



City of Huntington Beach Planning Department  
**STUDY SESSION REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning  
**BY:** Hayden Beckman, Planning Aide *HB*  
**DATE:** May 26, 2009

**SUBJECT: GENERAL PLAN CONFORMANCE NO. 09-003 (CRYSTAL STREET VACATION)**

**APPLICANT:** Public Works Dept., City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

**PROPERTY OWNERS:** Gustafson Partners, LLC, 714 Huntington Street, Huntington Beach, CA 92648  
Paul & Annisa Geil Trust, 17007 Spinning Avenue, Torrance, CA 90504  
Gergen Homes, 211 Main Street, Suite B, Huntington Beach, CA 92648

**LOCATION:** Southwest of Gothard Street, north of Clay Avenue.

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**PROJECT REQUEST AND SPECIAL CONSIDERATIONS**

General Plan Conformance No. 09-003 represents a request, pursuant to Section 65402 of the California Government Code, by the City of Huntington Beach Public Works Department to determine if the vacation of a right of way easement is in conformance with the goals, objectives, and policies of the General Plan.

The Crystal Street right of way easement encompasses approximately 14,605 square feet and is currently held over portions of four separate parcels. Created with the intention of connecting to Clay Avenue, the Crystal Street right of way was eventually renamed Gothard and has since been improved to its current state. The easement area to be vacated was at one time an improved street. When the subject portion of Crystal Street became obsolete after the Gothard Street realignment project was completed in 2000, Crystal Street's pavement was removed and the area has remained vacant since. As a result of various public and private developments, the realignment of Gothard Street became necessary to maintain adequate public access from Main Street to the Gothard Street industrial corridor.

Pursuant to California Streets and Highway Code Section 8531, if an easement is abandoned by resolution of the state or local public agency that was granted an easement for vehicular use, the title to the property previously subject to the vehicular easement is therefore clear of the easement. Upon vacation, the Crystal Street easement for right of way purposes will be removed from the titles of the abutting parcels. The City's Public Works Department has been working with the owners of the properties involved and will submit a Tentative Parcel Map to finalize the changes. Future improvement of the vacated property is subject to the development standards of the Holly-Seacliff Specific Plan.

**CURRENT LAND USE, HISTORY OF SITE, ZONING AND GENERAL PLAN DESIGNATIONS**

<b>LOCATION</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LAND USE</b>
Subject Area:	ROW (Right of Way)	ROW	Crystal Street Right of Way Easement
North of Subject Area:	ROW	ROW	Gothard Street
East and West of Subject Area:	I-F2-d-sp (Industrial – Max. Floor Area Ratio 0.50 – Design Overlay – Specific Plan Overlay)	Specific Plan 9 (Holly – Seacliff Specific Plan)	Vacant, Industrial
South of Subject Area (across Clay Avenue):	MH-sp (Mixed Use Horizontal – Specific Plan Overlay)	Specific Plan 9	Multi-family Residential

**APPLICATION PROCESS AND TIMELINES**

**DATE OF COMPLETE APPLICATION:**

May 6, 2009

**MANDATORY PROCESSING DATE(S):**

June 15, 2009 (40 days from complete application)

General Plan Conformance No. 09-003 is tentatively scheduled for action by the Planning Commission on June 9, 2009. The Public Works Department will submit the Crystal Street easement vacation request to the City Council for final approval.

**CEQA ANALYSIS/REVIEW:**

The General Plan conformance review is categorically exempt pursuant to Section 15306, Class 6 of the California Environmental Quality Act, which states that information collection which does not result in major disturbance to an environmental resource is exempt from any environmental review.

**COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES:**

No comments regarding General Plan Conformance No. 09-003 have been received from other City departments or agencies.

**PUBLIC MEETINGS, COMMENTS AND CONCERNS:**

No public meetings have been held regarding this General Plan Conformance request.

**PLANNING ISSUES**

The only issue to consider as part of this request is the project’s conformance to the City’s General Plan. The following goals, policies and objectives pertain to the right of way easement vacation:

## **Land Use Element**

*LU Goal 2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.*

Gothard Street currently provides sufficient access to the surrounding industrial and residential uses. As a result of the past Gothard Street widening and realignment, the subject right of way easement is no longer necessary to support the circulation needs of the adjacent areas.

*LU Goal 4: Achieve and maintain high quality architecture, landscape, and public open spaces in the City.*

The vacation of the subject easement would allow for some private enhancement of the property that will advance the visual character of the Gothard Street corridor.

## **Circulation Element**

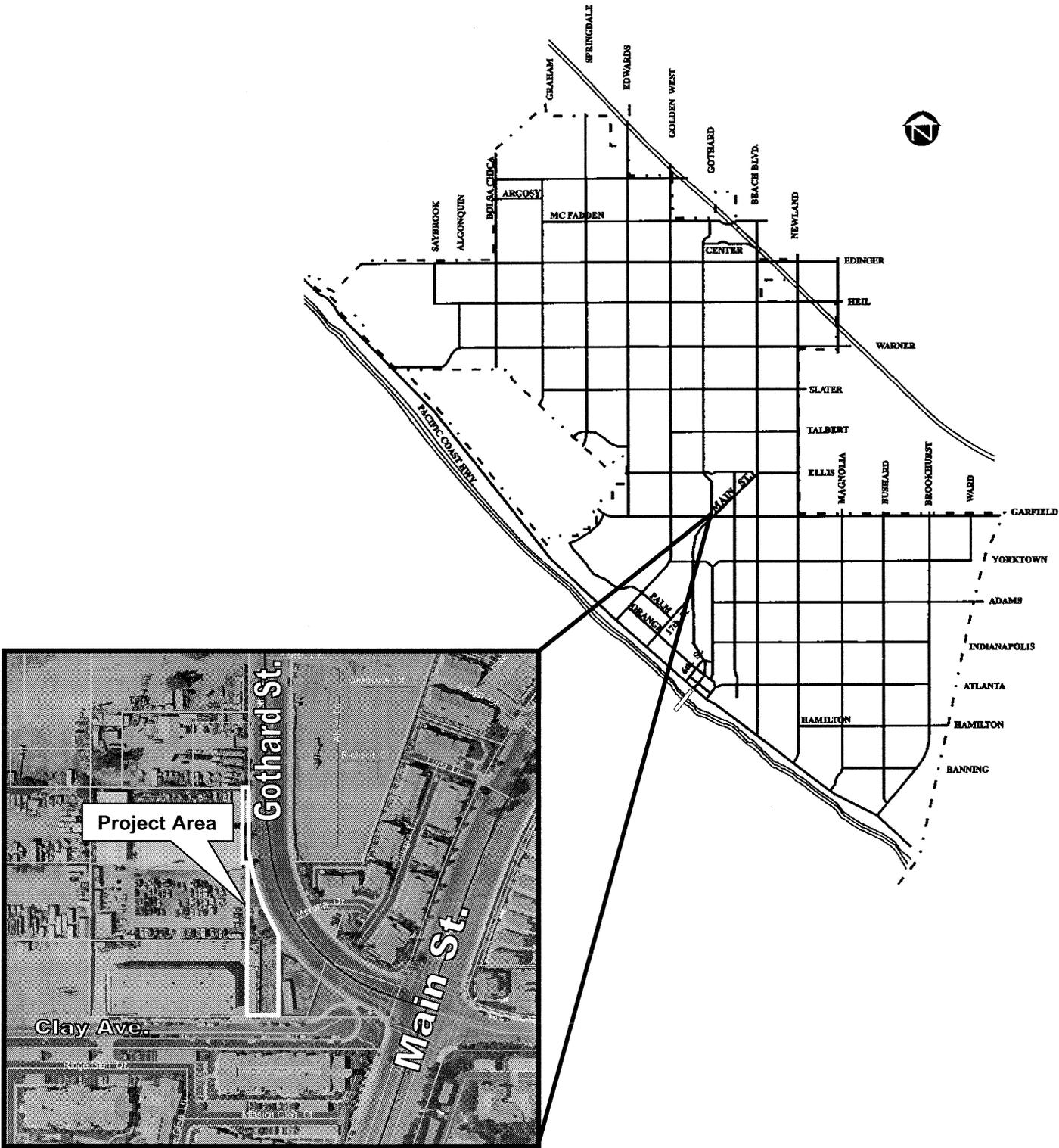
*CE Objective 1.1: Balance the circulation system with the circulation demands generated by the implementation of the City's Land Use Element.*

*CE Goal 2: Provide a circulation system which supports existing, approved, and planned land uses throughout the City while maintaining a desired level of service on all streets and at all intersections.*

Due to the Gothard Street realignment, the subject right of way easement is no longer necessary to provide circulation to the surrounding area. The vacation of the Crystal Street easement will not have a detrimental impact on the circulation system.

## **ATTACHMENTS:**

1. Vicinity Map – Crystal Street Easement Vacation
2. Project Narrative Dated April 17, 2009



**VICINITY MAP**  
**GENERAL PLAN CONFORMANCE NO. 2009-003**  
**(CRYSTAL STREET EASEMENT VACATION)**

Project Narrative

Project: *Street Vacation - Crystal Street (Gothard Street Realignment at Main Street)*  
Application: General Plan Conformance / Street Vacation  
Applicant: City of Huntington Beach Public Works Department  
Contact: James Wagner, Senior Civil Engineer  
Phone #: (714) 536-5467  
Date: April 17, 2008

Project Summary

The City proposes to vacate the 60-foot wide street purposes easement with conditions to retain utility easement rights along the entire 60-foot width. Crystal Street has not been used for highway purposes since the realignment of Gothard Street was completed in year 2000. The project is bounded by an existing repair shop (Gustafson) on the north, Cul-de-Sac (Clay Avenue) on the south, Manufacturing (Geil Kilns) on the west, and a vacant lot (Gergen) on the east. The project includes the filing of the Tentative Parcel Map 2008-175 which contains all aspects of the proposed Street Vacation. (See attached TPM 2008-175)

Once vacated, the vacated Crystal Street property would revert to the three adjoining property owners as shown on the attachment. The existing utilities within the 60-foot wide Crystal Street vacated area are Southern California Edison (10 foot-wide), City Sewer Easement (20 foot Wide), Verizon, Time Warner, Gas Company and the Huntington Beach Company. The utility easements preclude construction of permanent buildings within the easement area. Any surface development consisting of walls, parking and landscape, etc. would require approval from the utilities before the new owners could develop within this area.

Project Background

The purpose of this project is to comply with the Streets and Highway Code by allowing the owners to obtain square footage to the centerline of vacated Crystal Street. Public Works staff received initial feedback from the City's Development Assistance Team during 2007 when a proposal to vacate Crystal Street was presented by Mr. Joe Gergen to develop the vacant parcel to the east of Crystal Street. The City received additional feedback and encouragement to proceed with the project during a January 8, 2009 meeting attended by Public Works, Real Estate Department, City Attorney's Office, and Planning Department along with the three owners affected by the proposed Street vacation.

Street Vacation

14,605

The Crystal Street road width proposed to be vacated (approx. 14,605 sq. ft.) lies to the east and west of the street centerline indicated on the attached exhibit.

Hazardous Waste and Substance Declaration

Based on information obtained through the Planning Department, the proposed project site is not located within a Hazardous Waste and Substance site pursuant to Section 65962.5 of the Government Code.

  
James Wagner, Applicant

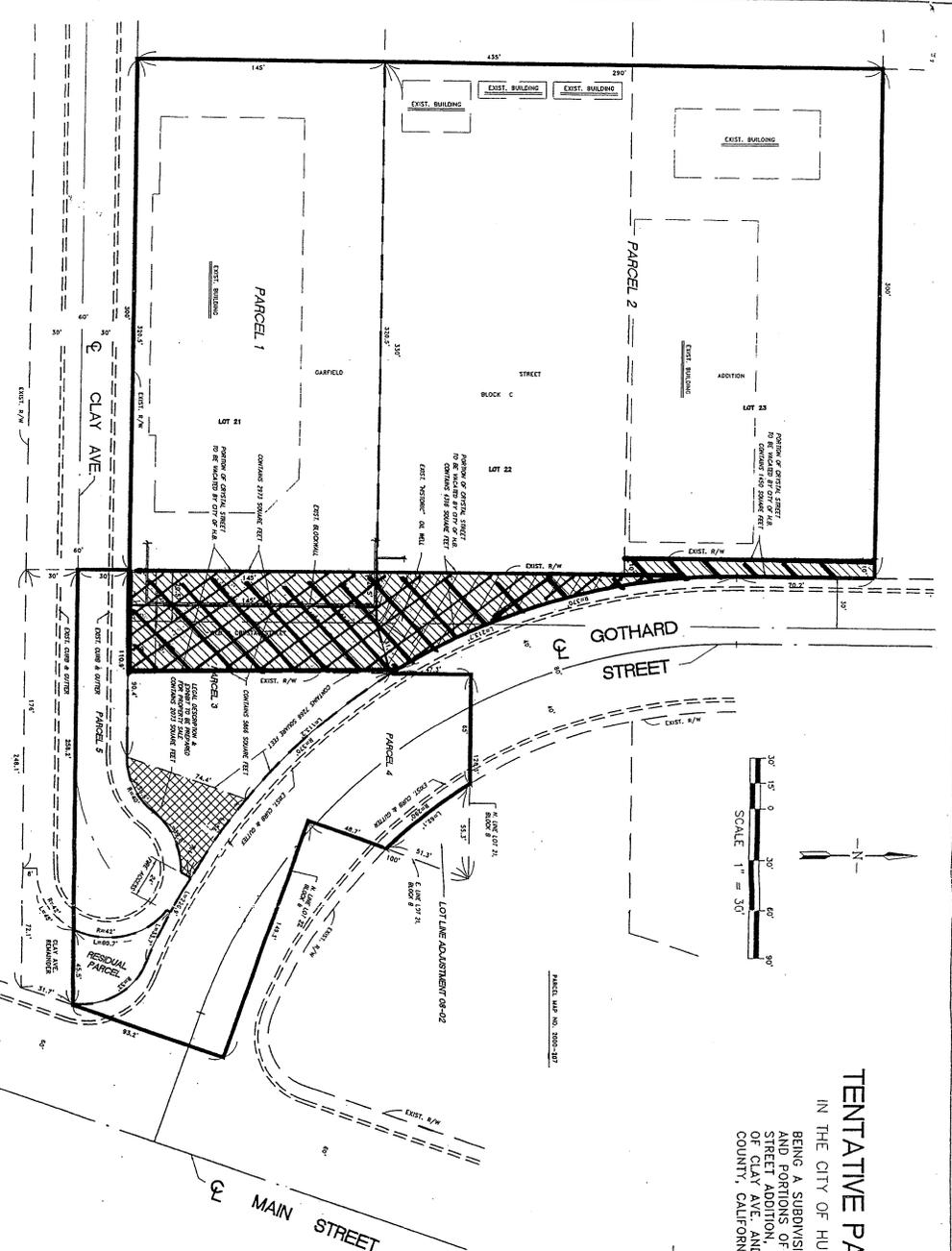
4-17-09  
Date

**TENTATIVE PARCEL MAP NO. 2008-175**  
 IN THE CITY OF HUNTINGTON BEACH, ORANGE COUNTY, CA.  
 BEING A SUBDIVISION OF LOTS 21, 22 AND 23, BLOCK C  
 AND PORTIONS OF LOTS 21 AND 22, BLOCK B, GARFIELD  
 STREET ADDITION, T.M.L. 7/21/28 TOGETHER WITH  
 STREET ADDITIONS AND CRISTAL STREET, RECORDS OF ORANGE  
 COUNTY, CALIFORNIA.

MARCH 1, 2009  
 6 PARCELS

**CRYSTAL STREET VACATION  
 EASEMENT AREA**

RETAINED UTILITY EASEMENT AREA AFTER ST. VACATION



- NOTES:**
1. EXISTING AND PROPOSED ZONING: 1. ALL CITY ZONING SUBJECT TO THE CITY OF HUNTINGTON BEACH ZONING ORDINANCES.
  2. EXISTING AND PROPOSED UTILITIES: ALL UTILITIES SHOWN ON THIS MAP ARE BASED ON RECORDS ON FILE AT THE CITY OF HUNTINGTON BEACH. THE CITY OF HUNTINGTON BEACH IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE UTILITIES.
  3. EXISTING AND PROPOSED EASEMENTS: ALL EASEMENTS SHOWN ON THIS MAP ARE BASED ON RECORDS ON FILE AT THE CITY OF HUNTINGTON BEACH. THE CITY OF HUNTINGTON BEACH IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE EASEMENTS.
  4. EXISTING AND PROPOSED LOT LINES: ALL LOT LINES SHOWN ON THIS MAP ARE BASED ON RECORDS ON FILE AT THE CITY OF HUNTINGTON BEACH. THE CITY OF HUNTINGTON BEACH IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE LOT LINES.
  5. EXISTING AND PROPOSED STREET ADDITIONS: ALL STREET ADDITIONS SHOWN ON THIS MAP ARE BASED ON RECORDS ON FILE AT THE CITY OF HUNTINGTON BEACH. THE CITY OF HUNTINGTON BEACH IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE STREET ADDITIONS.
  6. EXISTING AND PROPOSED CRISTAL STREET: ALL CRISTAL STREET SHOWN ON THIS MAP ARE BASED ON RECORDS ON FILE AT THE CITY OF HUNTINGTON BEACH. THE CITY OF HUNTINGTON BEACH IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE CRISTAL STREET.
  7. EXISTING AND PROPOSED CRISTAL STREET ADDITION: ALL CRISTAL STREET ADDITION SHOWN ON THIS MAP ARE BASED ON RECORDS ON FILE AT THE CITY OF HUNTINGTON BEACH. THE CITY OF HUNTINGTON BEACH IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE CRISTAL STREET ADDITION.
  8. EXISTING AND PROPOSED CRISTAL STREET RECORDS OF ORANGE COUNTY, CALIFORNIA: ALL CRISTAL STREET RECORDS OF ORANGE COUNTY, CALIFORNIA SHOWN ON THIS MAP ARE BASED ON RECORDS ON FILE AT THE CITY OF HUNTINGTON BEACH. THE CITY OF HUNTINGTON BEACH IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE CRISTAL STREET RECORDS OF ORANGE COUNTY, CALIFORNIA.
  9. EXISTING AND PROPOSED CRISTAL STREET RECORDS OF ORANGE COUNTY, CALIFORNIA: ALL CRISTAL STREET RECORDS OF ORANGE COUNTY, CALIFORNIA SHOWN ON THIS MAP ARE BASED ON RECORDS ON FILE AT THE CITY OF HUNTINGTON BEACH. THE CITY OF HUNTINGTON BEACH IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE CRISTAL STREET RECORDS OF ORANGE COUNTY, CALIFORNIA.
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**OWNER:**  
 CITY OF HUNTINGTON BEACH - 444 N. 11th St - 92614  
 444 N. 11th St - 92614  
 444 N. 11th St - 92614

**SENDER:**  
 TETRA TECH, INC.  
 17241 LABUAN CANYON ROAD, STE 200  
 HUNTINGTON BEACH, CA 92648  
 (714) 777-7999

TETRA TECH, INC.		HUNTINGTON-BEACH	
17241 LABUAN CANYON ROAD, STE 200		CALIFORNIA	
HUNTINGTON BEACH, CA 92648		TENTATIVE PARCEL MAP NO. 2008-175	
(714) 777-7999		SHEET 1 OF 1	
DESIGNED: C.A.B.	SCALE: 1" = 30'	DATE: APRIL 2009	
DRAWN: J.H.S.			
CHECKED: J.H.S.			
APPROVED: J.H.S.			
DATE: APRIL 2009			
PROJECT NO. 114-0283-0001			
PROJECT NAME: 17241 LABUAN CANYON ROAD, STE 200			
PROJECT ADDRESS: 17241 LABUAN CANYON ROAD, STE 200			
PROJECT CITY: HUNTINGTON BEACH, CA			
PROJECT COUNTY: ORANGE COUNTY, CA			
PROJECT STATE: CALIFORNIA			
PROJECT ZIP: 92648			
PROJECT PHONE: (714) 777-7999			
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