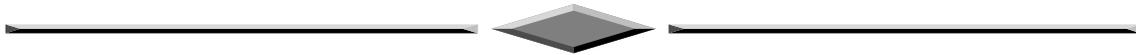


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Joanna Cortez, Assistant Planner
DATE: February 15, 2017

SUBJECT: COASTAL DEVELOPMENT PERMIT NO. 17-001/ TEMPORARY USE PERMIT NO. 16-004 (METERED PARKING SPACES)

LOCATION: 21079 Delaware Street, 92648 (at the terminus of Delaware St., south of Atlanta Ave.)



Applicant: Max Daffron, Office of Business Development, 2000 Main St., Huntington Beach, CA 92648

Property Owner: Kellee Fritzal, City of Huntington Beach, 2000 Main St., Huntington Beach, CA 92648

Request: To permit the installment of 64 temporary metered parking stalls along the City Right-of-Way for a period of five years.

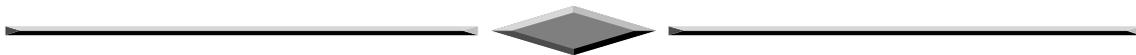
Environmental Status: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

Coastal Status: Non-Appealable

Zone: City Right-of-Way

General Plan: City Right-of-Way

Existing Use: Vacant



RECOMMENDATION: Staff recommends approval 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 15304 of the CEQA Guidelines, because the project involves a minor temporary use of land having negligible effects on the environment.

SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 17-001:

1. Coastal Development Permit No. 17-001 for the installment of 64 temporary metered parking stalls along the City Right-of-Way (ROW) for a period of five years conforms with the General Plan, including the Local Coastal Program. Completion of the project will implement the Coastal Element goal of providing coastal resource access opportunities for the public and balance the supply of parking with the demand for parking on a temporary basis.
2. The installment of 64 temporary metered parking stalls along the City Right-of-Way for a period of five years is consistent with the requirements of the CZ Overlay District, City ROW, well as other applicable provisions of the Zoning and Subdivision Ordinance and Municipal Code. The project will not result in major physical changes to the site and complies with applicable development standards including minimum parking space dimensions and minimum backup clearance.
3. At the time of occupancy, installment of 64 temporary metered parking stalls along the City Right-of-Way for a period of five years can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. All necessary infrastructure, such as roadways and utilities currently exist to serve the site. The proposed request will alleviate peak parking conditions by providing additional temporary parking opportunities.
4. The installment of 64 temporary metered parking stalls along the City Right-of-Way for a period of five years conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The project will not impede public access, recreation, or views to coastal resources.

SUGGESTED FINDINGS FOR APPROVAL TEMPORARY USE PERMIT NO. 16-004:

1. The granting of the temporary use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of ROW (City Right-of-Way). In addition, it is consistent with the following goals and policies of the General Plan:

Objective ED 3.3: Upgrade and modernize high-activity nodes and districts.

Goal UD 1: Enhance the visual image of the City of Huntington Beach.

Goal C 2: Provide coastal resource access opportunities for the public where feasible and in accordance with the California Coastal Act requirements.

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.

The proposed request to add 64 temporary public parking meters will alleviate peak parking conditions near the downtown area by providing additional parking opportunities. Additionally, upgraded landscaping will visually enhance the streetscape and neighborhood.

2. Approval of the application for the proposed temporary use will not be detrimental to property or improvements in the surrounding area or to the public health, safety or general welfare. The right of way will be aesthetically improved with permanent perimeter landscaping and a parking lot. Adequate vehicular and pedestrian public access will be provided to and from the site. The proposed temporary public parking spaces will alleviate peak parking conditions near the downtown area by providing additional parking opportunities.

SUGGESTED CONDITIONS OF APPROVAL – COASTAL DEVELOPMENT PERMIT NO. 17-001/ TEMPORARY USE PERMIT NO. 16-004:

1. The site plan received and dated January 12, 2017 shall be the conceptually approved design.
2. The Temporary Use Permit shall be permitted for a maximum of five years (2017-2021).
3. 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.
4. During demolition, grading, site development, and/or construction, the following shall be completed:
 - a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
 - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
 - c. Truck idling shall be prohibited for periods longer than 10 minutes.
 - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
 - e. Discontinue operation during second stage smog alerts.
 - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/grading activity.
5. The following condition shall be completed prior to issuance of a grading permit: At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties immediately adjacent to and across the street from within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated

timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Division

6. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes 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 pursuant to the provisions of HBZSO Section 241.18.
7. 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/green-building-guidelines-rating>).

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.