

**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jill Arabe, Assistant Planner
DATE: April 28, 2010
SUBJECT: **CONDITIONAL USE PERMIT NO. 2010-009 (DOWNTOWN SHUTTLE SERVICE & REMOTE PARKING LOT)**
LOCATION: 2000 Main Street, 92648 (Southeast corner of Main Street and Yorktown Avenue – City Hall Parking Lot)

Applicant: City of Huntington Beach, Economic Development Department, 2000 Main Street, Huntington Beach, CA 92648

Property Owner: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

Request: To permit the establishment of a remote parking lot with shuttle service to the downtown area during summer weekends, beginning the weekend prior to Memorial Day through the weekend after Labor Day, and 10 additional days for special events and holidays on a yearly basis. Remote parking will be located at an existing parking lot located at City Hall. The shuttle route will operate along a 3.5 mile continuous loop, circulating from City Hall to the Strand via Lake and Main Streets. The request is intended to increase parking capacity within the downtown area during peak parking conditions.

Environmental Status: This request is covered by Categorical Exemption, Section 15304, Class 4, California Environmental Quality Act.

Zone: PS (Public Semipublic)

General Plan: P (Public)

Existing Use: City Hall/ Public facility

RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15304 of the CEQA Guidelines, because the project consists of a minor temporary use of land with negligible effects on the environment.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2010-009:

1. Conditional Use Permit No. 2010-009 for the establishment of a remote parking lot with shuttle service to the downtown area during summer weekends, beginning the weekend before Memorial Day through the weekend after Labor Day, and 10 additional days for special events and holidays on a yearly basis will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. Remote parking will be located at an existing parking lot at City Hall, approximately 1.5 miles from the downtown area. The use of the parking lot during summer weekends and special events will assist in increasing the parking inventory within the downtown and alleviate peak parking conditions by providing approximately 350 additional parking spaces. A shuttle service will operate in conjunction with the parking lot which will transport beachgoers and downtown visitors between City Hall to the Strand Development via Lake and Main Streets. The use will not adversely impact the neighborhood because the use utilizes an existing parking lot that is sufficiently buffered from residential uses by both Lake and Park Streets. It will not significantly generate noise or traffic impacts above which already exists. No conflicts with the proposed use and the existing public facility are anticipated due to divergent hours of operation. The use of the parking lot is suitable on the weekends because City Hall employees and patrons are not typically occupying the parking lot.
2. The conditional use permit will be compatible with surrounding uses because the use utilizes an existing parking lot and will be used in substantially the same manner which currently exists. The use of the parking lot on weekends and special events will help alleviate peak parking conditions within the downtown area by providing additional parking opportunities and shuttle service to the downtown area. The lot is intended to lessen the demand for parking on local streets and provide additional parking opportunities for the surrounding area.
3. The proposed conditional use permit will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. A commercial parking facility on City-owned land within the PS (Public-Semipublic) zoning district is permitted with the approval of a conditional use permit. The parking lot exists on the subject site.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Public on the subject property. In addition, it is consistent with the following objectives and policies of the General Plan:

A. Land Use Element

Objective LU 13.1 Provide for the continuation of existing and development of new uses, such as governmental, administrative, public safety, human service, cultural, educational, infrastructure, religious, and other uses that support the needs of existing and future residents and businesses.

B. Circulation Element

Policy CE 4.1.3 Encourage the use of multiple-occupancy vehicle programs for shopping and other uses to reduce midday traffic.

Objective CE 5.1 Balance the supply of parking with the demand for parking.

Policy CE 5.1.1

Maintain an adequate supply of parking that supports the present level of demand and allow for the expected increase in private transportation use.

The proposed use is intended to alleviate the downtown parking demand by providing available parking approximately 1.5 miles from the downtown area. In conjunction to the parking lot, the proposed shuttle operation provides a form of public transportation specifically for beachgoers and downtown visitors. Due to the increased parking demand during summer months, the conditional use permit will increase the downtown parking supply. The use of the parking lot is suitable on the weekends because City employees are not typically occupying the parking lot.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2010-009:

1. The site plans received and dated March 9, 2010, and the exhibits received and dated March 29, 2010, shall be the conceptually approved design.
2. Only the uses described in the narrative dated March 9, 2010, shall be permitted.
3. Minor modifications to the plans shall be reviewed and approved by the Departments of Planning and Building and Public Works for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required.
4. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.