

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

TO: Zoning Administrator
FROM: Joanna Cortez, Assistant Planner
DATE: July 6, 2016
SUBJECT: **ENTITLEMENT PLAN AMENDMENT 16-004 (TEMPORARY PARKING METERS)**
LOCATION: 101 Walnut Avenue, 92648 (west side of Walnut Ave., north of First St.)

**Applicant/
Property**

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

Request: To amend the conditions of approval of Temporary Use Permit No. 15-001 to extend the temporary use of the site, including the addition of seven temporary public parking meters 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

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

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

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 or no permanent effects on the environment.

SUGGESTED FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 16-004:

1. Entitlement Plan Amendment No. 16-004 to amend the conditions of approval of Temporary Use Permit No. 15-001 to extend the temporary use of the site, including the addition of seven temporary public parking meters 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 original approval included a temporary building, new perimeter landscaping, and a parking lot which visually enhance the streetscape. Existing chain link fencing and vegetation was removed to activate the site and upgrade its compatibility with the neighborhood. The proposed request will no longer include the modular building, but will maintain the upgraded landscaping and establish temporary public parking meters. Significant impacts related to noise, safety, or traffic are not anticipated because the existing use operated without any reported issues and no prior complaints were received.
2. The entitlement plan amendment to amend the conditions of approval of Temporary Use Permit No. 15-001 to extend the temporary use of the site, including the addition of seven temporary public parking meters for a period of five years, will be compatible with surrounding uses because the use will utilize the existing parking lot in substantially the same manner which currently exists. The proposed public parking spaces will alleviate peak parking conditions within the downtown area by providing additional parking opportunities.
3. The proposed amendment to extend the temporary use of the site, including the addition of seven temporary public parking meters 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. No variances are requested. In addition, the proposed changes will continue to be subject to the provisions of Temporary Use Permit No. 15-001 and any additional or revised conditions adopted herein.
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-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:

Policy ED 3.2.3: Upgrade and modernize high-activity nodes and districts.

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

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

SUGGESTED ENTITLEMENT PLAN AMENDMENT NO. 16-004:

1. The site plan, floor plans, and elevations received and dated May 5, 2016 shall be the conceptually approved design.
2. The temporary use of the site, including the temporary parking meters, is valid until July 2021.

3. EPA No. 16-004 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 Planning Division a minimum 30 days prior to the expiration date.
4. The Development Services Departments and divisions (Fire, Planning & Building, 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.
5. 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.