

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

MEETING DATE: NOVEMBER 13, 2013

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

STATEMENT OF ISSUE:

The approved Central Park Master Plan of Uses includes the concept of a public parking lot within a 14-acre undeveloped portion of the park northwest of Goldenwest Street and Talbert Avenue. Staff has worked with a landscape architect to develop a conceptual plan for the parking lot. The plan will be presented by staff for Commission and public input.

FUNDING SOURCE:

Park Acquisition and Development Fund

RECOMMENDED ACTION:

No action is being requested at this time. Commission will be asked to form a recommendation to City Council for approval of the parking lot plan at a future meeting.

ALTERNATIVE ACTION:

Do not approve the conceptual west parking lot plan as presented and direct staff on how to proceed.

ANALYSIS:

In 1999, City Council approved the Huntington Central Park Master Plan of Recreation Uses which includes a public parking lot within an approximate 14-acre undeveloped area on the west side of the park. (Attachment 1) The existing parking lots in the park are often times at capacity – especially on weekends and during large events. The resurgence of Shipley Nature Center has also increased visitation on the west side of the park. Through the efforts of the Friends of Shipley Nature Center, the facility has realized increased drop-in attendance. In addition, docent tours and education programs such as Inside the Outdoors at Shipley has increased the number cars and buses utilizing the existing parking lots. Previous city councils realized the needs of Shipley and other park

uses and in 2005 they approved a temporary parking lot also within the 14-acre area immediately to the west of Goldenwest Street, north of Talbert Avenue. (Attachment 2)

The west side of Central Park is supported by two 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.

Due to the increase in park activity and the increased popularity and programming at Shipley Nature Center, staff requested funding to pursue the construction of a permanent parking lot in Central Park. Both Community Services Commission and City Council approved funding for the project as part of the Capital Improvement budget. Staff has worked with an on-call architectural firm to develop a conceptual plan for the permanent lot.

The proposed project location is bounded by developed park to the west, Shipley Nature Center to the north, undeveloped parkland and Goldenwest Street to the east and undeveloped parkland and the disc golf course to the south. Note: The undeveloped area between the proposed lot and the disc golf course has also been approved as the location for the senior center project. (Attachment 3)

In developing the concept plan, staff and the architect looked at options to construct the lot in the location of the temporary lot (attachment 4). However, developing a permanent lot in this location would be cost prohibitive. This location would require significant grading or soil import in order to deal with the contours surrounding the area. Additionally, for safety purposes, ingress/egress to the lot should be connected to the signalized intersection at Talbert and Goldenwest. Linking the area of the temporary lot to the level of Goldenwest Street would require a significant grade change in a short distance span. Placing the lot closer to the developed park to the west would reduce the amount of grading required and allow for a gradual grade change of the driveway access from Goldenwest Street to the lot. Having the lot closer to the developed park will also better serve park users and visitors to Shipley Nature Center. (Attachment 4)

Proposed Parking Lot Elements

- 105 standard parking spaces (10'x20')
- Four (4) accessible spaces
- Four (4) bus parking spaces
- 30'- wide access driveway from Goldenwest Street
- Combination passenger drop-off/parking area
- Drought tolerant landscaping
- Plaza area

- Interpretive signage
- Safety and Service Access

Entitlement and Approval Process

The conceptual plan has been reviewed by city development staff. Preliminarily, the anticipated entitlement process will require a Conditional Use Permit and Design Review Board approval. Staff is also completing 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, access driveway 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.

Based on Commission and public input, staff will work with the architect to revise the plan as needed and present the plan at a future meeting for Commission approval. While the current approved Master Plan of Recreation Uses includes a public parking lot in the area being proposed, a modification to the Master Plan of Uses is not required however, staff anticipates bringing the project to City Council for final approval. The project will also be subject to the entitlement process previously described.

Project Funding

A total of \$360,000 is budgeted in the current Capital Improvement Project budget. Funding is included for design and environmental cost and construction. It is anticipated however that elements of the project will have to be phased based upon preliminary cost estimates. Staff will work with design consultants on a phasing plan and update Commission on the process should the conceptual plan be approved.

ENVIRONMENTAL STATUS:

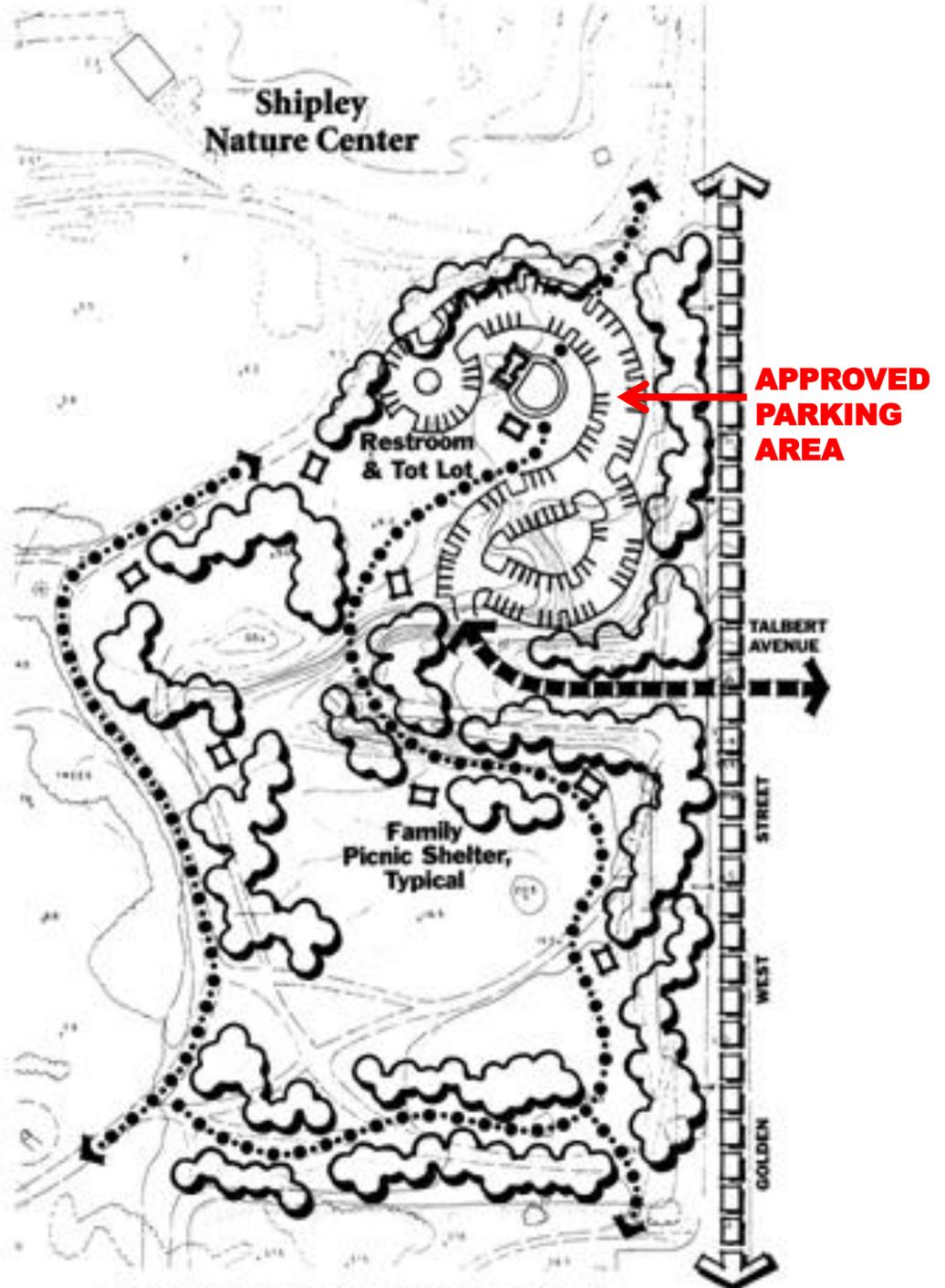
Project will be subject to the conditions of EIR No. 99-1 and the appropriate CEQA process as determined by the Environmental Assessment process.

ATTACHMENT(S):

1.	Huntington Central Park Master Plan
2.	Temporary Parking Lot
3.	Location Map
4.	HCP West Parking Lot Conceptual Plan

RCA Author: David Dominguez

Huntington Central Park Master Plan for 14-Acrea Area



Central Park Master Plan



Huntington Central Park Proposed Parking lot Location Map

