

RESOLUTION NO. 1722

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON BEACH FINDING THAT THE DISPOSITION OF ONE CITY- OWNED PARCEL BETWEEN HOLLY LANE AND MAIN STREET, SOUTH OF GARFIELD AVENUE, IS IN CONFORMANCE WITH THE GOALS AND POLICIES OF THE GENERAL PLAN (GENERAL PLAN CONFORMANCE NO. 22-002)

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 subject request and submitted it to the Planning Commission for review on May 10, 2022; and

WHEREAS, staff has indicated the request is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), which exempts administrative activities of government where it can be seen with certainty that there is no possibility that the activity in question may result in a significant impact on the environment, and has identified the applicable General Plan goals and policies to establish conformance with the General Plan.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Huntington Beach finds the proposed disposition of an undeveloped City-owned parcel (Assessor's Parcel Number 159-281-04) near the intersection of Holly Lane, Main Street, and Garfield Avenue is covered under Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines and is in conformance with the goals and policies of the General Plan as follows:

A. Land Use Element

Policy LU-1 (A): Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

Policy LU-1 (C): Support infill development, consolidation of parcels, and adaptive reuse of existing buildings.

The disposition of an undeveloped 0.08-acre City-owned parcel, which is encumbered with a private utility easement to the benefit of the Standard Oil Company or their successors, will not in and of itself result in a change in the General Plan Land Use designation of Commercial (C) for the subject property nor it result in changes to the existing development standards governing development on the property. Furthermore, because the City has no use for the existing vacant parcel, the disposition of the City-owned parcel is appropriate because it may allow for future infill development on the subject property and adjoining parcels. Additionally, the proposed sale will generate additional revenue for the City while removing potential maintenance costs and liability for the land.

B. Circulation Element

Goal CIRC-1 (A): The circulation system supports existing, approved, and planned land uses while maintaining a desired level of service and capacity on streets and at critical intersections.

The City-owned property consists of a vacant 0.08-acre parcel with private utility easements and is not part of the public right-of-way infrastructure required to provide access to the area, public roadways, or sidewalks abutting the adjoining streets. Therefore, the disposition of the City-owned parcel will not have a detrimental impact on the current vehicular and pedestrian circulation system.

C. Housing Element

Policy 2.1: Provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost and location, emphasizing locations near services and transit that promote walkability.

Policy 2.4: Surplus Public Land Utilize surplus publicly owned land for residential use where appropriate and consistent with the City's General Plan

The subject property was declared a surplus property pursuant to the California Surplus Land Act. Therefore, the disposition of the City-owned surplus property would allow for the eventual development of the site with residential uses that would provide 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 10th day of May, 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Jennifer Villaseñor, Acting Secretary

Planning Commission Chair