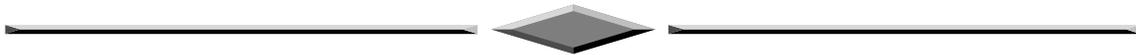


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Andrew Gonzales, Assistant Planner
DATE: May 14, 2008

SUBJECT: **CONDITIONAL USE PERMIT NO. 2008-012; COASTAL DEVELOPMENT PERMIT NO. 2008-006 (YOUNESSI TEMPORARY PARKING LOT)**

LOCATION: 612-620 Pacific Coast Highway, 92648 (northeast corner of Pacific Coast Highway and 7th Street)



Applicant: Michael Younessi -- Alea Investments, LLC, 16882 Bolsa Chica Street, Suite 105, Huntington Beach, CA 92649

Property Owner: Pacific View Plaza, LLC, 16882 Bolsa Chica Street, Suite 105, Huntington Beach, CA 92649

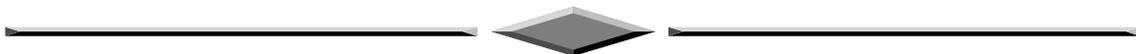
Request: To permit the construction of a temporary parking lot consisting of 34 parking stalls. The parking lot is proposed for a one year period.

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

Zone: SP5-1-CZ (Downtown Specific Plan – District #1 – Coastal Zone Overlay Boundary)

General Plan: MV-F8-d-sp (Mixed Use Vertical – 1.5 (MU)-0.35 ©-25 du/ac – Design Overlay – Specific Plan Overlay)

Existing Use: Vacant lot



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, the temporary parking lot is proposed for a period of one year and consists of minor alternation in the condition of land and does not involve removal of healthy, mature, scenic trees.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2008-006:

1. Coastal Development Permit No. 2008-006 to permit the construction of a temporary parking lot for a one-year period conforms with the General Plan, including the Local Coastal Program. The project is consistent with Coastal Element Land Use Policy C 2.4.1 to maintain an adequate supply of parking that supports the present level of demand and allows for the expected increase in private transportation use. The proposed parking lot will occur on an undeveloped site, contiguous to existing commercial and residential development.
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 Municipal Code. The project, as conditioned, complies with all applicable development regulations including paving surfacing and boundary fencing, stall dimensions and aisle widths.
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 proposed project will be constructed in an urbanized area with direct access from a public alley and with all necessary services and infrastructure available.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access or impact public views to coastal resources. The project will provide additional accessibility by increasing parking opportunities for coastal visitors.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. :2008-012:

1. Conditional Use Permit No. 2008-012 to permit the construction of a temporary parking lot for a one-year period will not be detrimental to the general welfare of person working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The temporary parking lot will be located on an undeveloped site catering to the parking demands of visitors to the area. The parking lot will obtain access from an existing alley via two driveway entrances. The lot will provide adequate onsite vehicular and pedestrian circulation. The parking lot will be adequately buffered from the nearest residential property by an approximately 17 ft. wide public alley. Ingress and egress to the site will not impact traffic flow on 7th Street and will not impact adjoining residential properties because the lot will be secured by boundary fencing which will allow for unobstructed pedestrian access and high visibility for security surveillance. In addition, a parking lot attendant will be present onsite to monitor onsite activity.
2. The conditional use permit will be compatible with surrounding uses because the temporary parking lot is consistent in size and shape with other surrounding commercial parking lots. The lot will provide parking for patrons utilizing both the beach and surrounding commercial uses. The lot is not anticipated to impact surrounding residences because the lot will lessen the demand for parking on local streets and provide additional parking opportunities to 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 (HBZSO). Temporary parking lots are permitted subject to the approval of a conditional use permit. The proposed temporary parking lot complies with the applicable

development standards such as paving surface and boundary fencing, stall dimensions and aisle widths. The HBZSO authorizes the establishment of temporary parking lots with approval of a conditional use permit.

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 MV-F8-d-sp (Mixed Use Vertical – 1.5 max. floor area ratio – 25 du/ac max. – Design Overlay – Specific Plan Overlay) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

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 2.4.5: Prohibit the establishment of preferential parking districts whenever it would adversely affect public access to the coast through a reduction in the availability of on-street spaces for public visitors to the coast.

The temporary parking lot is intended to meet the parking demand for the beach parking and surrounding commercial uses for a period of up to one year in order to allow for proper approval for future development of the site.

SUGGESTED CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2008-006/CONDITIONAL USE PERMIT NO. 2008-012:

1. The site plan received and dated March 11, 2008 shall be the conceptually approved design with the following modifications:
 - a. Omit the proposed chain link fence and provide a combination cable/rope and wood post fence at a maximum height of 3 ft.
 - b. Eliminate the parking stall located at the corner of 7th Street and Pacific Coast and replace with a landscaped planter.
 - c. A total of three, 3 ft. wide openings shall be provided for pedestrian access along 7th Street, Pacific Coast Highway, and adjacent to the street corner.
 - d. Section “Detail 1” shall be revised to reflect a min. 3 ft. landscape planter width and the wheel setback 2 ft. from the head of the parking stall.
 - e. Modify the proposed wooden parking lot attendant enclosure to depict a minimum 20 ft. setback from the adjoining public right of ways.
 - f. At a minimum provide one 36-inch box tree, within planter pots, spaced 45 ft. on center along Pacific Coast Highway and 7th Street.
2. The parking lot shall be provided with sufficient lighting on a 24-hour basis. A lighting plan shall be submitted to the Police and Public Works Departments for their review and approval.
3. All on site landscaping shall be served by an irrigation system.
4. The site shall discontinue operation as a temporary parking lot one year after commencement of the use.

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.