



**AGENDA**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 – Lower Level - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, JULY 7, 2010, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Tess Nguyen, Andrew Gonzales, Kimberly De Coite (recording secretary)

**MINUTES:** None

**ORAL COMMUNICATION:** Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

**SCHEDULED ITEMS:**

**1. PETITION DOCUMENT:** **COASTAL DEVELOPMENT PERMIT NO. 2010-008/ TEMPORARY USE PERMIT NO. 2010-003 (THE STRAND OUTDOOR YOGA CLASSES)**

**APPLICANT:** Jen Orsi, CIM Group

**REQUEST:** **CDP:** To permit the temporary closure of 5<sup>th</sup> Street every Friday, from 8:00 AM to 1:00 PM, between Pacific Coast Highway and Walnut Avenue, commencing Memorial Day weekend to Labor Day weekend; **TUP:** To permit the establishment of outdoor yoga classes for a period of five years (2010-2014) along 5<sup>th</sup> Street.

**LOCATION:** 5<sup>th</sup> Street, 92648 (between Pacific Coast Highway and Walnut Avenue)

**PROJECT PLANNER:** Tess Nguyen

**STAFF RECOMMENDS:** Approval based upon suggested findings and conditions of approval.

**AGENDA**  
**(Continued)**

**NON-PUBLIC ITEMS:**

- 1. PETITION DOCUMENT:**      **REQUEST FOR HEARING TO RECONSIDER  
CONDITIONAL USE PERMIT NO. 2010-011/ COASTAL  
DEVELOPMENT PERMIT NO. 2010-009 (MAIN  
PROMENADE & PLAZA ALMERIA VALET PARKING)**
- APPLICANT:                      City of Huntington Beach, Economic Development Department  
REQUEST:                        **CUP:** To permit the establishment of valet parking programs  
   within designated portions of the Main Promenade and Plaza  
   Almeria parking structures. Valet service will operate at  
   designated times during peak parking conditions on a daily  
   basis. The drop-off and pick-up of vehicles will occur on the  
   public right-of-way adjacent to each development and consist  
   of a valet kiosk and waiting area. **CDP:** To permit the  
   temporary removal of four on-street metered parking spaces  
   on Olive Avenue (Plaza Almeria) for drop-off/pick-up of valet  
   vehicles.
- LOCATION:                         301 Main Street, 92648 (west of Main Street, north of Olive  
   Avenue) & 200 Main Street, 92648 (east of Main Street, south  
   of Olive Avenue)
- PROJECT PLANNER:             Andrew Gonzales
- STAFF RECOMMENDS:         Schedule a hearing for reconsideration of the proposed  
   project

***Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Five Hundred Thirty-Four Dollars (\$1,534.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand and Two Dollars (\$2,002.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.***

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

**TO:** Zoning Administrator  
**FROM:** Tess Nguyen, Associate Planner  
**DATE:** July 7, 2010

**SUBJECT:** **COASTAL DEVELOPMENT PERMIT NO. 2010-008/ TEMPORARY USE PERMIT NO. 2010-003 (THE STRAND OUTDOOR YOGA CLASSES)**

**LOCATION:** 5<sup>th</sup> Street, 92648 (between Pacific Coast Highway and Walnut Avenue)

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**Applicant:** Jen Orsi, CIM Group, 155 5<sup>th</sup> Street, Huntington Beach, CA 92648

**Property Owner:** CIM Group, 155 5<sup>th</sup> Street, Huntington Beach, CA 92648

**Request:** **CDP:** To permit the temporary closure of 5<sup>th</sup> Street every Friday, from 8:00 AM to 1:00 PM, between Pacific Coast Highway and Walnut Avenue, commencing Memorial Day weekend to Labor Day weekend; **TUP:** To permit the establishment of outdoor yoga classes for a period of five years (2010-2014) along 5<sup>th</sup> Street.

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

**Zone:** SP5-CZ (Downtown Specific Plan – Coastal Zone)

**General Plan:** MV-F12-sp-pd (Mixed Use Vertical – 3.0 (MU) – 3.0 (c)/30 du/ac – Specific Plan – Overlay – Pedestrian Overlay)

**Existing Use:** 5<sup>th</sup> Street, public right-of-way

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**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 minor temporary use of land having negligible or no permanent effects on the environment is exempt from further environmental review.

**SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2010-008:**

1. Coastal Development Permit No. 2010-008 to permit the temporary closure of 5<sup>th</sup> Street every Friday, from 8:00 AM to 1:00 PM, between Pacific Coast Highway and Walnut Avenue, commencing Memorial Day weekend to Labor Day weekend, conforms with the General Plan, including the Local Coastal Program. The project is consistent with the following Coastal Element Land Use policies:

*Policy - C 1.1.6:* Temporary and seasonal activities within the coastal zone which do not qualify as exempt activities pursuant to the Coastal Commission's guidelines adopted by the Commission pursuant to Section 30610(i) of the Coastal Act shall be monitored and regulated through the coastal development permit process to protect coastal resources from adverse impacts associated with the seasonal or temporary activities.

*Policy - C 3.2.1:* Encourage, where feasible, facilities, programs and services that increase and enhance public recreational opportunities in the Coastal Zone.

*Policy - C 3.4.2:* Enhance the Municipal Pier and surrounding area to function as the "hubs" of tourist and community activity.

The proposed outdoor yoga classes will attract tourists and Huntington Beach residents to Fifth Street and the Municipal Pier reinforcing Downtown Huntington Beach as a "hub" of community activity. The weekly event increases and enhances recreational opportunities in the coastal zone by providing public recreational and community activities.

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 outdoor yoga classes will not involve the construction of permanent structures. Adequate pedestrian access will be provided during yoga operations and will maintain minimum aisle widths for purposes of emergency access.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The event will temporarily occupy a portion of an existing roadway for yoga operations. Adequate infrastructure exists onsite for the proposed use, and will require no additional infrastructure beyond which already exists.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. All public access will remain to the beach and pier area.

**SUGGESTED FINDINGS FOR APPROVAL - TEMPORARY USE PERMIT NO. 2010-003:**

1. The proposed temporary use will be located, operated and maintained in a manner consistent with the policies of the General Plan and the provisions of Chapter 241. The temporary use permit will be compatible with the surrounding uses because the event is temporary in nature and is consistent with the character of the area. It will not alter the existing property or physical improvements in the surrounding area.
2. Approval of the application for the temporary closure of Fifth Street every Friday, from 8:00 AM to 1:00 PM, between Pacific Coast Highway and Walnut Avenue, to allow for outdoor yoga classes for a period of five years will not be detrimental to property or improvements in

the surrounding area or to the public health, safety or general welfare. The applicant will provide adequate traffic controls and security measures to mitigate potential impacts to the surrounding area. Sawhorses (traffic barricades) will be placed in front of parked cars to block 5<sup>th</sup> Street from vehicular traffic. Signage will also be posted in front of sawhorses and parked cars to notify vehicular traffic of the event.

**SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2010-008 /TEMPORARY USE PERMIT NO. 2010-003:**

1. The site plans received and dated May 19, 2010 shall be the conceptually approved design.
2. Traffic Control for the event shall be provided in accordance with all Public Works, Police, and Fire Department requirements for access, circulation and protection of the public. The applicant shall install signage on Pacific Coast Highway prohibiting right turns into Fifth Street. All signs shall be promptly removed at the end of each class. **(PW)**
3. The Director of Planning and Building ensures that all conditions of approval herein are complied with. At the discretion of the Directors of Public Works and Planning and Building, the conditions of approval contained herein may be modified. The Director of Planning and Building shall be notified in writing if any changes to the site plan and list of activities are proposed as a result of the ongoing operation and oversight of the event.

**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.

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

**TO:** Zoning Administrator  
**FROM:** Andrew Gonzales, Associate Planner  
**DATE:** July 7, 2010

**SUBJECT:** **REQUEST FOR HEARING TO RECONSIDER CONDITIONAL USE PERMIT NO. 2010-011/ COASTAL DEVELOPMENT PERMIT NO. 2010-009 (MAIN PROMENADE & PLAZA ALMERIA VALET PARKING**

**LOCATION:** 301 Main Street, 92648 (west of Main Street, north of Olive Avenue) & 200 Main Street, 92648 (east of Main Street, south of Olive Avenue)



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

**Property Owners:** City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648  
JT Development Company, LLC, 15272 Bolsa Chica Street, Unit No. 101, Huntington Beach, CA 92649 (301 Main Street)

**Request:** **CUP:** To permit the establishment of valet parking programs within designated portions of the Main Promenade and Plaza Almeria parking structures. Valet service will operate at designated times during peak parking conditions on a daily basis. The drop-off and pick-up of vehicles will occur on the public right-of-way adjacent to each development and consist of a valet kiosk and waiting area. **CDP:** To permit the temporary removal of four on-street metered parking spaces on Olive Avenue (Plaza Almeria) for drop-off/pick-up of valet vehicles.

**Environmental Status:** This request is covered by Categorical Exemption, Sections 15301 & 15304, Class 1 & 4, California Environmental Quality Act.

**Zone:** SP5-#5-CZ (Downtown Specific Plan - District #5 - Coastal Zone Overlay)

**General Plan:** MV- F6/25-sp-pd (Mixed Use Vertical - 2.0 max. Floor Area Ratio - 25 du/ac max. - Specific Plan Overlay - Pedestrian Overlay)

**Existing Use:** Main Promenade & Plaza Almeria Parking Structures



**RECOMMENDATION:** Staff recommends a hearing for reconsideration of the proposed project.