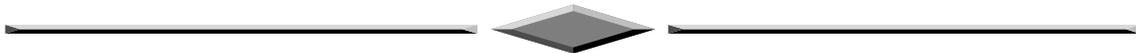


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jill Arabe, Assistant Planner
DATE: June 23, 2008

SUBJECT: CONDITIONAL USE PERMIT NO. 2010-016 (DOWNTOWN BICYCLE VALET SERVICE)

LOCATION: 155 5th Street, 92648 (northeast corner of Pacific Coast Highway and 5th Street- The Strand)



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

Property Owner: CIM Group, 6922 Hollywood Boulevard, Suite 900, Los Angeles, CA 9002

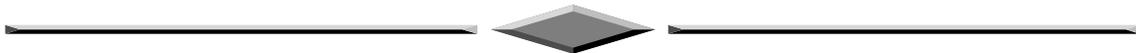
Request: To permit the establishment and operation of bicycle valet service on Tuesday nights and weekends between Memorial Day weekend and Labor Day weekend, excluding July 4th. The operation will occur within The Strand development at the mid-block plaza and two temporary 5th Street parking spaces

Environmental Status: This request is covered by Categorical Exemption, Section 15311, Class 11, California Environmental Quality Act.

Zone: SP5 – CZ (Downtown Specific Plan – District No. 3 – Coastal Zone Overlay)

General Plan: MV-F12-sp-pd (Mixed Use Vertical – 2.0 max. Floor Area Ratio – 25 du/ac max. – Specific Plan Overlay – Pedestrian Overlay)

Existing Use: Mixed Use Development



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 15311 of the CEQA Guidelines, because the project involves the

placement of temporary use items, such as bicycle racks, in generally the same location on an occasional basis within an area designed and designated for public use.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2010-016:

1. Conditional Use Permit No. 2010-016 for the establishment and operation of the bicycle valet service on Tuesday nights and weekends between Memorial Day weekend and Labor Day weekend, excluding the July 4th holiday, 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 conditional use permit will provide additional bicycle parking opportunities within the downtown area to assist in alleviating demand in bicycle parking. The project will encourage bicycle usage as an alternate mode of transportation to vehicles, specifically during periods of peak parking conditions. Based on the conditions imposed, the designated areas for bicycle valet service will not impact existing uses in the development. Adequate pedestrian access will be available around the valet areas. The locations are within temporary parking stalls and a courtyard plaza. The project will temporarily replace on-street vehicle parking stalls with designated parking areas for bicycle transportation. The project will provide for the storage of approximately 200 bicycles. Furthermore, the project is not anticipated to significantly impact noise, traffic, or safety within the surrounding areas.
2. The conditional use permit will be compatible with surrounding uses because the project is located within a mixed use development and reduces the need for automobile use in the downtown area. The proposed use will encourage pedestrian activity within the Strand development and downtown area by providing convenient bicycle parking accessibility and security along 5th Street. The proposed use is implemented to help balance the demand for bicycle parking with additional supply.
3. The proposed conditional use permit 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. The bicycle valet service is subject to approval of a conditional use permit. The use is consistent with District No. 3 of the Downtown Specific Plan (SP5) because it is a visitor serving use that promotes bicycle use as an alternate mode of transportation. The temporary replacement of short-term on-street vehicle parking stalls with bicycle parking maintains accessibility to coastal resources and is exempt from coastal development permit requirements.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of MV-F12-sp-pd (Mixed Use Vertical – 3.0 max floor area ratio – 30 du/ac max. – Specific Plan Overlay – Pedestrian Overlay) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Land Use Element

Goal LU 11: Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

Policy LU 15.2.2: Require that structures located in the pedestrian overlay zone be sited and designed to enhance pedestrian activity along the sidewalks.

B. Coastal Element

Policy C 2.2.6: Provide adequate bike racks at appropriate locations within the Coastal Zone with special emphasis for facilities adjacent to the beach.

Policy C 2.2.1: Encourage the utilization of easements and/or rights-of-way along flood control channels, public utilities, railroads and streets, wherever practical, for the use of bicycles and/or pedestrians.

The proposed use encourages the use of alternative transportation by providing greater bicycle parking opportunities for downtown patrons. The temporary removal of short-term vehicle parking stalls will be replaced with bicycle parking. The implementation of the bicycle valet service is also intended to balance the supply of bicycle parking with the demand for bicycle parking in the downtown area. The designated areas for bicycle valet will occur along 5th Street and will not conflict with existing pedestrian and public access. The proposed use will promote activity within the Strand development and convenient access to coastal resources.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2010-016:

1. The site plans received and dated April 26, 2010, shall be the conceptually approved design with the modification that Location No. 2 in Exhibit C-1 shall be amended to eliminate the 35 ft. by 12 ft. overflow area.
2. The use shall comply with the following:
 - a. The dates of operation shall not exceed weekends and Tuesday nights beginning the weekend of Memorial Day and continuing through the weekend of Labor Day.
 - b. A-frame signs shall not be permitted.
 - c. The bicycle parking areas shall be maintained clear of trash and debris.
 - d. The use shall be limited to bicycle parking areas as depicted in Exhibit C and as modified per Condition No. 1.
 - e. Temporary structures associated with the bicycle valet service, including cones/stanchions and bicycle racks shall be removed after the closing of each scheduled operation.
 - f. Unclaimed bicycles at the closing of each operation shall be stored in approved storage areas on the first level of the Strand parking structure.
3. The Director of Planning and Building ensures that all conditions of approval herein are complied with. The Director of Planning and Building shall be notified in writing if any changes to the bicycle valet service operation are proposed as a result of the ongoing operation and oversight of the use.

4. Minor modifications to the plans shall be reviewed and approved by the Department of Planning and Building 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.
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/index.cfm?fuseaction=guidelines>).

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