

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

**TO:** Zoning Administrator  
**FROM:** Andrew Gonzales, Associate Planner  
**DATE:** June 2, 2010  
**SUBJECT:** **CONDITIONAL USE PERMIT NO. 2010-011 (MAIN PROMENADE & PLAZA ALMERIA VALET PARKING)**  
**LOCATION:** 200 Main Street, 92648 (east of Main Street, south of Olive Avenue) & 301 Main Street, 92648 (west of Main Street, north of Olive Avenue)

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**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  
JT Development Company, LLC, 15272 Bolsa Chica Street, Unit No. 101, Huntington Beach, CA 92649 (301 Main Street)

**Request:** 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 Olive Avenue and consist of a valet kiosk and waiting area.

**Environmental Status:** This request is covered by Categorical Exemption, Section 15301, Class 1, 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

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**RECOMMENDATION:** Staff recommends approval with modifications 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 15301 of the CEQA Guidelines, because the project involves

utilization of portions of two existing parking garages for valet storage parking and operations involving no expansion of the uses beyond which already exists.

**SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2010-011:**

1. Conditional Use Permit No. 2010-011 for the establishment, maintenance and operation of valet parking programs within designated portions of the Main Promenade and Plaza Almeria parking structures 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 increase parking capacity within the downtown area by allowing additional parking opportunities thereby increasing the availability of onsite parking and 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, shall operate fully within each corresponding parking structure and provide adequate onsite circulation and vehicle queuing so as not to impact the local street system and existing parking operations. The storage of vehicles will be located below grade within the lower level of each parking structure within a partially enclosed area sufficiently buffered to adjacent sensitive land uses. The project is not anticipated to generate additional noise or traffic above which already exists onsite.
2. The conditional use permit will be compatible with surrounding uses as each valet parking program will not significantly alter existing parking and will maintain the identical usage of the Main Promenade and Plaza Almeria parking structures. The valet parking programs shall increase overall parking capacity of each parking structure. The hours of operation of each parking program shall be consistent with the established hours of operation for each structure. No significant modifications shall occur by the establishment of valet operations, which is limited to adjustments in overall parking operations only.
3. The Main Promenade and Plaza Almeria valet parking programs 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 physical changes to each parking structure. As conditioned, the project complies with all aspects of the SP5 (Downtown Specific Plan) including parking, onsite circulation, and setbacks. Valet parking operations are permitted within the SP5 (Downtown Specific Plan) with the approval of a conditional use permit. Parking facilities exist on each of the subject sites.
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-F6/25-sp-pd (Mixed Use Vertical—2.0 max. Floor Area Ratio—25 du/ac max.—Specific Plan Overlay—Pedestrian Overlay) on the subject property. In addition, it is consistent with the following goals 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 and Plaza Almeria valet parking programs shall provide additional parking opportunities within the downtown area. During the summer months the demand for parking results in shortages at existing parking facilities that force beach/downtown visitors to park within adjacent residential neighborhoods. The valet parking programs allow existing parking facilities to increase overall parking capacity which helps alleviate demand on parking with additional parking supply. As conditioned, the valet parking programs shall fully operate within their respective parking structure's and will not significantly generate additional noise impacts associated with valet operations (i.e., vehicle queuing, drop-off/pick-up, and storage).

**SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2010-011:**

1. The site plan and floor plans received and dated March 18, 2010, shall be the conceptually approved design with the following modifications:
  - a. Revise Exhibit B, C, D, and E, depicting all valet parking operations, which includes vehicle drop-off/pick-up points, waiting areas, kiosks, storage and delivery routes, within the interior of the Main Promenade and Plaza Almeria parking structures. All relocated items and pertinent data shall be depicted with clearly identified measurements/dimensions.
  - b. Depict a designated vehicle turnaround space at the end of each drive aisle adjacent to the roped-off valet storage parking area. **(HBZSO 231.18 B)**
2. Prior to submittal for building permits, one set of project plans, revised pursuant to Condition of Approval No. 1, shall be submitted for review, approval and inclusion in the entitlement file, to the Planning Department.
3. The use shall comply with the following:
  - a. Valet parking operations, which include vehicle drop-off/pick-up points, waiting areas, kiosks, storage and delivery routes, shall be limited to the interior of the Main Promenade and Plaza Almeria parking structures.
  - b. Valet storage parking areas shall be located within the lower level of each parking garage as depicted in the floor plans dated received March 18, 2010.
  - c. A minimum vehicle queuing distance to accommodate five (5) vehicles shall be provided from the entrances of each parking structure to the first valet stopping point (i.e., drop-off/pick-up points).
  - d. During hours of non-valet service, signs shall be clearly posted at each entrance of the valet storage parking area identifying the hours at which valet operations shall occur.

- e. All valet service employees shall wear distinctive, identifiable uniforms with identification tags.
4. The Director of Planning and Building ensures that all conditions of approval herein are complied with. The Director of Planning and Building shall be notified in writing if any changes to valet parking operations are proposed as a result of the ongoing operation and oversight of the use.
5. Minor modifications to the plans shall be reviewed and approved by the Department of Planning and Building for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required.
6. 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.