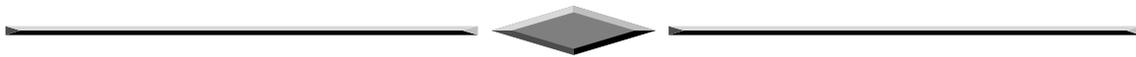


**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Kimo Burden, Planning Aide  
**DATE:** May 31, 2017

**SUBJECT:** **CONDITIONAL USE PERMIT NO. 16-033 / COASTAL DEVELOPMENT PERMIT NO. 16-017 (TEMPORARY PARKING LOT)-CONTINUED FROM MAY 17, 2017**

**LOCATION:** 131 Orange Avenue, 92648 (southwest of the intersection of 1<sup>st</sup> Street and Orange Avenue)



**Applicant/  
Property**

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

**Request:** To permit the temporary installment of 44 vehicle stalls with pay stations on a vacant 0.645 acre lot for a period of five years.

**Environmental**

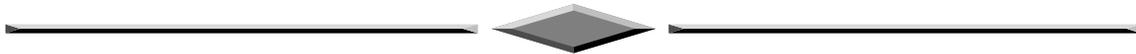
**Status:** This request is covered by Categorical Exemption, Section 15304, Class 4, California Environmental Quality Act.

**Coastal Status:** Non-Appealable

**General Plan:** MV-F6-25-sp-pd (Mixed Use Vertically-Integrated Housing-Maximum floor area ratio of 2.0-Maximum of 25.0 dwelling units per net acre-Specific Plan Overlay-Pedestrian District Overlay)

**Zone:** SP5-CZ (Downtown Specific Plan-Coastal Zone Overlay)

**Existing Use:** Vacant lot



**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 - CONDITIONAL USE PERMIT NO. 16-033:**

1. Conditional Use Permit No. 16-033 to permit the temporary installment of 44 vehicle stalls with pay stations on a 0.645 acre lot for a period of five years, 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 site is located in District One of the Downtown Specific Plan which promotes visitor-serving mixed use commercial and residential development as such the installation of the temporary parking lot. The new temporary parking lot will assist in activating the area since the site is currently a vacant lot. Additionally, the proposed temporary parking lot will provide additional parking opportunities in downtown and will help alleviate peak parking conditions that currently exist near the downtown area. Furthermore, the temporary parking lot will provide additional landscaping around the perimeter of the site and an eight ft. high block wall will be installed along the west property line providing a buffer area between the adjacent residential properties to the west.
2. Conditional Use Permit No. 16-033 to permit the temporary installment of 44 vehicle stalls with pay stations on a 0.645 acre lot for a period of five years will be compatible with surrounding uses because the site will be aesthetically improved with a landscaped buffer around the perimeter of the site and an eight ft. high block wall will be installed near the adjacent residential properties to the west. Adequate vehicular and pedestrian access will be provided to and from the site. Additionally, the proposed temporary public parking spaces will alleviate peak parking conditions near the downtown area by providing additional parking opportunities.
3. The proposed temporary installment of 44 vehicle stalls with pay stations on a 0.645 acre lot, for a period of five years will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance and District One of the Downtown Specific Plan. The Downtown Specific Plan Guidelines and Strategies calls for vacant lots within the downtown area to be utilized as parking lots for an interim use until the property is developed. The construction of a temporary parking lot at the project location would assist in achieving this goal and strategy of the Downtown Specific Plan. Temporary parking lots are permitted in the Downtown Specific Plan zoning district subject to approval of a Conditional Use Permit and Coastal Development Permit.
4. The granting of Conditional Use Permit No. 16-033 for the temporary installment of 44 vehicle stalls with pay stations on a 0.645 acre lot for a period of five years will not adversely affect the General Plan. It is consistent with the Land Use Element designation of M->30-sp-pd (Mixed Use - >30 du/ac – Specific Plan Overlay – Pedestrian Overlay). 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 temporary installment of 44 vehicle stalls with pay stations will alleviate peak parking conditions within the downtown area by providing additional parking opportunities. Additionally, upgraded landscaping and an eight ft. high block wall near the residential uses to the west will visually enhance the streetscape and neighborhood.

**SUGGESTED FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 16-017:**

1. Coastal Development Permit No. 16-017 to permit the temporary installment of 44 vehicle stalls with pay stations on a 0.645 acre lot 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 temporary installment of 44 vehicle stalls with pay stations on a 0.645 acre lot for a period of five years is consistent with the requirements of the CZ Overlay District, as 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, the temporary installment of 44 vehicle stalls with pay stations on a 0.645 acre lot 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 in the downtown area.
4. The temporary installment of 44 vehicle stalls with pay stations on a 0.645 acre lot 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 CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 16-033/COASTAL DEVELOPMENT PERMIT NO. 16-017:**

1. The site plan received and dated March 14, 2017 shall be the conceptually approved design with the following modifications:

- a. All dead end parking stalls shall comply with Section 231.18 (Diagram C) of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), which requires an additional 3 ft. maneuvering area adjacent to dead end parking stalls.
  - b. All parking stalls shall conform to Section 231.14 (Diagram A) of the HBZSO, which requires parking stalls to have a hairpin design and have a minimum width of 9 ft.
2. Prior to submittal for building permits, the following shall be completed:
  - a. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire, Community Development, and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
  - b. A revised site plan in accordance with Condition No. 1 shall be submitted to the Planning Division for review and approval and inclusion in the entitlement file.
3. Conditional Use Permit No. 16-033 and Coastal Development Permit No. 16-017 shall be permitted for a maximum of five years (2017-2021).
4. Upon the closure of the subject parking lot, the four on-street parking stalls lost as a result of this new parking lot (due to new curb cuts) shall be replaced at a one to one ratio in an area that would not result in the loss of any sandy beach area and within walking distance of the existing site.
5. 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.
6. 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.

7. Conditional Use Permit No. 16-033 / Coastal Development Permit No. 16-017 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
8. 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.
9. 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.
10. 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.