

**CITY OF HUNTINGTON BEACH  
COMMUNITY SERVICES COMMISSION  
REQUEST FOR ACTION**

**MEETING DATE:** April 8, 2015

**SUBMITTED TO:** COMMUNITY SERVICES COMMISSION

**SUBMITTED BY:** JANEEN LAUDENBACK, DIRECTOR OF COMMUNITY SERVICES

**PREPARED BY:** DAVID C. DOMINGUEZ, FACILITIES DEVELOPMENT &  
CONCESSIONS MANAGER

**SUBJECT:** HUNTINGTON CENTRAL PARK - PERMANENT PUBLIC PARKING  
LOT

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**STATEMENT OF ISSUE:**

The approved Central Park Master Plan of Uses includes the concept of a public parking lot within a 14-acre undeveloped portion of the park northwest of Goldenwest Street and Talbert Avenue. Staff has worked with a landscape architect to develop a conceptual plan for the parking lot. The plan was presented to the Commission on February 12, 2014. Commission approved the concept of a permanent parking lot but, with direction to revise the plan to reduce the number of spaces and the overall area and asked that a revised plan be brought back for further review. Based upon Commission direction, staff will present a revised plan for review only and will seek Commission approval at a future meeting.

**FUNDING SOURCE:**

Park Acquisition and Development Fund

**RECOMMENDED ACTION:**

No action is being requested at this time. The purpose of the presentation is to determine if the concept is meeting Commission's intent on the design direction. The project will be presented for Commission action at a future meeting as part of a public input meeting. Per the public input meeting process, residents and property owners within the vicinity of the park, will be notified.

**ANALYSIS:**

In 1999, City Council approved the Huntington Central Park Master Plan of Recreation Uses which includes the concept of a public parking lot within an approximate 14-acre undeveloped area on the west side of the park. (Attachment 1 and 2)

The west side of Central Park is supported by three permanent parking lots – one located adjacent to Goldenwest Street and the disc golf course and one located near the group picnic shelter and Kathy May's café. There are also a number of parking stalls for the

public located in the middle of Central Park Drive. While it is not identified for exclusive use, the lot adjacent to Goldenwest is mainly used by visitors of the disc golf course and is often at capacity. The parking lots near the picnic shelter and on Central Park Drive are also at capacity on the weekends and during events such as cross country meets. Increased business and expanded hours of operation at Kathy May's Café has also placed additional demands on these lots. There will also be a 224 space parking lot constructed for the new senior center. This lot however, was sized to meet the entitlement requirements for the senior center.

Because of the growing number of events in the park and the increase in attendance, the construction of a permanent parking lot for the west side of Central Park was approved by the Commission and City Council as part of the 2013/2014 Capital Improvement Project budget. To initiate the project, staff worked with a design consultant to develop a plan for a permanent parking lot located in the undeveloped area generally depicted in the Master Plan of Uses - between the Shipley Nature and the new senior center and just to the east of the developed portion of the park. The proposed lot included 154 parking spaces, four (4) bus parking spaces, a combination passenger drop-off/parking area and a plaza/public gathering area. (Attachment 3) Staff presented the plan at the February 12, 2014 Commission meeting.

Commissioners expressed concern over the location and the overall area of the park that would be taken up for the lot. Commission however did approve the concept of a permanent parking lot but, added as part of its motion that the plan be revised to reduce the number of spaces in the lot and the overall area utilized. There was also a feeling that the area of the existing temporary lot be utilized for a permanent parking lot since it is already being used for that purpose. Based upon the comments and direction from Commission, staff has prepared a conceptual layout for a permanent parking lot. (Attachment 4)

The revised layout uses the area of the temporary parking lot – connecting it to the driveway access off of the intersection at Talbert and Goldenwest Street. When striped, it will provide approximately 50 spaces. The two ADA spaces that were recently created will be surfaced along with the other parts of the lot and remain in place. The plan also includes a driveway leading to a bus and passenger drop off/turnaround toward the entrance of Shipley Nature Center. Connecting the south end of the parking lot will create a safer ingress/egress by allowing cars to enter and exit the lot at a signalized intersection. The drop off and bus turnaround will also assist the Friends of Shipley Nature Center with their programming needs.

In comparing the two design concepts, the original design would provide more parking needed for large events as well as providing better access to the Shipley Nature Center. The cost estimates for the park however were higher than anticipated. Engineers cost estimates are \$1.8 million. The revised layout, while not providing as many spaces, will provide some relief on busy days. It also will address the safety concerns with the temporary lot and allow for closer passenger drop off near Shipley – which is currently an

issue. Also, because of the proposed area is already graded and smaller in scale, cost estimates for the improvements are preliminarily between \$250,000 to \$275,000. Other costs for additional engineering and site mitigation will also be needed to complete the plan. A total of \$360,000 for the project is included in the current Capital Improvement Project budget.

The entitlement process for the lot (or any version thereof) will require a Conditional Use Permit and Design Review Board approval. Staff is also be completing an Environmental Assessment Form through the Planning Department in order to determine the appropriate environmental review under CEQA. Additionally, the project will be subject to the mitigation measures applied to the 14-acre undeveloped area per the 1999 Master Plan of Recreation Uses for Central Park. (EIR No. 99-1) As such, the proposed lot, turnaround area and other hardscape improvements will be subject to provide enhance raptor foraging habitat at a 1:1 ratio of acreage utilized for the project. Should the concept of the lot be approved, staff will work with a certified biologist to develop a plan to create the foraging habitat per the required protocol.

**ENVIRONMENTAL STATUS:** Project will be subject to the conditions of EIR No. 99-1 and the appropriate CEQA process as determined by the Environmental Assessment process.

**ATTACHMENT(S):**

1.	Central Park Master Plan of Uses
2.	Project Location Map
3.	Concept Plan Presented February 12, 2014
4.	Revised Conceptual Plan

RCA Author: David Dominguez