

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

TO: Zoning Administrator
FROM: Andrew Gonzales, Associate Planner
DATE: May 30, 2012

SUBJECT: ENTITLEMENT PLAN AMENDMENT NO. 12-04 (MAIN PROMENADE VALET PROGRAM AMENDMENT)

LOCATION: 200 Main Street, 92648 (east of Main Street, south of Olive Avenue)

Applicant: City of Huntington Beach, Economic Development Department, 2000 Main Street, Huntington Beach, CA 92648

Property Owner: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

Request: To permit an amendment to the operations of an existing valet parking program for the Main Promenade parking structure. The proposed amendments will (a) relocate the existing valet drop-off and pick-up areas from 3rd Street to sections of Olive Avenue (drop-off) and 3rd Street (pick-up) and (b) extend existing operating hours to 9:00 A.M. to 12:00 A.M. on Fridays and weekends and 6:00 A.M. to 12:00 A.M. for special events. The modified valet parking operations is proposed to temporarily remove three (3) on-street metered and one (1) time limited (24-minute) parking spaces on Olive Avenue and two (2) on-street metered parking spaces on 3rd Street. The drop-off and pick-up of vehicles will remain on the public right-of-way adjacent to the development and consist of a valet kiosk and waiting area.

Environmental Status: This request is covered by Categorical Exemption, Section 15304, Class 4, California Environmental Quality Act.

Zone: SP5-#1-CZ (Downtown Specific Plan – District #1 - Coastal Zone Overlay)

General Plan: M>30-d-sp-pd (Mixed Use - +30 dwelling units/acre – Design Overlay - Specific Plan Overlay—Pedestrian Overlay)

Existing Use: Main Promenade Parking Structure

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 15301 and 15304 of the CEQA Guidelines, because the project involves utilization of a portion of an existing parking garage for valet storage parking and operations involving no expansion of the use beyond which already exists, and involves the temporary use of land having negligible or no permanent effects on the environment.

SUGGESTED FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 12-04 (AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 10-09):

1. Entitlement Plan Amendment No. 12-04 to modify existing valet parking operations for the Main Promenade parking structure from 3rd Street to sections of Olive Avenue (drop-off) and 3rd Street (pick-up) conforms with the General Plan, including the Local Coastal Program. The project is consistent with the following policies:

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.

Policy – C 2.4.2(f): Replace any on-street parking lost in the coastal zone on a 1:1 basis within the coastal zone prior to or concurrent with the loss of any parking spaces.

The proposed valet parking program will serve to increase parking capacity within the downtown area by modifying existing valet vehicle parking operations for the Main Promenade parking structure. The project involves the temporary removal of three (3) on-street metered and one (1) time limited (24-minute) parking spaces on Olive Avenue and two (2) metered parking spaces on 3rd Street. The valet parking will result in a net increase in parking capacity upward of 25% within the designated level of the parking structure. The temporary net loss in on-street parking will not restrict coastal access as the spaces will be replaced within each structure at a ratio exceeding the number of parking spaces removed.

2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and Municipal Code. The existing valet parking program is located within District No. 1 (Downtown Core Mixed-Use) of the Downtown Specific Plan (SP5), which allows for parking related uses with the approval of a Conditional Use Permit (CUP). The valet parking service will be ancillary to an existing public parking facility. As conditioned, all support structures, which include the valet kiosk, waiting areas, and signage, will be located outside of any pedestrian paths and will not impede on coastal access.
3. At the time of occupancy the project can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The project is located within a previously developed site in an urbanized area with all necessary services and infrastructure available, including water sewer, and roadways.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. Public access to the beach will remain. The valet service resulting in the temporary removal of on-street parking spaces will further enhance public access by increasing overall parking capacity within the downtown area:

**SUGGESTED FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 12-04
(AMENDMENT TO CONDITIONAL USE PERMIT NO. 10-11):**

1. Entitlement Plan Amendment No. 12-04 for modifications to the operations of an existing valet parking program for the Main Promenade parking structure which includes (a) the relocation of the existing valet drop-off and pick-up areas from 3rd Street to sections of Olive Avenue (drop-off) and 3rd Street (pick-up) and (b) extending the existing operating hours from 9:00 A.M. to 12:00 A.M. on Fridays and weekends and 6:00 A.M. to 12:00 A.M. for special event will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The valet parking program will continue to increase parking capacity within the downtown area by allowing additional parking opportunities thereby assisting in the mitigation of parking shortages experienced during peak parking conditions (i.e., summer months, special events, and holidays). The project, as modified by conditions of approval, will provide adequate circulation and vehicle queuing as not to significantly impact the local street system or parking operations within the parking structure. The storage of vehicles will be located within the lower level of each parking structure within a partially enclosed area sufficiently buffered to adjacent sensitive land uses. The drop-off/pick-up of vehicles is not anticipated to significantly generate additional noise within the project area.
2. The proposed modifications will be compatible with surrounding uses the valet parking program will not significantly alter existing parking operations and will maintain identical usage of the Main Promenade parking structure. The modifications to the existing valet parking program will maintain the overall parking capacity of the structure. The proposed hours of operation of the program will occur during times the parking structure is operational. No significant changes will occur with the modifications to the existing valet service, which is limited to adjustments in the overall usage of time-limited and metered on-street parking spaces including the overall operations of the parking structure.
3. The modified Main Promenade valet parking program will comply with the provisions of the base zoning district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The project will not result in major physical changes to the parking structure. As conditioned, the project complies with all aspects of the SP5 (Downtown Specific Plan) including parking, vehicular circulation, and setbacks. Valet parking operations are permitted within the SP5 with the approval of a CUP.
4. The granting of the entitlement plan amendment will not adversely affect the General Plan. It is consistent with the Land Use Element designation of M>30-d-sp-pd (Mixed Use – +30 dwelling units/acre – Design Overlay – Specific Plan Overlay – Pedestrian Overlay) on the subject property. In addition, it is consistent with the following goal, objectives, and policies of the General Plan:
 - A. Circulation Element
 - Goal CE 5: Provide sufficient, well designed and convenient on and off street parking facilities through the City.
 - Objective CE 5.1: Balance the supply of parking with the demand for parking.
 - Policy CE 5.1.1: Maintain an adequate supply of parking that supports the present level of demand and allow for the expected increase in private transportation use.

B. Coastal Element

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.

C. Noise Element

Policy N 1.4.3: Require that the parking areas of all commercial and industrial land uses, which abut residential areas, to be buffered and shielded by walls, fences, or adequate landscaping.

The Main Promenade valet parking program will provide additional parking opportunities within the downtown area. During the summer months the demand for parking results in shortages that force beach/downtown visitors to park within adjacent residential neighborhoods. The existing valet parking program allows the existing parking facility to increase overall parking capacity which helps meet demand. As conditioned, the valet parking program is not anticipated to significantly generate additional noise or circulation impacts associated with valet operations (i.e., vehicle queuing, drop-off/pick-up, and storage).

SUGGESTED CONDITIONS OF APPROVAL - ENTITLEMENT PLAN AMENDMENT NO. 12-04:

1. The site plan and floor plans received and dated May 3, 2012, shall be the conceptually approved design.
2. The valet operations shall comply with the following (Main Promenade only):
 - a. Outdoor valet hours of operation shall be limited between to the following:
 - i. Monday-Thursday: 5:00 P.M. and 11:00 P.M.
 - ii. Friday-Sunday: 9:00 A.M. and 12:00 A.M.
 - iii. Special/Major Events: 6:00 A.M. and 12:00 A.M.
 - b. Prior to (10-days minimum) commencement of the outdoor valet services each year, a schedule (dates) with valet operating hours for special/major events to occur in that year shall be submitted to the Planning Division for review and approval.
3. All conditions of approval required under Coastal Development Permit No. 10-09 and Conditional Use Permit No. 10-11 shall remain valid, with exception of Condition No. 3(a) and 3(b) for the Main Promenade valet parking program, as modified herein.

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.