



(745)

**MINUTES
REGULAR MEETING
COMMUNITY SERVICES COMMISSION**

Wednesday, February 12, 2014
6:00 p.m.
City of Huntington Beach
Civic Center Council Chambers
2000 Main Street
Huntington Beach, CA 92648

Chairman Tomaino called the meeting to order at 6:05 p.m. and Commissioner Rechsteiner led the Pledge of Allegiance.

MEMBERS PRESENT: Albert Gasparian; David Hubbard; Bridget Kaub; Jay Kreitz; Roy Miller; Brian Rechsteiner; Nick Tomaino; Norm Westwell

MEMBERS ABSENT: Paul Burkart (excused)

STAFF PRESENT: David Dominguez; Janeen Laudenback; Michelle Roesner

PRESENTATIONS: None.

MINUTES:

Motion: Moved by Commissioner Rechsteiner, seconded by Commissioner Kaub to approve the Community Services Commission minutes as amended for November 13, 2013

Ayes: Gasparian; Hubbard; Kaub; Miller; Rechsteiner; Tomaino; Westwell

Absent: Burkart

Abstain: Kreitz

Motion passed. (7-0-2)(Arrived Late)

ORAL COMMUNICATIONS:

Tom Livengood, Vice President of Friends of Shipley Nature Center, informed the commission that approximately 10,000 students visit the nature center in school programs. The current lot has inadequate number of parking stalls or an area for the buses to turn around. The conceptual plan will address many concerns and issues with the temporary lot.

Steve Albert, A 33-year resident who lives 100 ft from the park, enjoys the open space and feels a parking lot will take away from the enjoyment of the park. He stated the area where the proposed lot will be is the only greenbelt and open space area in the park.

Shari Engel, a 25-year resident and volunteer at Shipley Nature Center remarked on how she has had to string lights and glow sticks along the walkway from the temporary lot to the entrance of Shipley to guide people at evening events. She has called the police on one occasion and they were unable to locate the center, and is concerned in a real emergency first responders might not find the center. She is concerned about the safety in the temporary lot as there is no lighting and it is isolated.

Jean Nagy Board member of Friends of Shipley for 12 years, addressed the issue with plants and trees dying at the boundary of the parking lot caused by concrete dust. She has trouble directing people to Shipley and feels they lose visitors due to being difficult to locate.

Ann Anderson, a 7-year resident and volunteer at Shipley, stated the temporary lot with the concrete dust is a hazard to people, animals and plants. The conceptual lot would allow for easier and safer access for the elderly and small children. She believed the conceptual plan will make the area more attractive and easier for people to find Shipley Nature Center.

Steve Engel, 25-year resident, drove around Central Park and noticed other developed areas have easily accessible parking lots, with enough parking to accommodate the visitors. The need for a lot was identified in the 1999 conceptual plan and now that there is funding should be completed.

Mary Albert, 33- year resident, does not want to see the park change. She enjoys walking through the park and watching the wildlife and children playing. She stated Mesa View School uses this area of the park for PE class. She feels there is adequate parking along Central Park Drive and the Sports Complex.

Fritz Koeppe, 33-year resident, and docent at Shipley Nature Center, last Saturday lead a tour of blind veterans who had to walk a 10th of a mile to get to the center, and feels

this is a far distance for people with disabilities. As the population ages it is more and more important to have our public areas accessible to all.

DIRECTOR ITEMS: Dave Dominguez notified the Commission of the new Ordinance No. 3983, that changes the at-large members to City Council Appointment positions. On January 31, 2014 the Ordinance was read into the record for the 2nd time, making the effective date March 3, 2014. A copy of the new Ordinance was given to the commissioners.

PUBLIC INPUT MEETING:

Huntington Central Park New Public parking Lot – Dominguez reiterated to the Commission and public that the project was previously presented to the Commission at the November 13, 2013 meeting as an introduction item. He added the project is not tied to the new senior center. There have been parking concerns in the area of the park for many years, especially since the opening of Kathy May's Lakeside Café

Dominguez reported meeting notices were mailed to residents and businesses located within 500' from the park boundary, posted on the City website and advertised in the local paper. He explained that in 1999, City Council approved the Huntington Central Park (HCP) Master Plan of Uses, which includes a public parking lot within the 14-acre undeveloped area northwest of Goldenwest St. and Talbert Ave. He indicated the existing parking lots in the park are often at capacity, especially on weekends and during large events. He presented a conceptual plan providing details on the number of parking stalls, landscaping aspects, and explained the proposed lot would allow for better turn-around of busses, provide ADA parking and bridge the access to the amenities located on the west side of the park.

Dominguez stated the conceptual plan would still have to go through the entitlement process, which includes a Conditional Use Permit (CUP), approval from the Design Review Board and Planning Commission. All mitigation measures identified in the 1999 Central Park Environmental Impact Report (EIR) relating to the proposed area and the parking lot would need to be met. He added the City would work with an environmental firm for compliance with the mitigation measures and identify appropriate areas in the park to serve as enhanced raptor foraging habitat. He also informed the Commission that the public would have additional opportunities to comment on the conceptual plan through the entitlement process.

Westwell asked how many people attend cross country events and if they are out-of-town school. Dominguez stated approximately 100-500 people attend the meets and most are local schools. Westwell asked if the conceptual plan changes the intensity level of the location. Dominguez stated a parking lot does not constitute a change in the

intensity level of an area and it will remain classified as a low-intensity area in the Huntington Central Park Master Plan of Uses. Westwell would be interested in seeing other plan ideas including one that shares a parking lot with the Senior Center, as not to “over park” the area. Westwell asked if there are other means to fund the project such as revenue from “Inside the Outdoors” or by having metered or paid parking. Dominguez informed Westwell that the city does not receive any funding from “Inside the Outdoors” and there has been no discussion regarding paid parking measures. Westwell also stated his concern that the area between Goldenwest Street and the driveway and parking lot would become useless space and would no longer service the public as an open space or park area, and might in the future be built upon. Dominguez stated that open space would be preserved and in this plan and any building in the future would have to go through the same process as the current conceptual plan.

Kaub asked for clarification regarding the 1999 HCP conceptual plan and whether or not the plan had a parking lot. Dominguez informed the 1999 HCP did have a parking lot. Kaub stated that the current Senior Center has approximately 80 stalls and only one day a week is heavily used and fears a projected 220 stalls for the new Senior Center plus the 100 parking spaces provided in the conceptual plan will be excessive. Kaub has an appreciation for both the need for the parking lot and the importance of preserving our open space.

Gasparian asked for clarification regarding the street improvements and signal entrance proposed in the conceptual plan and if that section has been approved. Dominguez stated that section of the conceptual plan has been approved by Council. Gasparian asked if the acreage used to create the parking lot will be greater than the current temporary lot. Dominguez informed the commission the conceptual plan uses more acreage than the temporary lot.

Miller asked how many stalls are in the temporary lot and if the city received a cost estimate for the project. Dominguez stated the temporary lot hold 30-45 vehicles, but has no designated stalls. There is no estimate of cost at this time and will be provided in three (3) phases, the first being the roadway and parking lot, the second the plaza and landscaping, and the third the street improvements and driveway to provided a signal entrance and exit. The third phase may not be needed if the Senior Center progresses, but we will receive an estimate incase that project is not completed. Miller asked if the Senior Center will be rented out for weddings and other big events that would benefit from a larger lot. Dominguez stated rentals were possible. Miller voiced his interest in seeing other options and believes a dual-shared lot with the Senior Center should be researched.

Kreitz stated he appreciated the comments by the Shipley Nature Center Volunteers and they spoke eloquently regarding the need for disabled access to the center. He is concerned that taking open space or park land that we can never get back. He

suggested that the temporary lot be paved and used as a handicap and bus parking only and other visitors could park across the street. He agreed that a dual-shared lot with the Senior Center should be considered first. Kreitz asked Dominguez if the city has suitable parkland for the population. Dominguez informed Kreitz that the City is meeting the standard of 5 acres per 1000 residents.

Hubbard stated he understood that the Senior Center is locked into the number of parking stalls that must be provided due to building codes, and asked if there was vehicle, state, or city code that established how much space is provided in a parking lot for bus accessibility and/or turning radius and if the proposed lot was just inside those requirements or exceeded them. Dominguez stated there are no standards for parking lots in parks in terms of number of spaces, but this plan takes into account the contour of the land, and getting people closer to the developed portions of the park.

Rechsteiner stated the Friends of Shipley Nature Center have done a great job attracting visitors to the nature center. He stated that he did not agree that parking at the Sports Complex is a good alternative, and believes the conceptual plan that uses the signal light at Talbert and Goldenwest as the entrance is a great improvement. Rechsteiner asked if the area closest to Goldenwest would stay open space. Dominguez stated that area would remain open land and could be used as a raptor foraging area.

Westwell asked if there have been any alternatives studied and if the section between the parking lot and Goldenwest Street is used as raptor foraging will the public be able to access and transverse it. Dominguez explained the expansion of the temporary lot was looked into but not to the same level as the current conceptual plan. He also stated that per his understanding, a raptor foraging habitat would not be accessible by the public. Westwell asked for clarification regarding adequate park land for our population and if that number included school land as park land and if the standard was a county or state standard. Dominguez stated the city has a standard that follows the Quimby Act of 5 acres per 1000 residents, and currently, not including school land the City, is exceeding that ratio.

Tomaino stated he sees a need for parking but agrees there are many issues with the conceptual plan presented. He is concerned the current ingress/egress is dangerous and crossing the street is not a good alternative. He stated his concern with losing open park space.

Rechsteiner made a motion to approve the recommended action and discussion followed.

Kaub agreed parking is needed but this presented conceptual plan is not one she would agree upon. Janeen Laudenback informed the commission they could vote to approve the concept of a parking lot needed for Shipley Nature Center, which would enable staff

to return at a later date with a different conceptual plan. Rechsteiner verified they could vote to approve a parking lot as a concept but not the plan as presented.

Motion: Rechsteiner moved to accept the conceptual plan as presented.

Ayes: Rechstiner/ Tomaino

No: Hubbard/Miller/Gasparian/Kaub/Westwell/Kreitz

Motion failed

Motion: moved by Kaub to approve the concept for parking in the recommended area of Central Park with a reduction in the overall parking spaces and area presented.

Motion passed (7-1, Krietz-no)

Westwell noted that he was unhappy with the motion and wanted to see multiple alternative parking lot plans.

ADMINISTRATIVE ITEMS: - None

INFORMATIONAL ITEMS:

Sea wall repair- Dominguez informed that the sea wall repair at Bluff Top Park has been completed.

Bartlett park- the city received approval from California Fish and Game to trim the trees and remove non-native plants from the area. There was a clean-up day with volunteers that was very successful and more have been scheduled for the future.

South Beach Parking Lot- the Parking lots are being repaved and will be done in sections. The area improved was between Beach Blvd and the foot bridge. No work will be done during the summer months but will commence in fall.

Lake Park Clubhouse,- work has begun on the clubhouse. The focus has been on the kitchen, which was gutted, a new floor has been laid throughout the clubhouse, new windows installed and new paint will complete the project. The replacement of tables and chairs is being looked into.

Worthy Park - the parking lot will be finished for Little League Opening day, but the snack bar will not be completed and no construction will be performed during the

baseball season. The Huntington Valley Little League President has been notified and is making arraignments.

WRITTEN COMMUNICATIONS: - None

COMMISSION COMMITTEE REPORTS: None.

COMMISSION AND STAFF COMMENTS:

Rechsteiner commented that he was disappointed that Council Members did not speak to them prior to the Ordinance change or after to get input from the Commission and asked how we are to proceed from here. He has enjoyed his time on the Commission and feels they have done good work together and is proud of what they have accomplished.

Tomaino thank everyone and stated he has enjoyed his time on the commission and wished everyone success in future projects.

Commissioners thanked staff for their service.

ITEMS DISTRIBUTED TO COMMISSION: None.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:06 p.m.

Submitted by:

David C. Dominguez, Secretary, Community Services Commission

By: Michelle Roesner, Recording Secretary