



Huntington Beach Planning Commission

2000 MAIN STREET

CALIFORNIA 92648

NOTICE OF ACTION

April 24, 2019

Rick Wood
TRI Pointe Homes
2000 Main Street
Huntington Beach CA 92648

SUBJECT: GENERAL PLAN CONFORMANCE NO. 19-001 (WINDBOURNE
PEDESTRIAN EASEMENT VACATION)

APPLICANT: Rick Wood, TRI Pointe Homes, 5 Peters Canyon, Suite 100, Irvine, CA 92606

**PROPERTY
OWNER:** Farid and Colette Kaoumi, 5831 Spa Drive, Huntington Beach, CA; Crystal
Bremkamp, 14491 Calneva Lane, Huntington Beach, CA; Michael and
Jeanette Preece, 14501 Calneva Lane, Huntington Beach, CA

REQUEST: To determine if the vacation of a pedestrian easement from a residential
neighborhood into a former school site is in conformance with the goals,
objectives, and policies of the General Plan.

LOCATION: Lot A of Tract 4364 (north side of Spa Drive, approximately 100 ft. west of
Calneva Lane)

**DATE OF
ACTION:** April 23, 2019

On Tuesday, April 23, 2019, the Huntington Beach Planning Commission took action on your application, and **approved** your request by adopting Resolution No. 1708, approving General Plan Conformance No. 19-001. Attached to this letter are Resolution No. 1708 and the findings for approval.

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, May 3, 2019 at 5:00 PM.**

If you have any questions, please contact Courtney Badger, the project planner, at Courtney.badger@surfcity-hb.org or (714) 374-5351 or the Community Development Department Zoning Counter at (714) 536-5271.

Sincerely,

Ursula Luna-Reynosa, Secretary
Planning Commission

By:



Jane James, Planning Manager

ULR:JJ:CB:kdc

Attachments: 1. Resolution No. 1708 with Findings for Approval

c: Honorable Mayor and City Council
Chair and Planning Commission
Fred A. Wilson, City Manager
Ursula Luna-Reynosa, Director of Community Development
Dave McBride, Division Chief/Fire Marshal
Mike Vigliotta, Chief Assistant City Attorney
Debbie DeBow, Principal Civil Engineer
Courtney Badger, Assistant Planner
Property Owner
Project File

RESOLUTION NO. 1708

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON BEACH FINDING THE VACATION OF A 1,000 SQ. FT. PEDESTRIAN EASEMENT of Lot "A" OF TRACT 4364 IS IN CONFORMANCE WITH THE GOALS AND POLICIES OF THE GENERAL PLAN (GENERAL PLAN CONFORMANCE NO. 19-001)

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 subject request and determined it to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to City Council Resolution No. 4501, Class 5, which supplements CEQA, because the request is a minor easement vacation; and

WHEREAS, staff has reviewed the subject request and submitted it to the Planning Commission for review on April 23, 2019; and

WHEREAS, staff has indicated 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 a portion of an existing street and public utility easement is in conformance with the goals and policies of the General Plan as follows:

The proposed vacation of the subject 1,000 sq. ft. pedestrian easement area conforms to the following goals and policy of the General Plan:

A. Land Use Element

LU Goal 1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

The existing pedestrian easement was designed to provide access to the Franklin School site at the north end of the easement. However, with the recently approved project to rezone the school site to residential, the pedestrian easement is no longer necessary.

B. Circulation Element

CE Goal 1a: The circulation system supports existing, approved, and planned land uses while maintaining a desired level of service and capacity on streets and critical intersections.

Existing streets and pedestrian sidewalks currently provide sufficient access to the surrounding residential uses. The subject area is no longer necessary to provide pedestrian access or meet the circulation needs of the abutting properties. The vacation of the subject easement will not have a detrimental impact on the circulation system and will allow for the future regular care and maintenance of the vacant property.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Huntington Beach at a regular meeting held on the Twenty-Third day of April 2019, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Ursula Luna-Reynosa, Secretary

Planning Commission Chair

Res 1708