



City of Huntington Beach

File #: 22-318

MEETING DATE: 5/10/2022

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission
FROM: Ursula Luna-Reynosa, Community Development Director
BY: Alyssa Helper, Associate Planner

SUBJECT: GENERAL PLAN CONFORMANCE NO. 22-002 (DISPOSITION OF ONE VACANT, CITY-OWNED SURPLUS PARCEL)

REQUEST: To determine if the disposition of a vacant, City-owned surplus parcel with a private utility easement located between Holly Lane and Main Street is in conformance with the goals and policies of the General Plan.

LOCATION: Between Holly Lane and Main Street, south of Garfield Avenue; Huntington Beach, 92648

APPLICANT: Community Development Department, City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

BUSINESS OWNER: N/A

STATEMENT OF ISSUE:

1. Has the appropriate level of environmental analysis been determined?
2. Does the proposed disposition of a vacant, City-owned 0.08-acre parcel with a private utility easement located between Holly Lane and Main Street conform to the goals and policies of the General Plan?

RECOMMENDATION:

That the Planning Commission take the following actions:

- A) Find the proposed project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), which exempt 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.
- B) Adopt Resolution 1722, approving General Plan Conformance No. 22-002 (Attachment No. 1).

ALTERNATIVE ACTION(S):

- A) Deny General Plan Conformance No. 22-002.
- B) Continue General Plan Conformance No. 22-002 and direct staff accordingly.

PROJECT PROPOSAL:

General Plan Conformance No. 22-002 represents a request, pursuant to Section 65402 of the California Government Code to determine if the disposition of one City-owned surplus parcel is in conformance with the goals and policies of the General Plan. The intent of the request is for the parcel to be transferred to an adjacent property owner, leading to the eventual development of a residential community that would be consistent with General Plan and Zoning. The proposed disposition of this parcel would allow the City to remove the vacant land from its holdings and liability.

Assessor Parcel Number 159-281-04, a 0.08-acre parcel (the "Property") was acquired by the City in 1964 to allow the Standard Oil Company to lay down an oil pipeline and is encumbered with a utility easement to the benefit of Standard Oil or their successors. The Property is of varying width and is approximately 280 feet long for a total of approximately 3,374 square feet. Parcel access is provided from Holly Lane to the west and Main Street to the east. It is bounded by private property to the north and south.

The Property is held in fee by the City; however, the City has no use for this Property and the City Council declared it "exempt surplus" on April 5, 2022 pursuant to the California Surplus Land Act (Government Code 54220 *et seq.*). The owner of adjacent parcels has assembled the surrounding land for a development project and has expressed interest in purchasing this parcel from the City. As a result, the City is proposing to dispose of the Property.

Government Code Section 65402 provides that the disposition of real property shall not occur until the location, purpose, and extent of such disposition has been submitted to and reported upon as to its conformity with the City's adopted General Plan. Staff has identified goals and policies from the Land Use, Circulation, and Housing Elements that are applicable to the request in the General Plan Conformance section of this staff report.

ISSUES AND ANALYSIS:

Subject Property And Surrounding General Plan Designations, Zoning And Land Uses:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Commercial Neighborhood-Specific Plan Overlay (CN-sp)	Holly-Seacliff Specific Plan (SP9)	Vacant
North of Subject Property:	(CN-sp)	SP9	Vacant
East of Subject Property:	RM-sp	Residential Medium Density (RM)	Multi-family residential uses
South of Subject Property:	CN-sp	SP9	Vacant
West of Subject Property:	RM-sp	SP9	Multi-family residential uses

General Plan Conformance:

The proposed disposition of a vacant, City-owned surplus parcel with a private utility easement located between Holly Lane and Main Street conforms with the following goals and policies of the General Plan:

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 vacant, City-owned surplus parcel with a private utility easement located between Holly Lane and Main Street is in conformance with the goals and policies of the General Plan and 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 will it result in changes to the existing development standards governing development on the property. However, because the City has no use for the existing vacant parcel, the disposition of the City-owned parcel is appropriate because it will be consolidated with adjoining properties and would be included on a future infill development on the subject property and adjoining parcels. The proposed disposition of the property will also 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 vacant, City-owned surplus parcel with a private utility easement located between Holly

Lane and Main Street 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 proposed disposition of a vacant, City-owned surplus parcel with a private utility easement located between Holly Lane and Main Street may allow for future residential development if consolidated with adjoining parcels proposing new residential dwelling units, which would provide housing opportunities for future residents in Huntington Beach.

Zoning Compliance:

Not applicable.

Urban Design Guidelines Conformance:

Not applicable.

Environmental Status:

The proposed project is categorically 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.

Coastal Status:

Not applicable.

Design Review Board:

Not applicable.

Other Departments Concerns and Requirements:

The Public Works Department has reviewed and supports the request.

Public Notification:

General Plan Conformance reviews are non-public hearing items and do not require legal notification.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:
April 6, 2022

MANDATORY PROCESSING DATE(S):
Monday, May, 16, 2022 (40 days from complete application)

SUMMARY:

The existing vacant, City-owned surplus parcel with a private utility easement located between Holly Lane and Main Street is no longer used by the City and is not necessary and has been declared “exempt surplus” by the City Council. The disposition of this parcel is consistent with applicable goals and policies in the General Plan, will not have a detrimental impact on the circulation system, and could further the City’s housing goals. Based on the analysis above, staff recommends that the Planning Commission approve the General Plan Conformance request.

ATTACHMENTS:

1. Draft Resolution No. 1722
2. Vicinity Map
3. Property Details