

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

TO: Zoning Administrator
FROM: Jill Arabe, Assistant Planner
DATE: March 2, 2011

SUBJECT: ENTITLEMENT PLAN AMENDMENT NO. 11-001 (DOWNTOWN SHUTTLE SERVICE EXPANSION AND 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 modifications to the operations of an existing remote parking lot and shuttle program serving the downtown area during summer weekends as approved by Conditional Use Permit No. 10-009. The modifications consist of (a) expanding closing hours of the shuttle program until 10:00 PM instead of 9:00 PM and (b) expanding service operations to include Tuesday's "Surf City Nights". The Tuesday night operations will amend the shuttle route to circulate from City Hall to the intersection of Main Street and Orange Avenue via Lake and Main Streets.

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: Civic Center

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 – ENTITLEMENT PLAN AMENDMENT NO. 11-001:

1. Entitlement Plan Amendment No. 11-001 for modifications to the operations of an existing remote parking lot and shuttle program serving the downtown area during summer weekends as approved by Conditional Use Permit No. 10-009 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. The proposed modifications consist of expanding closing hours of the shuttle program to 10 PM instead of 9 PM and including operations on Tuesday's "Surf City Nights". The revised closing hours will extend the availability of the shuttle and remote parking lot for downtown businesses and visitors. Significant impacts related to noise, safety, or traffic are not anticipated nor will affect existing conditions because the use will remain sufficiently buffered from residential uses by both Lake and Park Streets. No prior complaints were received for evening operations of the shuttle or parking lot. Furthermore, feedback from the general public, shuttle riders, and downtown businesses have generated a demand for Tuesday's "Surf City Nights". The proposed Tuesday night operations will assist in promoting the weekend program and serve as a proactive measure to minimize parking shortages and traffic congestion in the downtown area. Although Planning Commission meetings occur on alternate Tuesdays, parking conflicts are not anticipated. Approximately 200 parking spaces will be available because the number of City employee vehicles are reduced during the evening hours.
2. The entitlement plan amendment will be compatible with surrounding uses because the use will utilize the existing parking lot in substantially the same manner which currently exists. The use will remain conditioned with operating parameters including limiting hours of operation and providing ongoing monitoring. The use will continue to help alleviate peak parking conditions within the downtown area by providing additional parking opportunities and shuttle service to the downtown area.
3. The proposed Entitlement Plan Amendment No. 11-001 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. With the exception of the current hours of operation, the proposed changes will comply within the provisions of Conditional Use Permit No. 10-009.
4. The granting of the entitlement plan amendment 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 goals 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. Noise Element

Objective N 1.4 Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or "noise-sensitive" uses.

C. Circulation Element

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 will continue to alleviate the downtown parking demand by providing available parking approximately 1.5 miles from the downtown area. The proposed changes to the existing Conditional Use Permit are minimal and will comply with the City's noise standards. The use of the parking lot is suitable for the additional closing hour and Tuesday's "Surf City Nights" because City employees are not typically occupying the parking lot and on alternate Tuesdays, parking will remain available.

SUGGESTED CONDITIONS OF APPROVAL - ENTITLEMENT PLAN AMENDMENT NO. 11-001:

1. The site plans received and dated January 12, 2011, shall be the conceptually approved design.
2. The use shall comply with the following operating parameters:
 - a. All conditions as approved by Conditional Use Permit No. 2010-009 shall remain in effect with the exception of Condition No. 2b.
 - b. The shuttle service shall commence no earlier than 9 A.M. and shall terminate by 10 P.M.
 - c. On approved Tuesday nights, the shuttle service shall commence no earlier than 5:30 P.M. and shall terminate by 10 P.M.
 - d. The additional dates of operation shall not exceed Tuesday's "Surf City Nights" beginning the weekend prior to Memorial Day and continuing through the weekend after Labor Day.
3. EPA No. 11-001 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Division a minimum 30 days prior to the expiration date.
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.