

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

**MEETING DATE:** June 10, 2015

**SUBMITTED TO:** COMMUNITY SERVICES COMMISSION

**SUBMITTED BY:** JANEEN LAUDENBACK, DIRECTOR OF COMMUNITY SERVICES

**PREPARED BY:** DAVID C. DOMINGUEZ, FACILITIES DEVELOPMENT &  
CONCESSIONS MANAGER

**SUBJECT:** HUNTINGTON CENTRAL PARK - PERMANENT PUBLIC PARKING  
LOT

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**STATEMENT OF ISSUE:**

Commission previously approved the concept of a permanent parking lot in Central Park, located northeast of Goldenwest Street and Talbert Avenue. Based upon direction from Commission, staff has worked on design concepts utilizing the general area of the existing temporary parking lot. Staff will present concept plans for Commission review. No action is being asked as part of the review. Commission will be asked to approve the layout as part of a future public input meeting.

**FUNDING SOURCE:**

Park Acquisition and Development Fund

**RECOMMENDED ACTION:**

No action is being requested at this time. The purpose of the presentation is to determine a preferred concept. The project will be presented for Commission action at a future meeting as part of a public input meeting. Per the public input meeting process, residents and property owners within the vicinity of the park, will be notified.

**ANALYSIS:**

In 1999, City Council approved the Huntington Central Park Master Plan of Recreation Uses which includes the concept of a public parking lot within an approximate 14-acre undeveloped area on the west side of the park. (Attachment 1 and 2)

The west side of Central Park is supported by three permanent parking lots – one located adjacent to Goldenwest Street and the disc golf course and one located near the group picnic shelter and Kathy May's café. There are also a number of parking stalls for the public located in the middle of Central Park Drive. While it is not identified for exclusive use, the lot adjacent to Goldenwest is mainly used by visitors of the disc golf course and is often at capacity. The parking lots near the picnic shelter and on Central Park Drive are also at capacity on the weekends and during events such as cross country meets.

Increased business and expanded hours of operation at Kathy May's Café has also placed additional demands on these lots. There will also be a 224 space parking lot constructed for the new senior center. This lot however, was sized to meet the entitlement requirements for the senior center.

Because of the growing number of events in the park and the increase in attendance, the construction of a permanent parking lot for the west side of Central Park was approved by the Commission and City Council as part of the 2013/2014 Capital Improvement Project budget. To initiate the project, staff worked with a design consultant to develop a plan for a permanent parking lot located in the undeveloped area generally depicted in the Master Plan of Uses - between the Shipley Nature and the new senior center and just to the east of the developed portion of the park. The proposed lot included 154 parking spaces, four (4) bus parking spaces, a combination passenger drop-off/parking area and a plaza/public gathering area. (Attachment 3) Staff presented the plan at the February 12, 2014 Commission meeting.

Commissioners expressed concern over the location and the overall area of the park that would be taken up for the lot. Commission however did approve of the concept of a permanent parking lot but, added as part of its motion that the plan be revised to reduce the number of spaces in the lot and the overall area utilized. There was also a feeling that the area of the existing temporary lot be utilized for a permanent parking lot since it is already being used for that purpose. Based upon the comments and direction from Commission, staff prepared a revised conceptual layout, which was presented at the April 8, 2015 meeting. (Attachment 1)

While the Commission felt that the revised concept was an improvement over the original design, several questions and concerns arose and staff was asked to bring back four concepts for further review. The elements of the four concepts are:

- 1) Keep the temporary lot in its current configuration but with asphalt paving and striping.
- 2) Re-surface the lot with asphalt and striping and provide a drive way connection to the signalized entrance at Talbert Ave and Goldenwest.
- 3) Re-surface the lot with asphalt and striping and provide a drive way connection to the signalized entrance at Talbert Ave and Goldenwest and add a bus turnaround and passenger drop off area from the lot towards the Shipley Nature Center Entrance.
- 4) Provide a concept for bus pocket parking and passenger drop-off on the Westside of Goldenwest Street.

Concept #1 – This option will not change the function of the existing lot. Improvements would be limited to resurfacing the area with asphalt and striping parking stalls.

Concept #2 – Same improvements as Concept #1 but, with the addition of a connection to the driveway currently under construction for the senior center project. This concept would provide for ingress and egress at a signalized intersection.

Concept #3 – This concept would include the improvements identified in Concept #2 and add an approximate 225' drive aisle leading to a passenger drop off and bus turnaround toward the entrance of the Shipley Nature Center.

Concept #4 – This concept would limit improvements to paving and striping the existing lot, with no connection to the new driveway and without the passenger drop off/bus turnaround. Goldenwest Street and a portion of the park to the east of the Shipley Nature Center.

Concept # 5 – Although not directed by Commission, staff came up with a possible 5th concept: asphalt and stripe the existing lot and add the passenger drop off/bus turnaround but with no connection to the new driveway.

A summary of benefits and issues for each of the concepts is provided on Attachment 2.

Each of the concepts above will require additional review and approvals by both the Community Services Commission and City Council since a permanent parking lot will constitute an update to the Central Park Master Plan. As previously reported to Commission, the approved Master Plan of Uses for Central Park included a parking lot in the general location of the area being proposed. (Attachment 3) The parking lot will also be subject to public review before the Community Services Commission as part of a Public Input Meeting.

The revised layout uses the area of the temporary parking lot – connecting it to the driveway access off of the intersection at Talbert and Goldenwest Street. When striped, it will provide approximately 50 spaces. The two ADA spaces that were recently created will be surfaced along with the other parts of the lot and remain in place. The plan also includes a driveway leading to a bus and passenger drop off/turnaround toward the entrance of Shipley Nature Center. Connecting the south end of the parking lot will create a safer ingress/egress by allowing cars to enter and exit the lot at a signalized intersection. The drop off and bus turnaround will also assist the Friends of Shipley Nature Center with their programming needs.

The entitlement process for any of the concepts (or any version thereof) will require a Conditional Use Permit and Design Review Board approval. Staff will also complete an Environmental Assessment Form through the Planning Department in order to determine the appropriate environmental review under CEQA. Additionally, the project will be subject to the mitigation measures applied to the 14-acre undeveloped area per the 1999 Master Plan of Recreation Uses for Central Park. (EIR No. 99-1) As such, the proposed lot, turnaround area and other hardscape improvements will be subject to provide

enhance raptor foraging habitat at a 1:1 ratio of acreage utilized for the project. Should the concept of the lot be approved, staff will work with a certified biologist to develop a plan to create the foraging habitat per the required protocol.

**ENVIRONMENTAL STATUS:** Project will be subject to the conditions of EIR No. 99-1 and the appropriate CEQA process as determined by the Environmental Assessment process.

**ATTACHMENT(S):**

1.	April 8, 2015 Staff Report
2.	Parking lot concept per the approved Master Plan of Uses for Central Park
3.	Assessment of Concepts Central Park Permanent Parking Lot

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