

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

WEDNESDAY, JUNE 2, 2010 - 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBER: Andrew Gonzales, Judy Demers (recording secretary)

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

ITEM 1: CONDITIONAL USE PERMIT NO. 2010-011 (MAIN PROMENADE & PLAZA ALMERIA VALET PARKING)

APPLICANT: City of Huntington Beach, Economic Development Department, Architect
PROPERTY OWNER: City of Huntington Beach, 200 Main Street, Huntington Beach, CA 92648; JT 16691 Bolero Lane, Huntington Beach, CA 92649
REQUEST: To permit the establishment of valet parking programs within designated portions of the Main Promenade and Plaza Almeria parking structures. Valet service will operate at designated times during peak parking conditions on a daily basis. The drop-off and pick-up of vehicles will occur on Olive Avenue and consist of a valet kiosk and waiting area.
LOCATION: 200 Main Street, 92648 (east of Main Street, south of Olive Avenue) & 301
PROJECT PLANNER: Andrew Gonzales

Andrew Gonzales, Associate 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.

Mr. Ramos verified that the Public Works concerns regarding the potential for vehicle stacking apply to the Main Promenade valet area.

THE PUBLIC HEARING WAS OPENED.

Luis Gomez, Economic Development, stated that he met with the Huntington Beach Police Department on June 1st and agreed to have the staging area outside for visibility, moving the location to 3rd Street and Olive. The applicant will also modify the hours of operation to help mitigate any potential noise issues.

Mr. Ramos asked if staff has had an opportunity to review the modifications made by the applicant.

Mr. Gonzales stated that staff has not reviewed the modifications. He stated that the elimination of metered parking spaces, will require the approval of a Coastal Development Permit with public notification.

Stanley Smalewitz, Economic Development, stated that he is in disagreement that a Coastal Development would be needed as the application would have a net gain of 14 parking spaces.

Mr. Ramos clarified that he is not in a position to determine the necessary applications to continue processing the project. Staff will need to evaluate the modified request and determine the necessary application(s).

A discussion took place regarding dates available to bring the item back before the Zoning Administrator for a final decision.

Mike Adams, representing Plaza Almeria owner, stated that the original approved plans included an area for valet along Main Street. He mentioned that restaurants in this area have a 12:00am closing time. He requested the Zoning Administrator approve the request consistent with the current standards and allow the valet hours to be the same.

Mr. Ramos asked Darren Maresh of the Huntington Beach Fire Department if there were any concerns that fire staff has with the application.

Mr. Maresh, explained that the proposed valet area along Main Street is currently used as a staging area by the Fire Department when emergency calls are made. However, the area is not a fire lane and the Fire Department is not interested in creating a fire lane at this location.

A discussion regarding alternate locations took place.

Mr. Adams stated that the original approved plans for Plaza Almeria included a location for valet staging.

Mr. Ramos, asked the applicant if they wanted to continue the item to try and address the issues that were raised. The applicant stated that they would like to continue the item to the June 23, 2010, Zoning Administrator meeting.

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

CONDITIONAL USE PERMIT NO. 10-011 WAS CONTINUED TO THE JUNE 23, 2010 MEETING AT THE APPLICANT'S REQUEST

THE MEETING WAS ADJOURNED AT 2:23 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, JUNE 16, 2010, AT 1:30 PM.

R Ramos

Ricky Ramos
Zoning Administrator

RR:jd