

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

WEDNESDAY, FEBRUARY 2, 2005 - 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBER: Rami Talleh, Ron Santos, Ramona Kohlmann (recording secretary)

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

ITEM 1: CONDITIONAL USE PERMIT NO. 04-51 (CENTRAL PARK TEMPORARY PARKING LOT)

APPLICANT: City of Huntington Beach, Community Services 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 construction of a temporary parking lot consisting of 50 parking stalls to serve the Shipley Nature Center. The parking lot is proposed for up to a five-year period.
LOCATION: 17901 Goldenwest Street (west side of Goldenwest Street, south of Talbert Avenue)
PROJECT PLANNER: Rami Talleh

Rami Talleh, Staff Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing uses of the requested project. Staff presented a review of the proposed project and the suggested findings and conditions of approval as outlined in the executive summary.

Staff stated that the applicant does not agree with the Design Review Board's (DRB) recommendations for wood posts connected with chain, and for the thirty-six inch box trees as set forth in suggested Conditions of Approval nos. 1.a and b.

Staff suggested adding a condition based on the Fire Department's recommendation for at least two openings for non-vehicular Fire Department access. Staff stated that the applicant has stated no disagreement with the aforementioned suggested condition.

Staff recommended approval of the request based upon the suggested findings and subject to the suggested conditions as outlined in the executive summary and with the modifications as recommended above.

Mary Beth Broeren, Zoning Administrator, reviewed the project plans and photographs. A general discussion ensued concerning the Design Review Board and Fire Department's recommendations.

THE PUBLIC HEARING WAS OPENED.

Dave Dominguez, representing the applicant, presented a materials board and cost related reasons for proposing cable and recycled compressed plastic in lieu of the DRB's recommended chain and wood posts. Discussion ensued.

Ms. Broeren questioned if the parking lot is going to be utilized for overflow parking related to other park events. Mr. Dominguez stated that the intent is to not limit other park events from using the requested parking lot.

Ms. Broeren stated that the request was advertised for use by the Shipley Nature Center. She stated that based upon the foregoing, the request would need to be re-noticed to properly inform the public. Discussion ensued with Mr. Dominguez concerning the option to continue the request or limit the use of the parking lot. Mr. Dominguez agreed to a continuance.

Allan Pogrund, 6841 Via Carona Drive, neighboring property owner and Community Services Commissioner, stated that he was present to observe any public concerns. Dr. Pogrund stated that the subject site would be of better use to the public if it were available for public functions.

Ms. Broeren stated that she was going to continue the request to the February 23, 2005, meeting. She stated that the request would be re-advertised to state that the parking lot will serve the Shipley Nature Center and other park related events.

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

Ms. Broeren stated that the recycled plastic posts with cable would be acceptable as suggested by the applicant. She questioned the necessity for the suggested trees due to the aesthetic visual relief provided by the existing greenery. Ms. Broeren further stated that she had no concern with the access points.

CONDITIONAL USE PERMIT NO. 04-51 WAS CONTINUED TO THE FEBRUARY 23, 2005 MEETING WITH THE PUBLIC HEARING OPEN

THE MEETING WAS ADJOURNED AT 1:50 PM BY THE ZONING ADMINISTRATOR TO THE NEXT REGULARLY SCHEDULED MEETING OF THE ZONING ADMINISTRATOR ON WEDNESDAY, FEBRUARY 9, 2005 AT 1:30 PM.

Mary Beth Broeren
Zoning Administrator

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