

**CITY OF HUNTINGTON BEACH
COMMUNITY SERVICES COMMISSION
REQUEST FOR ACTION**

MEETING DATE: NOVEMBER 9, 2011

SUBMITTED TO: COMMUNITY SERVICES COMMISSION

SUBMITTED BY: PAUL EMERY, DEPUTY CITY MANAGER/INTERIM COMMUNITY SERVICES DIRECTOR

DAVID C. DOMINGUEZ, FACILITIES, DEVELOPMENT & CONCESSIONS MANAGER

SUBJECT: AMMEND THE HUNTINGTON CENTRAL PARK MASTER PLAN OF USES TO DESIGNATE THE CURRENT LOCATION OF THE THERAPEUTIC RIDING CENTER ARENA AS THE PERMANENT LOCATION

Statement of Issue: The Therapeutic Riding Center has submitted a request to designate the current area of its temporary arena located in Central Park as the permanent location. Commission is being asked to approve amending the Huntington Central Park Master Plan of Uses to reflect the change.

Funding Source: No costs are associated with the Master Plan change and, funding for the proposed improvements will be the responsibility of the Therapeutic Riding Center (TRC).

Recommended Action: Motion to:

Recommend City Council approve amending the Huntington Central Park Master Plan of Uses to designate the current location of the Therapeutic Riding Center arena as the permanent location, with the condition that project receives all required land use approvals and; final plans for future improvements, including lighting be brought back to Commission for approval.

Alternative Action:

Do not approve amending the Huntington Central Park Master Plan of Uses to designate the current location of the Therapeutic Riding Center arena as the permanent location, and direct staff on how to proceed.

Analysis: Previously, the Community Services Commission and City Council approved a location for the Therapeutic Riding Center (TRC) as part of the approved Central Park Master Plan of Recreational Uses (Attachment 1). The location identified is within a 10-acre undeveloped portion of the park, immediately northwest of the intersection of Ellis Ave and Goldenwest Street (commonly referred to as the A.C. Marion property). The Therapeutic Riding Center was also identified in the Central Park Environmental Impact Report as a program level project.

The Therapeutic Riding Center (TRC) of Huntington Beach is a volunteer organization that provides educational programs for disabled individuals of all ages. The main teaching methods use the care of horses and horseback riding as therapeutic tools. The TRC has operated in Central Park since 1993 with the cooperation of the Huntington Central Park Equestrian Center (HCPEC). HCPEC provides the TRC with an area for storage and use of an arena for classes. Originally, the TRC Board's intent was to secure sponsorship funding to construct their own arena and supporting facilities based upon the anticipated growth of the program. Establishing their own facility would also eliminate disruptions to their class schedules that would occur when arenas were not available at the Equestrian Center. In an effort to address the disruptions to the class schedules, the TRC submitted a request to construct their own arena immediately adjacent to the Equestrian Center and operate under the terms of a Temporary Use Permit (TUP). TRC was issued and approved TUP in 2003 to install and operate a 160' x 90' arena for a five-year period (Attachment 2). The original TUP was extended for an additional five years in 2008. The temporary arena is located to the south of the Equestrian Center, and just north of the earthen dam (Attachment 3). The site is readily accessible from the HCPEC and provides an access way and parking for the TRC arena. The site does not impact existing horse trails in Huntington Central Park and is only used by the TRC. TRC currently operates Monday through Friday, year round, with class times late morning and early afternoon. Program enrollment averages 20 students at a time, with two to four students in each class. Students are brought to the site by family members or care takers and utilize parking at the Equestrian Center. Generally, three volunteers are needed to conduct each class. Additionally, as part of the TUP process, staff received a legal opinion that the arena was not subject to a public vote under Charter Section 612 ("Measure C").

Since operating at the present location for the past eight years, the TRC has determined that the site has been sufficient to meet their needs and the anticipated growth of the program. Therefore, they have submitted a request to make the current location permanent. (Attachment 4) The TRC understands that doing so would require an amendment to the Central Park Master Plan and an entitlement process that would include the appropriate environmental assessment and land use approvals.

As part of making the present location permanent, TRC is also requesting approval to install additional amenities on the site. Proposed amenities include the installation of three (3) fifteen (15') high lights along the southern perimeter of the arena, relocating the existing viewing stand from the north side of the arena to the south side, installing a 5' x 10' concrete pad for a portable toilet, and expansion of the existing fence around the arena at the west and south sides of the arena (Attachment 5). TRC has indicated

that the lights are needed to address issues with classes ending near dusk during the winter months. Lighting is needed to complete the class times and will assist with the safety of students and volunteers exiting the area. No expanded class times are being proposed with the addition of lighting. Relocating the viewing stand to the south will eliminate parents having to view classes while looking directly into the prevailing winds that often occur in that portion of the park. Having a portable toilet in close proximity to the arena will eliminate the need to take students to the facilities within the Equestrian Center.

At the October 12, 2011 meeting, Commission expressed concerns about dedicating park space for exclusive use by a particular group. In regard to that concern, it should be noted that an area for the TRC already exists on the approved Master Plan. The current designation does not include specific acreage to be utilized however, when the Master Plan was approved in 1999 plans for the TRC included multiple arenas and a classroom/office building. These improvements would have required more space than the current request. Should Commission recommend approval, the Central Park Master Plan would be modified to designate the current location of the arena and remove the designation of the TRC at the location within the A.C. Marion property. (Attachment 6)

Commission also had concerns about the potential impacts of adding lights to the area. Should the project be allowed to move forward, detailed plans including precise placement of the lights, how they will be secured and the amount of glare they produce will have to be provided as part of the Conditional Use Permit process. This work will require the TRC to utilize the services of an engineering firm to prepare the necessary plans in significant detail. Staff is therefore recommending that Commission approval include a condition that detailed plans be brought back for review and final approval and; the amendment of the Central Park Master Plan of Uses be contingent upon receiving all required land use approvals as determined by the entitlement process.

As part of the public input process, staff sent the public meeting notice to properties within 1,000 feet surrounding the park, published the meeting notice in the local newspaper and posted the notice on the city's website.

Environmental Status: The project will go through the appropriate environmental process based upon the Zoning Code and conditions of the Huntington Central Park Master Plan of Uses Environmental Impact Report.

Attachment(s):

	No.	Description
	1.	Central Park Master Plan of Uses
	2.	Temporary Use Permit
	3.	Photo – Existing Arena
	4.	TRC Letter – Request for Permanent Location
	5.	Proposed Improvements
	6.	Current Approved Location and Proposed Location

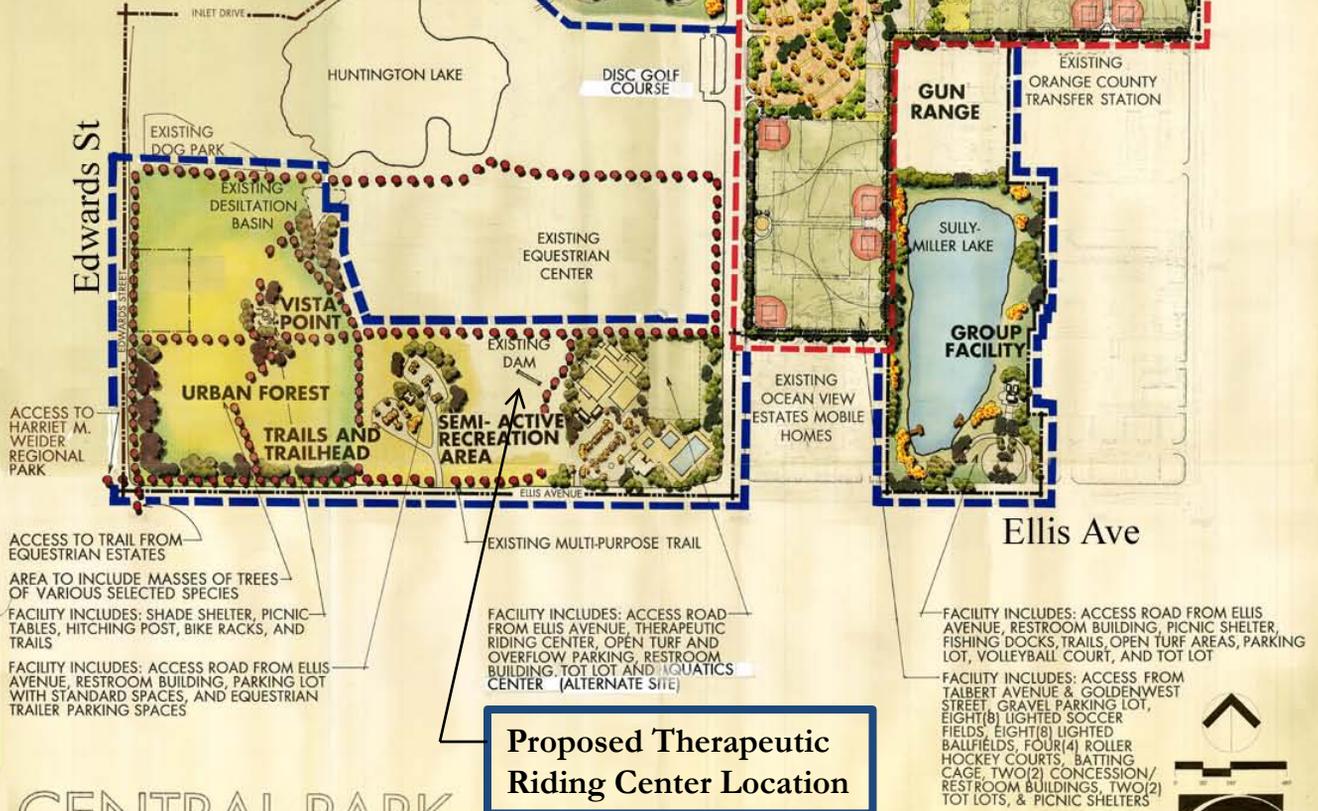
RCA Author: D. Dominguez

CENTRAL PARK MASTER PLAN OF USES

Proposed Senior Center Location

Area currently designated as low intensity with picnic facilities, restrooms, tot-lot and parking. Inclusion of a senior center on the southern portion of this area would require a land use designation change from low to high intensity.

Proposed Therapeutic Riding Center Location

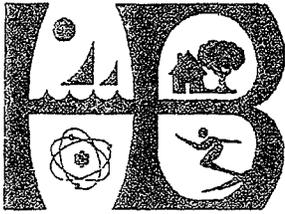


ACCESS TO TRAIL FROM EQUESTRIAN ESTATES
 AREA TO INCLUDE MASSES OF TREES OF VARIOUS SELECTED SPECIES
 FACILITY INCLUDES: SHADE SHELTER, PICNIC TABLES, HITCHING POST, BIKE RACKS, AND TRAILS
 FACILITY INCLUDES: ACCESS ROAD FROM ELLIS AVENUE, RESTROOM BUILDING, PARKING LOT WITH STANDARD SPACES, AND EQUESTRIAN TRAILER PARKING SPACES

FACILITY INCLUDES: ACCESS ROAD FROM ELLIS AVENUE, THERAPEUTIC RIDING CENTER, OPEN TURF AND OVERFLOW PARKING, RESTROOM BUILDING, TOT LOT AND AQUATICS CENTER (ALTERNATE SITE)

FACILITY INCLUDES: ACCESS ROAD FROM ELLIS AVENUE, RESTROOM BUILDING, PICNIC SHELTER, FISHING DOCKS, TRAILS, OPEN TURF AREAS, PARKING LOT, VOLLEYBALL COURT, AND TOT LOT

FACILITY INCLUDES: ACCESS FROM TALBERT AVENUE & GOLDENWEST STREET, GRAVEL PARKING LOT, EIGHT(8) LIGHTED SOCCER FIELDS, EIGHT(8) LIGHTED BALLFIELDS, FOUR(4) ROLLER HOCKEY COURTS, BATTING CAGE, TWO(2) CONCESSION/RESTROOM BUILDINGS, TWO(2) TOT LOTS, & PICNIC SHELTERS



OFFICE of the ZONING ADMINISTRATOR
CITY OF HUNTINGTON BEACH • CALIFORNIA

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P.O. BOX 190

CALIFORNIA 92648

(714) 536-5271

**NOTICE OF ACTION**

October 23, 2003

**PETITION DOCUMENT: TEMPORARY USE PERMIT NO. 03-03 (THERAPEUTIC RIDING CENTER)**

**APPLICANT:** Irwin Kanode, Therapeutic Riding Center, PO Box 2298, Huntington Beach, CA 92647  
**PROPERTY OWNER:** City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648  
**REQUEST:** To install a 120 ft. by 90 ft. horse-riding arena adjacent to the Huntington Central Park Equestrian Center. The temporary arena is proposed for a period of five (5) years.  
**LOCATION:** 18381 Goldenwest Street (west side of Goldenwest Street, north of Ellis Avenue, and south of the existing equestrian center)  
**PROJECT PLANNER:** Rami Talleh

Dear Applicant:

Your application was acted upon by the Zoning Administrator of the City of Huntington Beach on October 22, 2003 and your request was Conditionally Approved. Included in this letter are the Conditions of Approval for this application.

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 Four Hundred Nine Dollars (\$409.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Sixty Three Dollars (\$1,063.00) 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.

The last day for filing an appeal and paying the filing fee for the above noted application is November 3, 2003.

Provisions of the Huntington Beach Zoning and Subdivision Ordinance are such that any application becomes null and void one (1) year after the final approval, unless actual construction has begun and the use has been established.

You are hereby notified that you have 90 days to protest the imposition of the fees described in this Notice of Action. If you fail to file a written protest regarding any of the fees contained in this Notice, you will be legally barred from later challenging such action pursuant to *Government Code* §66020.

**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 the use consists of a temporary horse-riding arena.

**FINDINGS FOR APPROVAL - TEMPORARY USE PERMIT NO. 03-03:**

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 of the ZSO, including the following objectives, policies, and implementation program:
  - RCS 1.1: Encourage recreational opportunities unique to Huntington Beach, which will enhance visitation and economic development.
  - RCS 1.1.1: Provide leisure opportunities through programs and activities that serve the general population as well as the specialized needs of the disabled, children, and elderly.
  - I-RCS 3: Develop specialized programs for those physically or developmentally disadvantaged that are unable to integrate into mainstream programs.
2. Approval of the application for a temporary 120 ft. by 90 ft. horse-riding arena adjacent to the Huntington Central Park Equestrian Center (HCPEC) 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. Currently, the Therapeutic Riding Center operates in one of the arenas located in the HCPEC. The proposed temporary arena will only be used during times when

the equestrian center arenas are not available. The temporary arena will be an ancillary use to the HCPEC and will be supported by existing parking, drainage, storage, and stable facilities. The proposed temporary arena will not increase any demands in parking or result in an increase in the number of horses within the HCPEC.

**CONDITIONS OF APPROVAL – TEMPORARY USE PERMIT NO. 03-03:**

1. The site plan, floor plans and elevations received and dated July, 3, 2003 shall be the conceptually approved layout with the following modifications:
  - a. The chain link fence surrounding the horse-riding arena shall be reduced to 42 inches in height. The fence shall be vinyl coated and hunter green in color.
  - b. A 5 ft. separation shall be provided between the horse-riding arena and the vinyl coated chain link fence except for the staging area in front of the arena.
  - c. The location of the chain link fence shall be consistent with the plan labeled “Alternative 1” dated October 15, 2003, and maintained in case file DRB 03-44.
2. Prior to issuance of grading permits, the following shall be completed:
  - a. A Grading plan and Erosion control plan both prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. **(PW)**
  - b. An analysis shall be made to determine that the existing underground storm drain pipe crossing the site has sufficient strength (D-Load) to support the weight of the proposed added fill over it. **(PW)**
  - c. Landscaping and irrigation plan shall be prepared by a licensed Landscaped Architect and submitted to the Public Works Department for review and approval. The landscaping materials chosen shall provide stabilization and erosion control of all disturbed ground surface areas outside the arena. **(PW)**
  - d. The Water Quality Management Plan (WQMP) dated October 26, 2001, for the Huntington Central Park Equestrian Center shall be amended as necessary to include the proposed therapeutic riding center. The amended WQMP shall be signed by all appropriate parties. **(PW)**
3. The use shall comply with the following:
  - a. The temporary arena shall be allowed to operate for a five year period beginning on the date the use commences.
  - b. Hours of operation shall be limited to between 8 AM and sunset, Monday through Saturday.

- c. Only the uses described in the narratives received and dated on July 3, 2003, and September 5, 2003, shall be permitted.
  - d. The temporary arena shall only be used by the Therapeutic Riding Center.
  - e. When not in use the temporary arena shall be locked.
  - f. A sign shall be posted at the entrance of the temporary facility stating that the arena is for the exclusive use of the Therapeutic Riding Center.
  - g. The Use shall comply with the conditions of approval of Entitlement Plan Amendment No. 98-12.
4. The site shall be returned to its natural state after the use has been removed. If determined necessary by the Planning Department, the grade shall be returned to its original state.
  5. The Planning Director ensures that all conditions of approval herein are complied with. The Planning Director shall be notified in writing if any changes to the site plan, elevations and floor plans are proposed as a result of the plan check process. Building permits shall not be issued until the Planning Director has reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the Huntington Beach Zoning and Subdivision Ordinance.
  6. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.

The Planning Department will perform a comprehensive plan check relating to all Municipal Code requirements upon submittal of your completed structural drawings.

Please be advised that the Zoning Administrator reviews the conceptual plan as a basic request for entitlement of the use applied for in relation to the vicinity in which it is proposed. The conceptual plan should not be construed as a precise plan reflecting conformance to all Code requirements.

It is recommended that you immediately pursue completion of the Conditions of Approval and address all requirements of the Huntington Beach Municipal Code in order to expedite the processing of your total application.

Temporary Use Permit No. 03-03  
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I hereby certify that Temporary Use Permit No. 03-03 was Conditionally Approved by the Zoning Administrator of the City of Huntington Beach, California, on October 22, 2003, upon the foregoing conditions and citations.

Very truly yours,



Mary Beth Broeren  
Zoning Administrator

MBB:RT:rmk

xc: Property Owner

THERAPEUTIC RIDING CENTER  
EXISTING ARENA





Oct. 6, 2011

City of Huntington Beach  
Director of Community Services  
2000 Main Street  
Huntington Beach, Ca. 92648

Dear Mr. Doninguez,

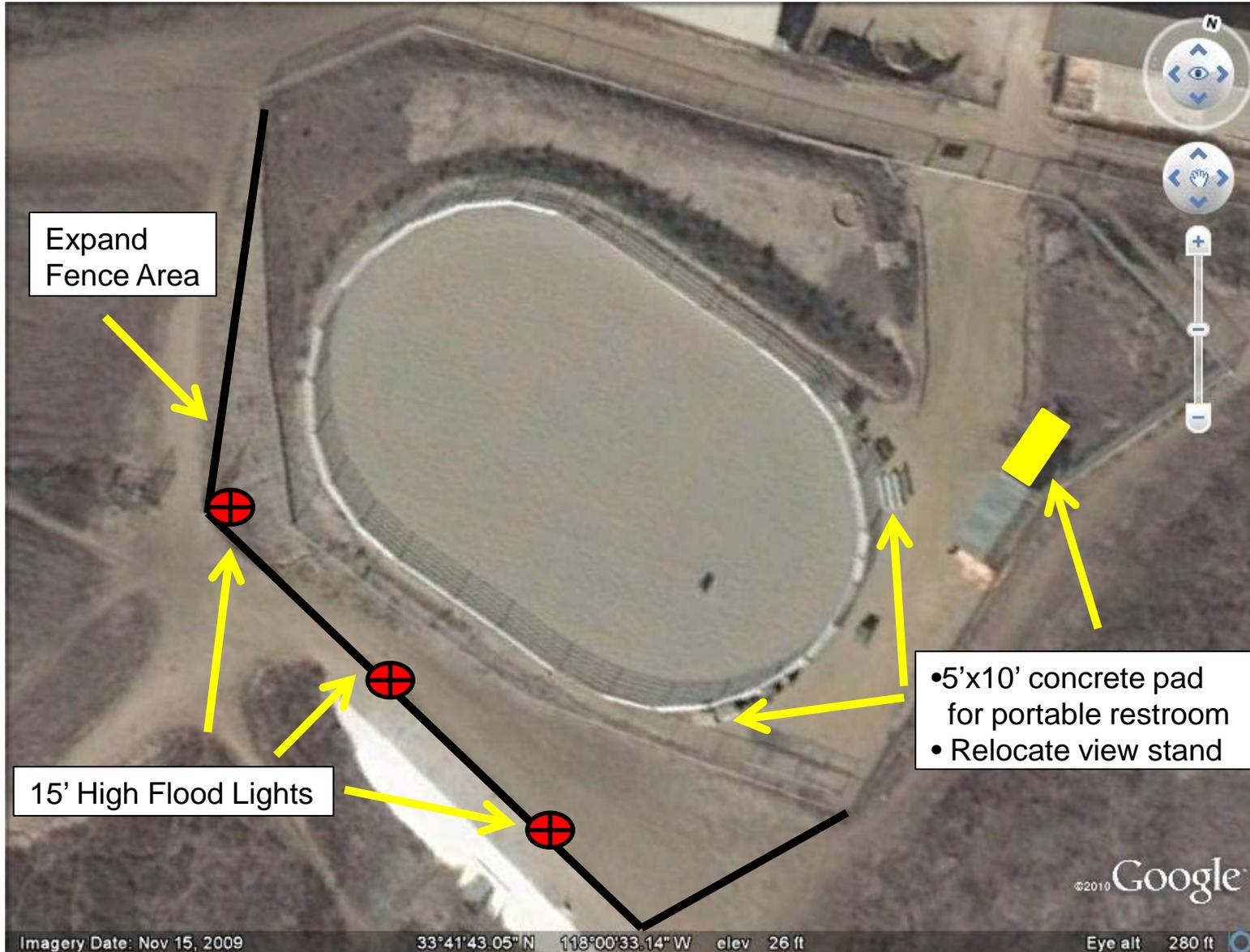
The Therapeutic Riding Center of Huntington Beach has been in operation since the early '90s. In those last 20 years we have helped hundreds of handicapped children and adults overcome the constraints of their disabilities. We have used the arenas of the Huntington Central Park Equestrian Center for most of that time. For the last seven years we have been operating out of an area adjacent to the Central Park Equestrian Center. We have been operating our program in a first class manner, at this location under the conditions of a Temporary Use Permit which was received October 23, 2003. We understand that there is another location in Central Park that has been identified as a future location for the Therapeutic Riding Center within the currently approved Master Plan for Central Park. While we would very much like to expand our program in the future and utilize the area previously designated, we feel that the current location is meeting our needs. To utilize the previously designated area would take an enormous amount of money to build out a facility and maintain it. We are not at that point and I do not see that happening in the near future. Therefore we need to make some modifications to the current site to make this a more permanent location.

We understand that we have to go through the city process, which may include a change in the Central Park Master Plan and also changing our current entitlement from a Temporary Use Permit to a Conditional Use Permit.

I would be glad to meet with you to provide any additional information you require, but in the meantime, if you could provide me with the necessary steps, it would be greatly appreciated.

Sincerely,  
David Quatman  
President of Therapeutic Riding Center of Huntington Beach

# THERAPEUTIC RIDING CENTER PROPOSED IMPROVEMENTS



# THERAPEUTIC RIDING CENTER CURRENT AND PROPOSED MASTER PLAN DESIGNATION

