

MINUTES
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, MAY 30, 2012 - 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos
STAFF MEMBER: Andrew Gonzales, Judy Demers (recording secretary)
MINUTES: **NONE**
ORAL COMMUNICATION: **NONE**

ITEM 1: ENTITLEMENT PLAN AMENDMENT NO. 12-04 (MAIN PROMENADE VALET PROGRAM AMENDMENT))

APPLICANT: City of Huntington Beach, Economic Development
PROPERTY OWNER: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648
REQUEST: To permit an amendment to the operations of an existing valet parking program for the Main Promenade parking structure. The proposed amendments will (a) relocate the existing valet drop-off and pick-up areas from 3rd Street to sections of Olive Avenue (drop-off) and 3rd Street (pick-up) and (b) extend existing operating hours to 9:00 A.M. to 12:00 A.M. on Fridays and weekends and 6:00 A.M. to 12:00 A.M. for special events. The modified valet parking operations is proposed to temporarily remove three (3) on-street metered and one (1) time limited (24-minute) parking spaces on Olive Avenue and two (2) on-street metered parking spaces on 3rd Street. The drop-off and pick-up of vehicles will remain on the public right-of-way adjacent to the development and consist of a valet kiosk and waiting area.
LOCATION: 200 Main Street, 92648 (east of Main Street, south of Olive Avenue)
PROJECT PLANNER: Andrew Gonzales

Andrew Gonzales, Associate Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary.

Mr. Gonzales stated that staff had not received any public comments or inquiries. He did note that this application is a reiteration of a previous request.

Mr. Ramos verified with staff the location of the valet pick-up area.

THE PUBLIC HEARING WAS OPENED.

Luis Gomez, applicant, stated that the application presented is a modification of a previous request. The applicant believes that the current request addresses concerns raised by the previous application. He noted that he has no comments or concerns with the staff recommendations.

Susan Welfringer, Business Improvement District (BID), stated that she was in support of the proposed project. She noted that representatives from BID met with various downtown businesses and stated that everyone seems to be happy with the compromise reached for the new location of the proposed project.

Steve Paliska, PPS Parking, noted that after speaking with residents, parking in the downtown area is an ongoing issue and having valet is a positive approach to addressing the problem.

THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.

Mr. Ramos stated that, based on the information provided, he would approve the request as recommended by staff.

ENTITLEMENT PLAN AMENDMENT NO. 12-04 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) CALENDAR DAYS.

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 sections 15301 and 15304 of the CEQA Guidelines, because the project involves utilization of a portion of an existing parking garage for valet storage, parking, and operations involving no expansion of the use beyond which already exists, and involves the temporary use of land having negligible or no permanent effects on the environment.

FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 12-04 (AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 10-09):

1. Entitlement Plan Amendment No. 12-04 to modify existing valet parking operations for the Main Promenade parking structure from 3rd Street (drop-off/pick-up) to sections of Olive Avenue (drop-off) and 3rd Street (pick-up) and expand operating hours conforms with the General Plan, including the Local Coastal Program. The project is consistent with the following policies:

Policy – C 2.4.1: Maintain an adequate supply of parking that supports the present level of demand and allows for the expected increase in private transportation.

Policy – C 2.4.2(f): Replace any on-street parking lost in the coastal zone on a 1:1 basis within the coastal zone prior to or concurrent with the loss of any parking spaces.

The proposed valet parking program will serve to increase parking capacity within the downtown area by modifying existing valet vehicle parking operations for the Main

Promenade parking structure. The project involves the temporary removal of three (3) on-street metered and one (1) time limited (24-minute) parking spaces on Olive Avenue and two (2) metered parking spaces on 3rd Street. The valet parking will result in a net increase in parking capacity upward of 25% within the designated level of the parking structure. The temporary net loss in on-street parking will not restrict coastal access as the spaces will be replaced within each structure at a ratio exceeding the number of parking spaces removed.

2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and Municipal Code. The existing valet parking program is located within District No. 1 (Downtown Core Mixed-Use) of the Downtown Specific Plan (SP5), which allows for parking related uses with the approval of a Conditional Use Permit (CUP). The valet parking service will be ancillary to an existing public parking facility. As conditioned, all support structures, which include the valet kiosk, waiting areas, and signage, will be located outside of any pedestrian paths and will not impede on coastal access.
3. At the time of occupancy the project can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The project is located within a previously developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer, and roadways.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. Public access to the beach will remain. The valet service resulting in the temporary removal of on-street parking spaces will further enhance public access by increasing overall parking capacity within the downtown area.

FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 12-04 (AMENDMENT TO CONDITIONAL USE PERMIT NO. 10-11):

1. Entitlement Plan Amendment No. 12-04 for modifications to the operations of an existing valet parking program for the Main Promenade parking structure which includes (a) the relocation of the existing valet drop-off and pick-up areas from 3rd Street to sections of Olive Avenue (drop-off) and 3rd Street (pick-up) and (b) extending the existing operating hours from 9:00 A.M. to 12:00 A.M. on Fridays and weekends and 6:00 A.M. to 12:00 A.M. for special events 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 valet parking program will continue to increase parking capacity within the downtown area by allowing additional parking opportunities thereby assisting in the mitigation of parking shortages experienced during peak parking conditions (i.e., summer months, special events, and holidays). The project, as modified by conditions of approval, will provide adequate circulation and vehicle queuing so as not to significantly impact the local street system or parking operations within the parking structure. The storage of vehicles will be located within the lower level of each parking structure within a partially enclosed area sufficiently buffered to adjacent sensitive land uses. The drop-off/pick-up of vehicles is not anticipated to significantly generate additional noise within the project area.
2. The proposed modifications will be compatible with surrounding uses because the valet parking program will not significantly alter existing parking operations and will maintain identical usage of the Main Promenade parking structure. The modifications to the existing valet parking program will maintain the overall parking capacity of the structure. The

proposed hours of operation of the program will occur during times the parking structure is operational. No significant changes will occur with the modifications to the existing valet service, which is limited to adjustments in the overall usage of time-limited and metered on-street parking spaces including the overall operations of the parking structure.

3. The modified Main Promenade valet parking program will comply with the provisions of the base zoning district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The project will not result in major physical changes to the parking structure. As conditioned, the project complies with all aspects of the SP5 (Downtown Specific Plan) including parking, vehicular circulation, and setbacks. Valet parking operations are permitted within the SP5 with the approval of a CUP.
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 M>30-d-sp-pd (Mixed Use – +30 dwelling units/acre – Design Overlay – Specific Plan Overlay – Pedestrian Overlay) on the subject property. In addition, it is consistent with the following goal, objectives, and policies of the General Plan:

A. Circulation Element

Goal CE 5: Provide sufficient, well designed and convenient on and off street parking facilities through the City.

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.

B. Coastal Element

Objective C 2.4: Balance the supply of parking with the demand for parking.

Policy C 2.4.1: Maintain an adequate supply of parking that supports the present level of demand and allows for the expected increase in private transportation use.

C. Noise Element

Policy N 1.4.3: Require that the parking areas of all commercial and industrial land uses, which abut residential areas, to be buffered and shielded by walls, fences, or adequate landscaping.

The Main Promenade valet parking program will provide additional parking opportunities within the downtown area. During the summer months the demand for parking results in shortages that force beach/downtown visitors to park within adjacent residential neighborhoods. The existing valet parking program allows the existing parking facility to increase overall parking capacity which helps meet demand. As conditioned, the valet parking program is not anticipated to significantly generate additional noise or circulation impacts associated with valet operations (i.e., vehicle queuing, drop-off/pick-up, and storage).

CONDITIONS OF APPROVAL - ENTITLEMENT PLAN AMENDMENT NO. 12-04:

1. The site plan and floor plans received and dated May 3, 2012, shall be the conceptually approved design.

2. The valet operations shall comply with the following (Main Promenade only):
 - a. Outdoor valet hours of operation shall be limited between to the following:
 - i. Monday-Thursday: 5:00 P.M. and 11:00 P.M.
 - ii. Friday-Sunday: 9:00 A.M. and 12:00 A.M.
 - iii. Special/Major Events: 6:00 A.M. and 12:00 A.M.
 - b. Prior to (10-days minimum) commencement of the outdoor valet services each year, a schedule (dates) with valet operating hours for special/major events to occur in that year shall be submitted to the Planning Division for review and approval.
3. All conditions of approval required under Coastal Development Permit No. 10-09 and Conditional Use Permit No. 10-11 shall remain valid, with exception of Condition No. 3(a) and 3(b) for the Main Promenade valet parking program, as modified herein.
4. The Director of Planning and Building may approve minor amendments or modifications to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required.

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.

THE MEETING WAS ADJOURNED AT 1:46 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, JUNE 6, 2012, AT 1:30 P. M.



Ricky Ramos
Zoning Administrator

RR:jd

