

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

**WEDNESDAY, NOVEMBER 17, 2021 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBER:** Hayden Beckman, Joanna Cortez, Isela Siordia

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

**ITEM 1: COASTAL DEVELOPMENT PERMIT NO. 21-018 (BEACH BOULEVARD PARKING LIMITS):**

APPLICANT:	John Nguyen, Senior Traffic Engineer, City of Huntington Beach CA 92648
PROPERTY OWNER:	City of Huntington Beach, 2000 Main St, Huntington Beach, CA 92626
REQUEST:	To revise public on-street parking within an 895 linear foot long portion of southbound Beach Boulevard (West side of Beach Blvd., between Atlanta Ave. and Sunrise Dr.) by establishing parking time limits to two hours maximum between the hours of 6:00 AM to 10:00 PM, daily, and one hour maximum between 10:00 PM to 6:00 AM, daily. Additional improvements include six new limited parking signs and installation of two sections of red curb replacement.
ENVIRONMENTAL STATUS:	This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.
LOCATION:	West side of Beach Boulevard, between Atlanta Avenue and Sunrise Drive, 92648
CITY CONTACT:	Hayden Beckman

Hayden Beckman, Senior Planner, displayed project plans and stated the purpose, location, zoning, and existing use of the subject site. Staff provided an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary. Mr. Beckman stated that staff received an inquiry from Planning Commissioner Alan Ray regarding potential parking impacts to employees from the Hyatt Regency hotel. Mr. Beckman declared that Bob Stachelski, Transportation Manager, found no evidence that would negatively impact the parking for employees of the Hyatt after determining there is no policy preventing employees from parking on site without charge.

Ricky Ramos, Zoning Administrator, had no questions for staff.

**THE PUBLIC HEARING WAS OPENED.**

John Nguyen, applicant and Bob Stachelski, Transportation Manager, stated they had no comments or concerns with the staff's recommendations.

**THERE WAS NO ONE ELSE PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.**

Mr. Ramos stated that he would approve the request as recommended by staff.

**COASTAL DEVELOPMENT PERMIT NO. 21-018 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) WORKING DAYS.**

**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 15303 of the CEQA Guidelines because the project consists of the location of limited numbers of new parking limit signs within an existing public right-of-way.

**FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 21-018:**

1. Coastal Development Permit No. 21-018 to revise public on-street parking within an 895 linear foot long portion of southbound Beach Boulevard (west side of Beach Blvd., between Atlanta Ave. and Sunrise Dr.) by establishing parking time limits to two hours maximum between the hours of 6:00 AM to 10:00 PM, daily, and one hour maximum between 10:00 PM to 6:00 AM, daily and installing six new limited parking signs and two sections of red curb replacement conforms with the General Plan, including the Local Coastal Program, because the project is consistent with the Coastal Element Land Use goal of providing coastal resource access opportunities for the public and balance the supply of parking with the demand for parking. Even with limited parking hours, coastal access will be maintained by ensuring that on-street parking will be permitted at all times.
2. Coastal Development Permit No. 21-018 to revise public on-street parking within an 895 linear foot long portion of southbound Beach Boulevard (west side of Beach Blvd., between Atlanta Ave. and Sunrise Dr.) by establishing parking time limits to two hours maximum between the hours of 6:00 AM to 10:00 PM, daily, and one hour maximum between 10:00 PM to 6:00 AM, daily and installing six new limited parking signs and two sections of red curb replacement is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code in that the project occurs within the public right-of-way along a section of Beach Blvd. that is already improved as public parking area. The proposal includes posting a total of six new signs attached to existing streetlight poles. There will be no obstruction in pedestrian or vehicle access to coastal resources and on-street parking will continue to be permitted at all times.
3. Coastal Development Permit No. 21-018 to allow limited on-street parking and the installation of six new "Restricted Parking" signs can be provided with infrastructure in a manner that is consistent with the Local Coastal Program because all necessary infrastructure, such as roadways and sidewalks, currently exist to serve the area. The request will maintain existing on-street parking and ensure continued public safety in the vicinity.
4. Coastal Development Permit No. 21-018 to limit on-street parking to two hours maximum between the hours of 6:00 AM to 10:00 PM, daily, and one hour maximum between 10:00 PM to 6:00 AM, daily by installing six new limited parking signs and two sections of red curb replacement on 895 linear feet of public street on the west side of Beach Blvd. between Atlanta Ave. and Sunset Dr. conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act in that the project will not impede public access, recreation, or views to coastal resources. The project ensures that on-street parking will continue to be permitted at all times.

**CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 21-018:**

1. The site plan received and dated September 2, 2021 shall be the conceptually approved layout.
2. 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.
3. Coastal Development Permit No. 21-018 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.
4. 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 reviewed and approved by the by Development Services Departments for conformance with the intent of the Zoning Administrator's action prior to implementation. 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.

**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.

**THE MEETING WAS ADJOURNED AT 1:35 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, DECEMBER 1, 2021, AT 1:30 P. M.**



Ricky Ramos  
Zoning Administrator

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