



City of Huntington Beach Planning and Building Department  
**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning and Building  
**BY:** Rosemary Medel, Associate Planner *RM*  
**DATE:** September 28, 2010

**SUBJECT: GENERAL PLAN CONFORMANCE NO. 10-004 (DISPOSITION OF SEVEN SURPLUS CITY PARCELS)**

**APPLICANT:** Economic 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

**LOCATION:** 7752 Alhambra (142-103-02), 7802 Alhambra (142-103-05), 7882 Alhambra (142-103-20), 7761 Garfield (159-121-20), 19002 Delaware (159-151-15), Alabama Street (024-206-13), 18451 Patterson Lane (157-341-22) Huntington Beach, CA 92648

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**STATEMENT OF ISSUE:**

- ◆ General Plan Conformance No. 10-004 request:
  - To determine if the disposition of City owned surplus parcels is in conformance with the goals, objectives, and policies of the General Plan.
- ◆ Staff's Recommendation: Approve General Plan Conformance No. 10-004 based upon the following:
  - The proposed disposition of seven City owned surplus properties allows for future development pursuant to the particular Zoning District and conforms to the goals, objectives, and policies of the General Plan.

**RECOMMENDATION:**

Motion to:

“Adopt Resolution No. 1647, approving General Plan Conformance No. 10-004 with findings (Attachment Nos.1 and 2).”

**ALTERNATIVE ACTION:**

The Planning Commission may take an alternative action such as:

“Deny General Plan Conformance No. 10-004 with findings for denial.”



- Citywide Parcels**
1. 7752 Alhambra
  2. 7802 Alhambra
  3. 7882 Alhambra
  4. 7761 Garfield
  5. 19002 Delaware
  6. Alabama/Orange  
(triangle corner parcel)
  7. 18451 Patterson

**VICINITY MAP  
GENERAL PLAN CONFORMANCE NO. 10-004  
(Disposition of Seven Surplus Parcels Citywide)**

**PROJECT PROPOSAL:**

General Plan Conformance No. 10-004 represents a request, pursuant to Section 65402 of the California Government Code, by the City of Huntington Beach Economic Development Department to determine if the disposition of seven City owned surplus parcels is in conformance with the goals, objectives, and policies of the General Plan. The intent of the request is for the eventual development of these parcels consistent with General Plan and Zoning. The proposed disposition of these parcels would allow the City to remove the vacant land from its holdings and liability.

These properties have been acquired by the City over the years to perform street widening projects and with the completion of these projects the land is no longer needed. The General Plan designation for six of the surplus parcels is Residential Medium Density (RM-15); the Zoning is Medium Density Residential (RM). The seventh parcel is located within the General Plan designation of Residential Medium High Density (RMH-25-d) and Zoning of Residential Medium High Density Small Lot Sub-district (RHM-A). All seven lots are currently vacant.

**ISSUES:**

**Subject Property And Surrounding Land Use, Zoning And General Plan Designations:**

**Parcel 1: 7752 Alhambra**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Area	Residential Medium Density- (RM-15)	Residential Medium Density- (RM)	Vacant Land (west of Beach/north of Heil)
North and East of Subject Area	RM-15	RM	Multiple Family Residential
West and South of Subject Area	Residential Low Density- (RL-7)	Residential Low Density – (RL)	Single Family Residential

**Parcel 2: 7802 Alhambra**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Area	Residential Medium Density- (RM-15)	Residential Medium Density- (RM)	Vacant Land (west of Beach/north of Heil)
North, East and West of Subject Area	RM-15	RM	Multiple Family Residential
South of Subject Area	Residential Low Density- (RL-7)	Residential Low Density – (RL)	Single Family Residential

**Parcel 3: 7882 Alhambra**

<b>LOCATION</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LAND USE</b>
Subject Area	Residential Medium Density- (RM-15)	Residential Medium Density- (RM)	Vacant Land (west of Beach/north of Heil)
North, East and West of Subject Area	RM-15	RM	Multiple Family Residential
South of Subject Area	Residential Low Density- (RL-7)	Residential Low Density – (RL)	Single Family Residential

**Parcel 4: 7761 Garfield**

<b>LOCATION</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LAND USE</b>
Subject Area	Residential Medium Density- (RM-15)	Residential Medium Density – (RM)	Vacant Land-NEC (Garfield/Delaware)
North, East, West and South of Subject Area	RM-15	RM	Vacant corner and Multiple Family Residential

**Parcel 5: 19002 Delaware**

<b>LOCATION</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LAND USE</b>
Subject Area	Residential Medium Density- (RM-15)	Residential Medium Density – (RM)	Vacant Land-SEC (Garfield/Delaware)
North, East and South of Subject Area	RM-15	RM	Multiple Family Residential
West of Subject Area	RM-15	Manufactured Home Park - (RMP)	Mobile home Park Residential

**Parcel 6: Alabama at Orange**

<b>LOCATION</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LAND USE</b>
Subject Area	Residential Medium High Density - Design Overlay - (RMH-25-d)	Residential Medium High Density (Small Lot Subdistrict) - Coastal Zone (RMH-A-CZ)	Vacant Land-NEC (Alabama/Orange)
North and East of Subject Area	RMH-25-d	RMH-A-CZ	Multiple Family Development
West of Subject Area	Mixed Use Vertical- 2.0 Max Floor Area Ratio – Max. 25 du/ac - Specific Plan Overlay - Pedestrian Overlay -(MV-F6/25-sp-pd)	Downtown Specific Plan - (SP-5)	Multiple Family Development
South of Subject Area	Residential High Density - Specific Plan Overlay-(RH-30-sp)	SP-5	Vacant Land (Future Pacific City)

**Parcel 7: 18451 Patterson Lane**

<b>LOCATION</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LAND USE</b>
Subject Area	Residential Medium Density- (RM-15)	Residential Medium Density – (RM)	Vacant Land (east of Beach/north of Ellis)
North and East of Subject Area	RM-15	RM	Multiple Family Development
West and South of Subject Area	Mixed Use-Specific Plan Overlay - Design Overlay (M-sp-d)	Beach and Edinger Corridors SP-(SP 14)	Commercial Development

**General Plan Conformance:**

The only issue to consider as part of this request is the project’s conformance to the City’s General Plan. The following goals, objectives and policies pertain to the disposition and future development of these parcels:

*A. Land Use Element*

The Land Use Element provides goals, objectives and policies which encourage the development of new residential development. The intent is to provide for a wide variety of price ranges to accommodate entry purchases and the needs of growing families. Other objectives and policies of the Land Use Element state the need to accommodate land use development in accordance with the existing patterns in the vicinity. The applicable Goals, Objectives and Policy have been identified below:

Goal LU 1: Achieve development that maintains or improves the City’s fiscal viability and reflects economic demands while maintaining and improving the quality of life for the current and future residents of Huntington Beach.

The proposed sale of these seven (7) surplus parcels may allow for eventual residential development which will add to the City’s housing stock. Additionally, the proposed sale will generate revenue for the City, while removing potential maintenance costs and liability for the land.

Objective LU 8.1: Maintain the pattern of existing land uses while providing opportunities for the evaluation, including intensification and re-use of selected sections in order to improve their character and identity.

The proposed sale of the seven (7) surplus parcels may allow for development opportunities allowing the neighborhoods to develop to their full potential.

Policy LU 8.1.1: Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map.

The General Plan and Zoning designations will allow for the appropriate land use patterns presently found within these existing developments.

**B. Housing Element**

**Goal H 3.0:** A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices.

The proposed sale of the City’s surplus properties may allow for future residential development, which provides housing opportunities for future residents in Huntington Beach. The sale of these properties will remove the City’s debt obligation to maintain the properties. Future development may allow for densities up to 15 to 25 units to the acre pursuant to the existing General Plan densities. The diversity in additional housing types will supplement the City’s housing stock.

**Zoning Compliance:** Not applicable.

**Urban Design Guidelines Conformance:** Not applicable.

**Environmental Status:**

The proposed project is categorically exempt pursuant to Section 15312, Class 12 of the California Environmental Quality Act (CEQA) which allows for the sale of surplus government property.

**Coastal Status:** Not applicable.

**Redevelopment Status:** Not applicable

**Design Review Board:** Not applicable.

**Subdivision Committee:** Not applicable.

**Other Departments Concerns and Requirements:**

The Departments of Public Works and Fire have voiced no concerns with the disposition of these parcels. Economic Development initiated the disposition of the surplus parcels.

**Public Notification:**

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

**Application Processing Dates:**

**DATE OF COMPLETE APPLICATION:**  
September 13, 2010

**MANDATORY PROCESSING DATE(S):**  
October 22, 2010 (40 days from complete application)

## **ANALYSIS:**

The City initially acquired these parcels for street widening projects in an effort to improve citywide vehicular circulation patterns. As a result of the completion of these projects, there are remnant parcels that the City has determined it no longer needs. Disposition of these parcels would reduce the City's maintenance costs.

As noted in the General Plan Conformance Section of this report, the disposition of these seven City owned surplus parcels is consistent with the goals, objectives, and policies of the General Plan. Staff recommends that the Planning Commission approve General Plan Conformance No. 10-004 finding that the release of seven City owned surplus properties is in conformance with the General Plan.

## **ATTACHMENTS:**

1. Suggested Findings of Approval – GPC No. 10-004
2. Planning Commission Resolution No. 1647
3. Project Narrative Dated August 5, 2010

SH:MBB:RM:kd

**ATTACHMENT NO. 1**

**SUGGESTED FINDINGS OF APPROVAL**

**GENERAL PLAN CONFORMANCE 10-004**

**SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Planning Commission finds that the proposed project is categorically exempt pursuant to Section 15312, Class 12 of the California Environmental Quality Act (CEQA) which allows for the sale of surplus government property.

**FINDINGS OF APPROVAL- GENERAL PLAN CONFORMANCE NO. 10-004**

1. The sale of City owned surplus properties conforms to the following goals, objective and policy of the Land Use and Housing Elements of the General Plan:
  - a. *Goal LU 1 Achieve development that maintains or improves the City's fiscal viability and reflects economic demands while maintaining and improving the quality of life for the current and future residents of Huntington Beach.*
  - b. *Objective LU 8.1 Maintain the pattern of existing land uses while providing opportunities for the evaluation, including intensification and re-use of selected sections in order to improve their character and identity.*
  - c. *Policy LU 8.1.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map.*
  - d. *Goal H 3.0 A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices.*

The initial project to widen various streets throughout the City of Huntington Beach has improved the City-wide circulation system. The completion of these projects no longer requires the need for the City to retain ownership of these seven parcels. Therefore, the disposition of these parcels will promote the eventual development of these parcels that will add to the City's housing stock. The disposition of these vacant parcels of land from the City's holdings will reduce maintenance costs and liability.

**RESOLUTION NO. 1647**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUNTINGTON BEACH FINDING THAT THE DISPOSITION OF SEVEN CITY OWNED SURPLUS PARCELS TO BE IN CONFORMANCE WITH THE GOALS, OBJECTIVES AND POLICY OF THE GENERAL PLAN (GENERAL PLAN CONFORMANCE NO. 2010-004)**

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 proposed disposition of the seven City owned surplus parcels including legal descriptions and parcel maps as depicted on Exhibits A and B (Attached), and generally described as follows:

7752 Alhambra- 4,763 sf (142-103-02), 7802 Alhambra – 5,478 sf (142-103-05), 7882 Alhambra – 5,511 sf (142-103-20), 7761 Garfield – 8,169 sf (159-121-20), 19002 Delaware – 5,500 sf (159-151-15), Alabama Street – 2,961 sf (024-206-13), 18451 Patterson Lane – 7,895 sf (157-341-22)

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of Huntington Beach does hereby find and resolve as follows:

SECTION 1: The seven surplus parcels are no longer needed for street widening projects throughout the City. Therefore, the disposition of the seven vacant parcels for future development is appropriate for the existing neighborhoods and that they are in conformance with the Land Use Element and the Housing Element of the General Plan.

SECTION 2: The seven surplus parcels can now be developed to the character of the surrounding neighborhoods and these properties can now be removed from its holdings and reduce the City's maintenance costs and liability.

SECTION 3: The City of Huntington Beach Planning Commission does hereby resolve that the disposition of seven City owned surplus parcels is in conformance with the goals, objectives and policies:

ATTACHMENT NO. 2.1

**Land Use Element**

- a. Goal LU 1 Achieve development that maintains or improves the City's fiscal viability and reflects economic demands while maintaining and improving the quality of life for the current and future residents of Huntington Beach.
- b. Objective LU 8.1 Maintain the pattern of existing land uses while providing opportunities for the evaluation, including intensification and re-use of selected sections in order to improve their character and identity.
- c. Policy LU 8.1.1 Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the Land Use Plan Map.

**Housing Element**

- d. Goal H 3.0 A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes, and prices.

The disposition of these parcels will promote the eventual development of these parcels that will add to the City's housing stock and will reduce maintenance costs and liability.

PASSED, APPROVED AND ADOPTED this 28 day of September 2010 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST:

\_\_\_\_\_  
Scott Hess, Secretary

\_\_\_\_\_  
Chairperson, Planning Commission

**ATTACHMENT:**

Exhibit No. A – Legal Descriptions  
Exhibit No. B - Parcel Maps

ATTACHMENT NO. 2.2

## EXHIBIT NO. "A"

### LEGAL DESCRIPTIONS

7752 Alhambra – 142-103-02: TR 522, 7Lot 12, Blk G W/1/2 S ½

7802 Alhambra – 142-103-05: TR 522, Lot 3

7882 Alhambra – 142-103-20: TR 522, Lot 6, Blk C

7761 Garfield – 159-121-20: TR 7 Lot 12, Blk G W/1/2 S ½

19002 Delaware -159-151-15: TR 7 Kit 15, Blk G ALL EXN 15 FT

Alabama Street – 024-206-13: VISTA DEL MAR TR Lot 1, Blk 101, Lot 1 Blk 101

18451 Patterson – 157-341-22: TR 5S RW SEC 36 POR OF SW ¼ SE ¼ SW NW 1

**EXHIBIT NO. "B"**

**PARCEL MAPS**

ATTACHMENT NO. 2.4

**APN Map**  
**142-103-02**  
**142-103-05**  
**142-103-20**

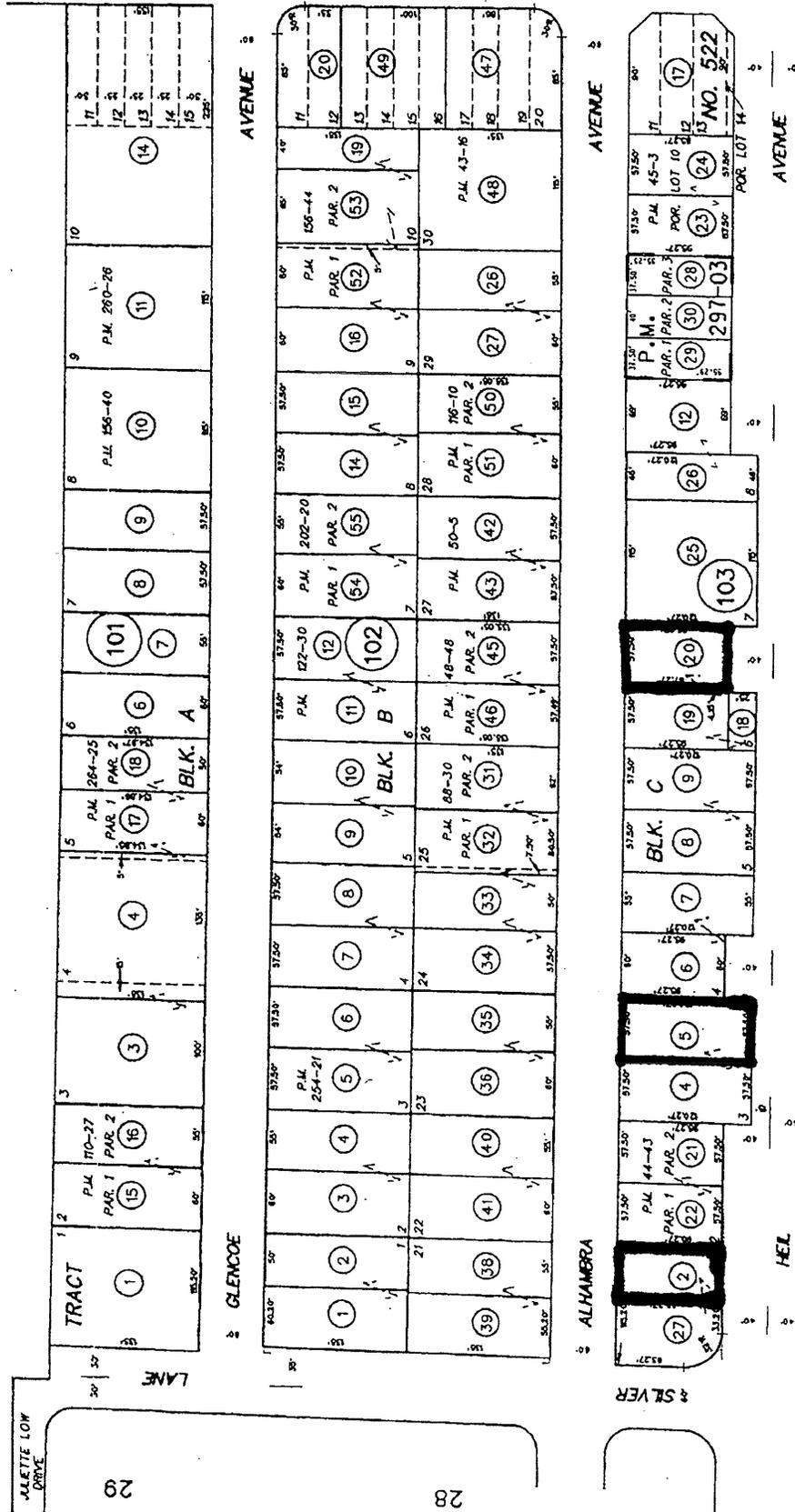
**7752, 7802, 7882 Alhambra**

142-10

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TRACT NO. 522  
 PARCEL MAP  
 PARCEL MAP  
 PARCEL MAP

M.M. 19-49  
 P.M. 44-43, 48-48, 88-30  
 P.M. 110-27, 116-10, 156-44  
 P.M. 202-20, 264-25, 297-03

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP  
 BOOK 142 PAGE 10  
 COUNTY OF ORANGE

ATTACHMENT NO. 2.5

MARCH 1962

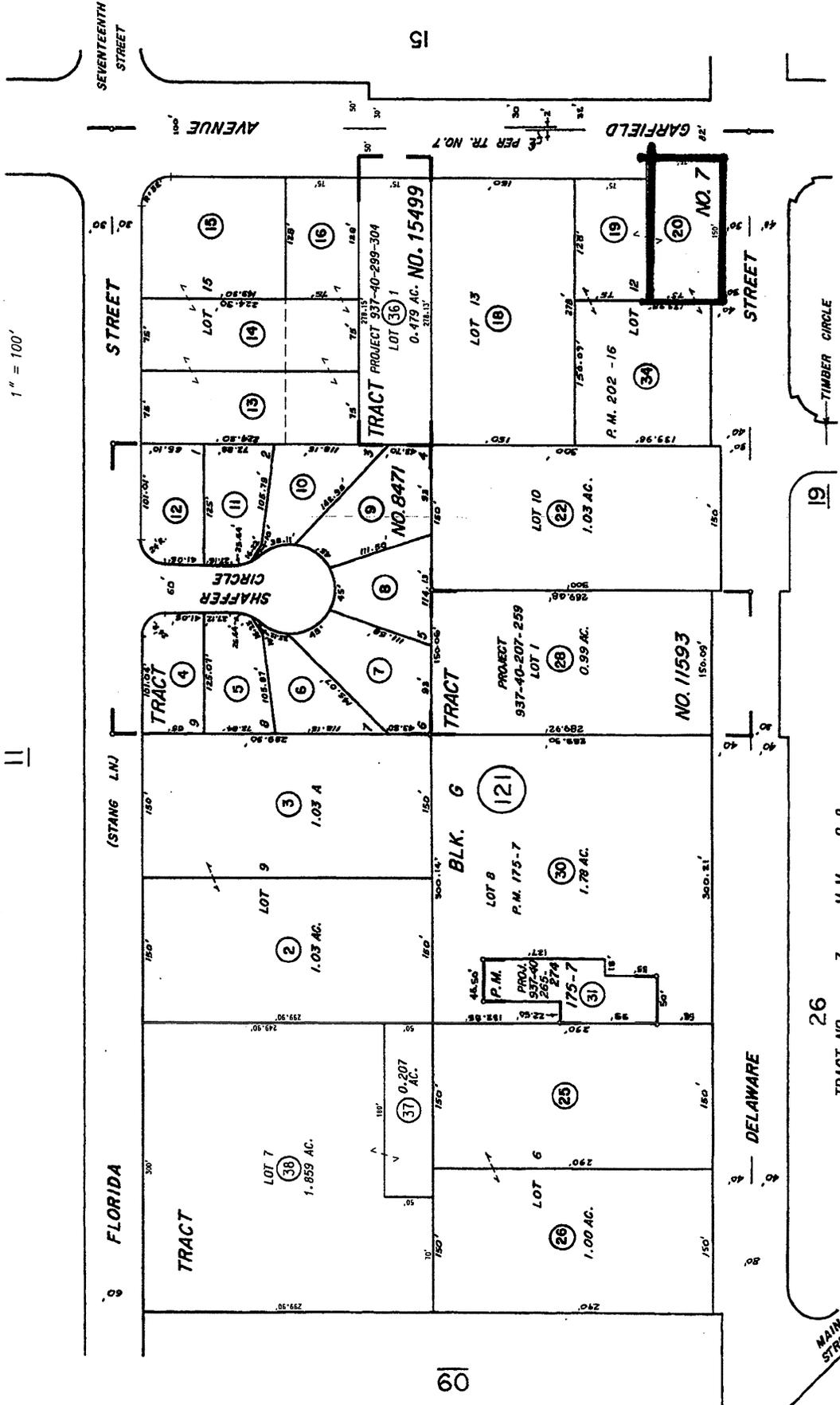
APN Map  
159-121-20  
7761 Garfield Street

159-12

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1" = 100'



- 26 TRACT NO. 7
- TRACT NO. 8471
- TRACT NO. 11593
- TRACT NO. 15499
- PARCEL MAP
- 9-8 M.M. 343-13, 14
- M.M. 502-11, 12
- M.M. 787-31 to 33 inc.
- P.M. 175-7; 202-16

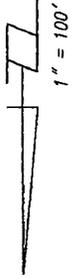
NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES  
ASSESSOR'S MAP BOOK 159 PAGE 12  
COUNTY OF ORANGE

MARCH 1975

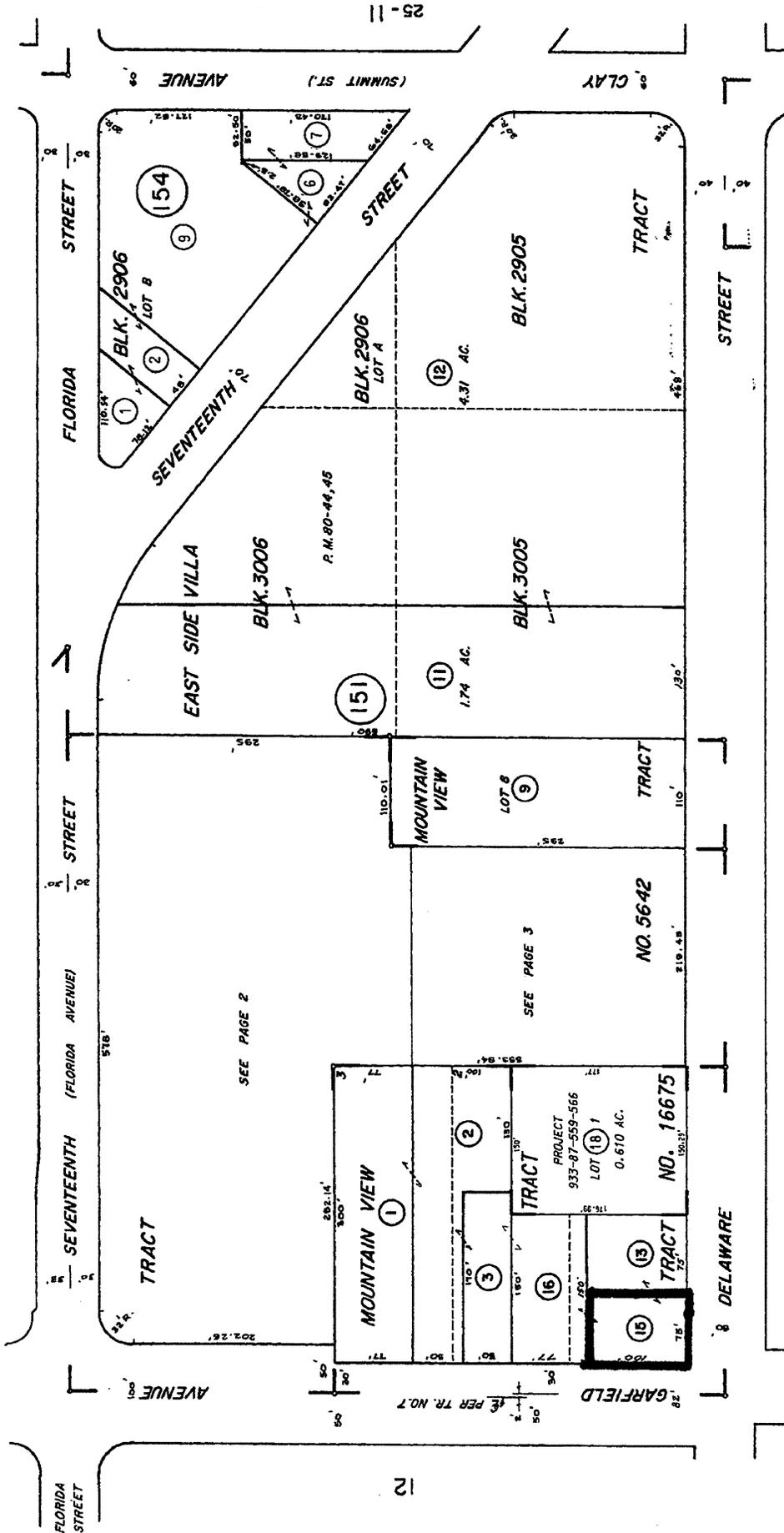
APN Map  
159-151-15  
19002 Delaware

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NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

EAST SIDE VILLA TRACT	M.M. 4-65
MOUNTAIN VIEW TRACT	M.M. 7-1
TRACT NO. 5642	M.M. 357-44, 45, 46
TRACT NO. 16675	M.M. 866-47, 48

MARCH 1976

ATTACHMENT NO. 2.7





**SURPLUS PROPERTY  
GENERAL PLAN CONFORMANCE  
NARRATIVE**

RECEIVED  
AUG 15 2010  
Dept. of Planning  
& Building

This application looks to determine if the disposition of seven (7) city-owned properties as surplus is in conformance with the General Plan.

**APPLICANT/OWNER**

The applicant/owner is the Economic Development Department as the City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648.

**PROJECT LOCATION**

The following is the list of surplus property for consideration; the parcels are shown in a proximity map in Exhibits 1-4 and through parcel maps in Exhibit 5-8

APN	Address/Description	Lot Size (SF)
142-103-02	7752 Alhambra	4,763
142-103-05	7802 Alhambra	5,478
142-103-20	7882 Alhambra	5,511
159-121-20	7761 Garfield	8,169
159-151-15	19002 Delaware	5,500
024-206-13	Alabama St.	2,961
157-341-22	18451 Patterson Lane	7,895

**USES**

The following table lists the uses in the general vicinity of the surplus properties.

APN	Address/Description	General Plan Designation	Zoning Designation
142-103-02	7752 Alhambra	RM-15	RM-15
142-103-05	7802 Alhambra	RM-15	RM-15
142-103-20	7882 Alhambra	RM-15	RM-15
159-121-20	7761 Garfield	RM-15	RM
159-151-15	19002 Delaware	RM-15	RM
024-206-13	Alabama St.	MH-F4/30-sp-pd	RMH-A
157-341-22	18451 Patterson Lane	RM-15	RM

**POPULATION SERVED**

The surplus property will retain the same General Plan and Zoning Designations. Disposition will take place once City Council has approved the process for Disposition.

**PROJECT DESCRIPTION**

These properties have been acquired by the City of Huntington Beach to perform Street widening projects. The disposition of these properties would be in conformance with the General Plan specifically with the following.

Housing: The disposition of the subject properties would allow for additional dwelling units to be constructed

Land Use: The disposition of subject properties would allow for them to become available for use as additional developable area or for modifications of the existing adjoining properties.

Circulation: The subject properties are no longer needed for widening projects and may be disposed of without affecting the efficiency and effectiveness of any arterial system.