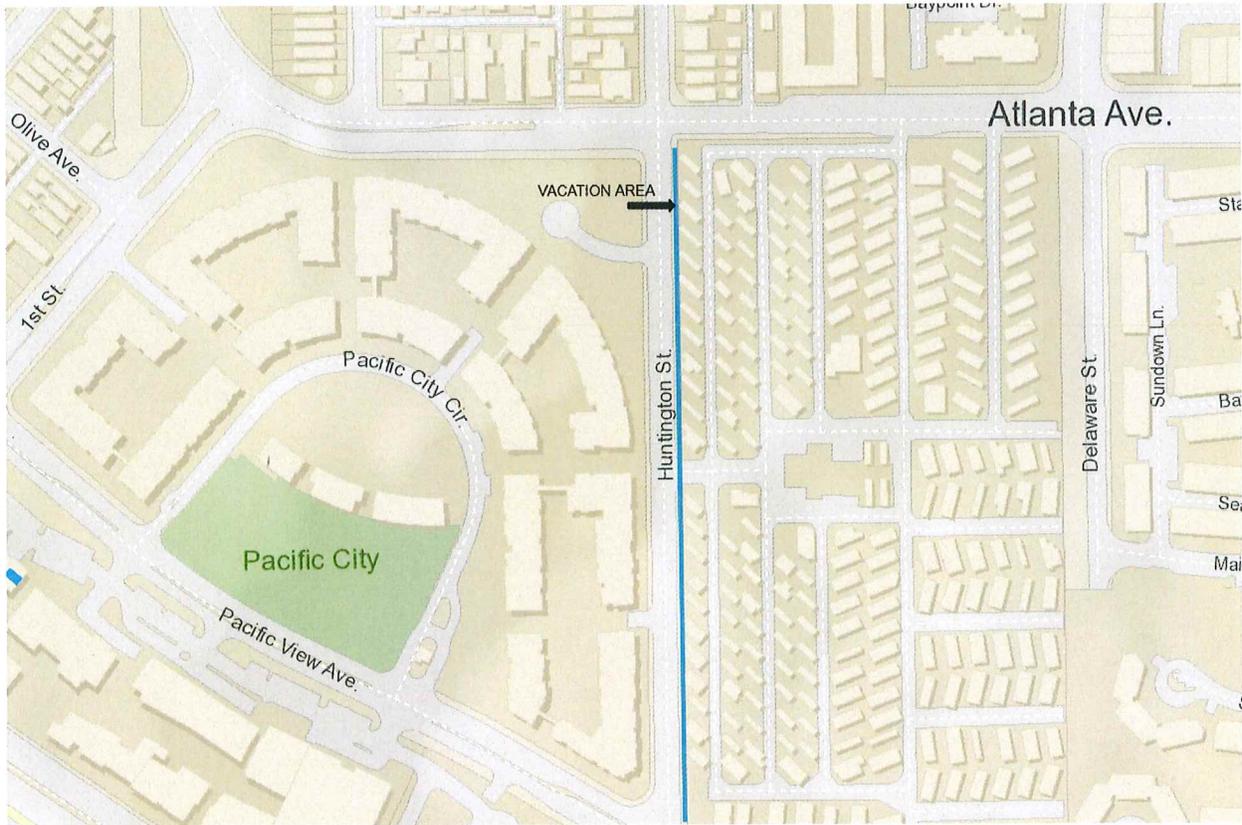
CITY OF HUNTINGTON BEACH
DEPARTMENT OF PUBLIC WORKS

3 OF 3



REV 2
6.00'

EXHIBIT "E"



LOCATION MAP

(HUNTINGTON STREET VACATION AREA)

EXHIBIT F

Google Maps 80 Huntington St



Image capture: Apr 2019 © 2020 Google

Huntington Beach, California



Street View



EXHIBIT F

Google Maps 80 Huntington St



Image capture: Apr 2019 © 2020 Google

Huntington Beach, California



Street View

