

City of Huntington Beach
Real Property Acquisition Project Narrative
Encyclopedia Lots – Bemis

Subject Properties: 110-182-11 and 110-152-23

Property Owner: Richard Bemis

Agent: Attorney in Fact, David Bradley

Project narrative:

- Huntington Central Park West includes an assemblage of small lots in the area north of Ellis Avenue between Goldenwest and Edwards Streets that were given to purchasers of encyclopedias in the early 1900s. Since the mid-1980s, the City has acquired all but 29 of the original 300 parcels.
- The City's goal is to acquire all encyclopedia lots. Once acquired, the lots are incorporated into the surrounding parkland which is consistent with the City's General Plan, Zoning Plan, and Central Park Master Plan.
- Sufficient funds are available within the City's Park Development Impact – Non-Residential Fund 235 and are restricted for acquisition purchases only.
- Pursuant to CA Gov Code Section 65402, process General Plan Conformance for the acquisition of two parcels by the City of Huntington Beach. Acquisition of these parcels will contribute to the City's plan to acquire all former Encyclopedia Lots adjacent to the West Central Park area. These lots will remain open space and will be incorporated into the surrounding parkland for the benefit of the public.