

Huntington Beach Planning Commission

2000 MAIN STREET

CALIFORNIA 92648

NOTICE OF ACTION

March 23, 2022

Steven Marion
105 Alabama Street
Huntington Beach CA 92648

SUBJECT: GENERAL PLAN CONFORMANCE NO. 21-002 (STREET AND PUBLIC UTILITY EASEMENT VACATION AT 102 AND 104 HUNTINGTON STREET)

**APPLICANT/
PROPERTY
OWNER:**

Steven Marion, 105 Alabama Street, Huntington Beach CA 92648

REQUEST: To determine if the vacation of a 134 sq. ft. undeveloped portion of an existing street and public utility easement along the east side of Huntington Street is in conformance with the goals and policies of the General Plan.

LOCATION: East side of Huntington Street at 102 and 104 Huntington Street, 92648 (northeast corner of Huntington Street and Atlanta Avenue)

**DATE OF
ACTION:**

March 22, 2022

On Tuesday, March 22, 2022, the Huntington Beach Planning Commission took action on your application, and **approved** your request by adopting Resolution No. 1720, approving General Plan Conformance No. 21-002. Attached to this letter is Resolution No. 1720.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. Said appeal must be accompanied by a filing fee of Two Thousand, Three Hundred Fifty-Three Dollars (\$2,353.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Three Thousand, Seven Hundred Seventy-Eight Dollars (\$3,778.00) if the appeal is filed by any other party. In your case, the last day for filing an appeal and paying the filing fee is **Friday, April 1, 2022 at 5:00 PM.**

If you have any questions, please contact Tess Nguyen, the project planner, at tnguyen@surfcity-hb.org or (714) 374-1744 or the Community Development Department Zoning Counter at (714) 536-5271.

Sincerely,

Ursula Luna-Reynosa, Secretary
Planning Commission

By:



Ricky Ramos, Planning Manager

ULR:RR:TN:kdc

Attachments: 1. Resolution No. 1720

c: Honorable Mayor and City Council
Chair and Planning Commission
Sean Joyce, Interim City Manager
Ursula Luna-Reynosa, Director of Community Development
Tim Andre, Fire Division Chief
Mike Vigliotta, Chief Assistant City Attorney
Bob Milani, Principal Civil Engineer
Jasmine Daley, Building Manager
Tess Nguyen, Associate Planner
Property Owner
Project File

RESOLUTION NO. 1720

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
HUNTINGTON BEACH FINDING THE VACATION OF A 134 SQ. FT.
UNDEVELOPED PORTION OF AN EXISTING STREET AND PUBLIC UTILITY
EASEMENT AT THE EAST SIDE OF HUNTINGTON STREET (AT 102 AND 104
HUNTINGTON STREET), NORTH OF ATLANTA AVENUE, IS IN CONFORMANCE
WITH THE GOALS AND POLICIES OF THE GENERAL PLAN
(GENERAL PLAN CONFORMANCE NO. 21-002)**

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 March 22, 2022; and

WHEREAS, staff has indicated the applicable CEQA exemption pursuant to City Council Resolution No. 4501, Class 5 and 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 vacation of an undeveloped portion of an existing street and public utility easement upon subject properties is exempt from CEQA and 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.

The proposed vacation of a 134 sq. ft. undeveloped portion of an existing street and public utility easement will not negatively impact surrounding property owners or public users of the street because an easement consistent with the existing public improvements will remain intact. Upon vacation, the fee title for the area will revert to the residential property owners.

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.

Policy CIRC-1 (J): Investigate current jurisdictional control of roadways and determine

where adjustments may be made in the future.

Goal CIRC-6: Connected, well-maintained, and well-designed sidewalks, bike lanes, equestrian paths, and waterways allow for both leisurely use and day-to-day required activities in a safe and efficient manner for all ages and abilities.

C. Coastal Element

Objective CE 2.1: Balance the circulation system with the circulation demands generated by the implementation of the Coastal Land Use Plan.

The subject area to be vacated is an excess portion of a public right-of-way easement and is no longer essential to the public right-of-way infrastructure required to provide the public sidewalk and improvements abutting the adjoining streets. Vacating an undeveloped 134 sq. ft. portion of the existing street and public utility easement will not have a detrimental impact on the current vehicular and pedestrian circulation system. The remaining 20-ft. corner radius at the back of the existing public sidewalk is adequate to provide the necessary public access improvements.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Huntington Beach at a regular meeting held on the _____ day of _____ 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Jennifer Villaseñor, Acting Secretary

Planning Commission Chair

Exhibit A – Plat Map and Legal Description

PLAT

VACATION OF PUBLIC-RIGHT-OF-WAY
IN THE CITY OF HUNTINGTON BEACH, ORANGE COUNTY, CA.

MARCH 25, 2021

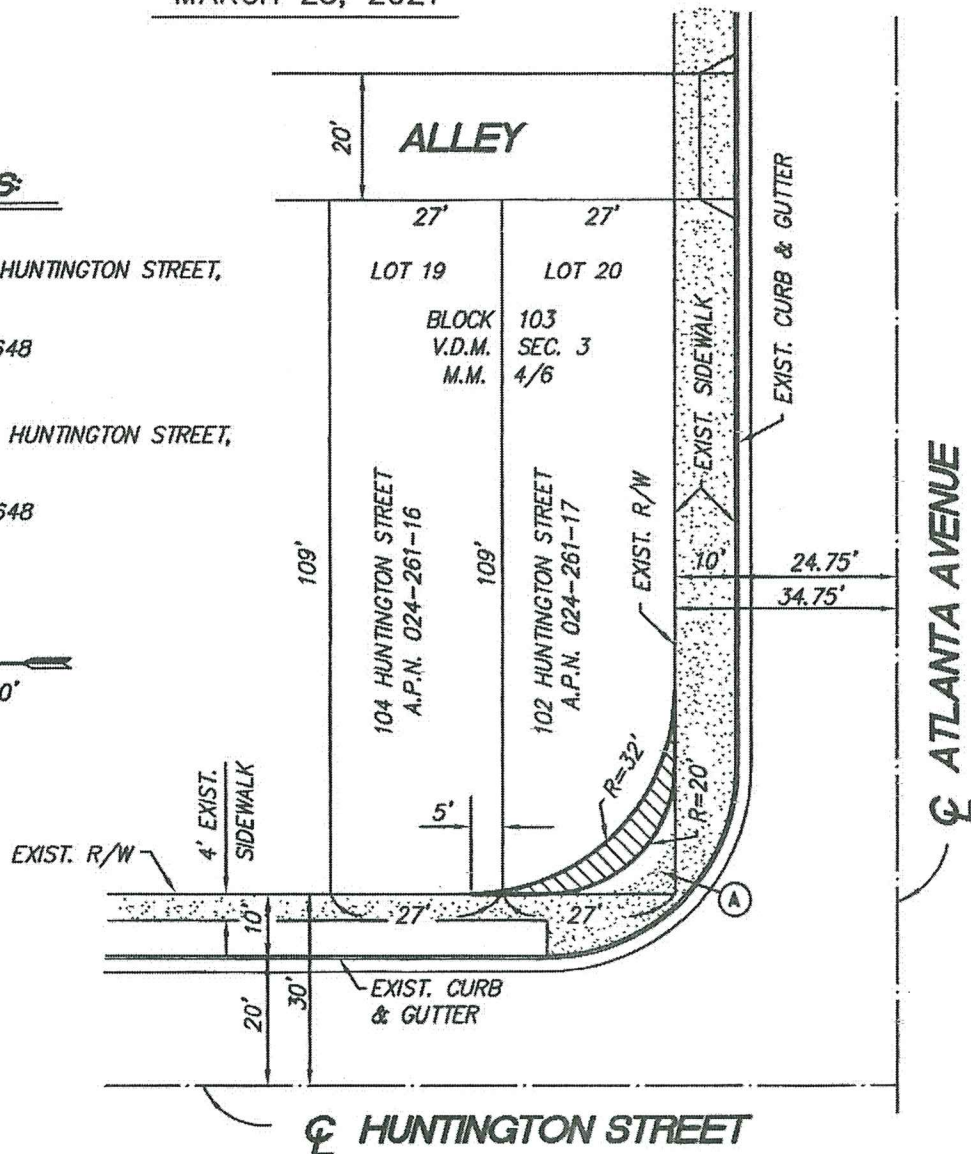
PROPERTY OWNERS:

CONTACT PERSON:

STEVE MARION, OWNER 102 HUNTINGTON STREET,
A.P.N. 024-261-17
105 ALABAMA STREET,
HUNTINGTON BEACH, CA 92648
(714) 496-6230

CRAIG L. WOOD, OWNER 104 HUNTINGTON STREET,
A.P.N. 024-261-16
104 HUNTINGTON STREET
HUNTINGTON BEACH, CA 92648

1"=30'



LEGEND:



INDICATES AREA TO REMAIN AS PUBLIC RIGHT-OF-WAY.



INDICATES AREA TO BE VACATED BY CITY OF HUNTINGTON BEACH

SITE ADDRESS:

102 & 104 HUNTINGTON STREET
HUNTINGTON BEACH, CA. 92648



PREPARED BY:
EMERALD ENGINEERING
18600 MAIN STREET, SUITE 160
HUNTINGTON BEACH, CA 92648

Donald G. Baker 3/25/2021
DONALD G. BAKER DATE
L.S. 4683

LEGAL DESCRIPTION:

THOSE PORTIONS OF LOTS 19 AND 20 OF BLOCK 103 OF VISTA DEL MAR TRACT,
AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 5, MISCELLANEOUS MAPS,
RECORDS OF ORANGE COUNTY, CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

THAT PORTION LYING SOUTHWESTERLY OF A CURVE CONCAVE NORTHEASTERLY
AND HAVING A RADIUS OF 32.00 FEET, SAID CURVE BEING TANGENT ON THE
WEST TO THE WEST LINE OF SAID LOT 19 AND TANGENT ON THE SOUTH TO
THE SOUTH LINE OF SAID LOT 20.

EXCEPTING THEREFROM THAT PORTION LYING SOUTHWESTERLY OF A CURVE
CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET, SAID CURVE
BEING TANGENT ON THE WEST TO THE WEST LINE OF SAID LOT 19 AND TANGENT
ON THE SOUTH TO THE SOUTH LINE OF SAID LOT 20.

CONTAINING AN AREA OF 134 SQ. FT., MORE OR LESS.



SITE ADDRESS :

102 & 104 HUNTINGTON STREET
HUNTINGTON BEACH, CA.. 92648

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