

**MINUTES**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, APRIL 28, 2010 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBER:** Jill Arabe, Andrew Gonzales, Kimberly De Coite (recording secretary)

**MINUTES:** December 2, 2009  
December 9, 2009  
January 13, 2010

**APPROVED AS SUBMITTED**

**ORAL COMMUNICATION:** **NONE**

**ITEM 1: CONDITIONAL USE PERMIT NO. 2010-009 (DOWNTOWN SHUTTLE SERVICE & REMOTE PARKING LOT)**

**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 the establishment of a remote parking lot with shuttle service to the downtown area during summer weekends, beginning the weekend prior to Memorial Day through the weekend after Labor Day, and 10 additional days for special events and holidays on a yearly basis. Remote parking will be located at an existing parking lot located at City Hall. The shuttle route will operate along a 3.5 mile continuous loop, circulating from City Hall to the Strand via Lake and Main Streets. The request is intended to increase parking capacity within the downtown area during peak parking conditions.

**LOCATION:** 2000 Main Street, 92648 (Southeast corner of Main Street and Yorktown Avenue – City Hall Parking Lot)

**PROJECT PLANNER:** Jill Arabe

Jill Arabe, Assistant Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff presented an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary.

Ms. Arabe stated that staff had received two public comments prior to the meeting. One comment was from the Historic Resources Board which expressed interest in offering information or incorporating a tour related to the City's historical resources; and a comment

from a resident citing concerns that the project may negatively impact traffic and parking in the surrounding neighborhood.

#### **THE PUBLIC HEARING WAS OPENED.**

Luis Gomez, Economic Development, stated that he had reviewed the suggested conditions of approval and had no changes.

Mr. Ramos noted that the request includes 10 additional days and asked Mr. Gomez to identify those dates. Mr. Gomez stated that the additional days are to allow flexibility for additional services should the need arise. Mr. Ramos asked if those dates would be limited to weekends and Mr. Gomez confirmed this, noting the program would only operate if City Hall is closed.

David Colton, The Colton Company, stated that he was concerned about potential security and parking impacts to his property.

David Bertka, resident, noted that Mr. Colton's lot was identified in the City's Downtown Specific Plan Parking Study as a potential site for accommodating offsite downtown parking. Mr. Bertka stated that he disagreed with the findings in the executive summary as he feels the project is inconsistent with the site's current use. He stated that he did not support the project and cited concerns with the potential negative impacts to neighboring residents.

Mr. Colton asked for clarification on Mr. Bertka's comments regarding the potential use of his lot as referenced by the parking study.

Mr. Gomez noted that the parking study is a supplemental document listing recommendations to alleviate the occurrences of downtown parking shortages. He stated that there is no intention to use private lots for this shuttle service.

Andrew Gonzales, Associate Planner, stated that the intent of the parking study was to identify, but not approve, parking alternatives for the downtown area. He stated that any proposed remote parking lots will be required to go through the same public review process.

Mr. Colton asked what security measures will be in place to guarantee that patrons of the shuttle service will not park on his property.

Stanley Smalewitz, Director of Economic Development, stated that the initial phase of the project is a pilot program for weekends only and would be used to gauge any issues or concerns with the program. He noted that the Police Department and the Public Works Department had reviewed the proposal. Mr. Smalewitz indicated that he was open to holding community meetings with neighboring residents to address any issues that occur during the pilot phase.

Mr. Ramos asked Mr. Smalewitz how any parking overflow issues will be dealt with. Mr. Smalewitz stated that there would be constant monitoring of the site and that if there are problems that cannot be addressed then the program would be shut down.

Mr. Colton stated that he would like security to be provided up front before any problems occur. Mr. Smalewitz indicated that the pilot program is for a limited time frame and any permanent project would need further discretionary review and an additional public hearing.

Bob Stachelski, Transportation Manager, stated that the realistic potential impact of the project is low. He suggested a potential condition for weekly monitoring of the lot in order to estimate the actual usage and identify any potential problems. He noted that since the shuttle boarding is fully contained within the lot and not near the adjacent streets that any impacts will be limited to the site.

Mr. Ramos asked Economic Development staff how security issues would be dealt with. Simone Slifman, Economic Development Project Manager, stated that the project is being funded through grants and should there be security issues then the project will likely be terminated.

Ms. Arabe suggested a condition requiring a six month review or possibly an annual review.

Mr. Colton stated that he felt it is the city's responsibility to make sure that there is no impact to his site.

Mr. Gomez indicated that a payment system or other demand control measures could also be implemented to reduce the number of riders if the use exceeds the lot's capacity.

Mr. Ramos asked Economic Development staff if they would like to continue the project to the next meeting in order to address the issues raised. Ms. Slifman confirmed this.

**THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.**

Mr. Ramos stated that he would continue the request to the May 5, 2010, meeting at the applicant's request.

**CONDITIONAL USE PERMIT NO. 2010-009 WAS CONTINUED TO THE MAY 5, 2010, MEETING.**

**THE MEETING WAS ADJOURNED AT 2:32 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, MAY 5, 2010, AT 1:30 PM.**



---

Ricky Ramos  
Zoning Administrator

RR:kdc

