

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

MEETING DATE: JANUARY 11, 2017

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 PARKING LOT

STATEMENT OF ISSUE:

Commission previously approved the concept of a permanent parking lot in Central Park, located northeast of Goldenwest Street and Talbert Avenue. Commission also reviewed several design concepts for the parking lot. Based upon input from Commission, staff has worked on a plan to limit the lot to its current location and pave and stripe the surface. Commission review and approval of the concept is being requested.

FUNDING SOURCE:

Park Acquisition and Development Fund

RECOMMENDED ACTION:

1. Approve the concept plan as presented to convert the temporary parking lot to a permanent parking lot. And;
2. Make recommendation to City Council to update the Central Park Master Plan of Recreational Uses for Central Park to identify 1.0 acre as a permanent parking lot.

ALTERNATIVE ACTION:

Do not approve the concept plan and direct staff on how to proceed.

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)

The construction of the existing temporary lot was initiated at the request of former Council Member Gil Coerper, to assist the Shipley Nature Center with programming needs. The west side of Central Park is also supported by three permanent parking lots

– one located adjacent to Goldenwest Street at 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 usually at capacity. The parking lots near the picnic shelter and on Central Park Drive are also often at capacity on the weekends and during events such as cross country meets and large picnic shelter reservations. Increased business and expanded hours of operation at Kathy May’s Café has also placed additional demands on these lots. A 224 space parking lot was also constructed for the new senior center. However, this lot was sized to meet the entitlement requirements just for the senior center and was not over-parked. Because of the growing number of events in the park and the increase in attendance, funding for the construction of a permanent parking lot for the west side of Central Park was previously approved by the Commission and City Council.

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 plan was rejected by the Commission due to the amount of area the lot would utilize. (Attachment 2 – Minutes of June 10, 2015 Meeting) Commission therefore directed staff to bring back other concepts, concentrating on keeping the lot generally in its current location. (Attachment 3)

Based on Commission direction, a concept plan has been prepared to improve the existing parking lot with asphalt surfacing, permanent striping and required landscaping. (Attachment 4) Per the City’s standards, parking spaces must be a minimum length of 19 feet and 8 feet wide. Drive aisles must be a minimum width of 26 feet. Parking lots are also required to have a percentage of the overall landscaped. Based upon these conditions, the lot will have approximately 50 spaces. A bus turnaround area will be maintained and the two existing ADA spaces will remain at the current location. Since the Commission last reviewed the project, the City entered into a settlement agreement for the new senior center where the City has agreed not to develop the area of the park between the senior center and Shipley, beyond the temporary parking lot.

The current location of the current parking lot is within an area of Central Park subject to a Mitigation Measure (Biological Resources #4). The mitigation measure requires the creation or enhancement of Raptor Foraging Habitat on a 1:1 ratio for any development occurring in this area of Central Park. In anticipation of the lot being developed into a permanent facility, the acreage being utilized by the lot was included in the recently created Raptor Foraging Habitat area at the western portion of Central Park. The Raptor Foraging Habitat area totals 7.5 acres, which mitigates the new senior center, driveway, and the current temporary parking lot.

Should Commission approve the parking lot plan, the project will move through the required entitlement process – which includes obtaining a Conditional Use Permit (CUP) and approval by the Design Review Board (DRB). Based upon these review processes,

along with reviews from Planning, Fire, and Public Works staff, some of the dimensions may need to be modified, however, the overall layout of the parking lot should remain as presented. If significant design changes are required, staff will update the Commission accordingly.

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):

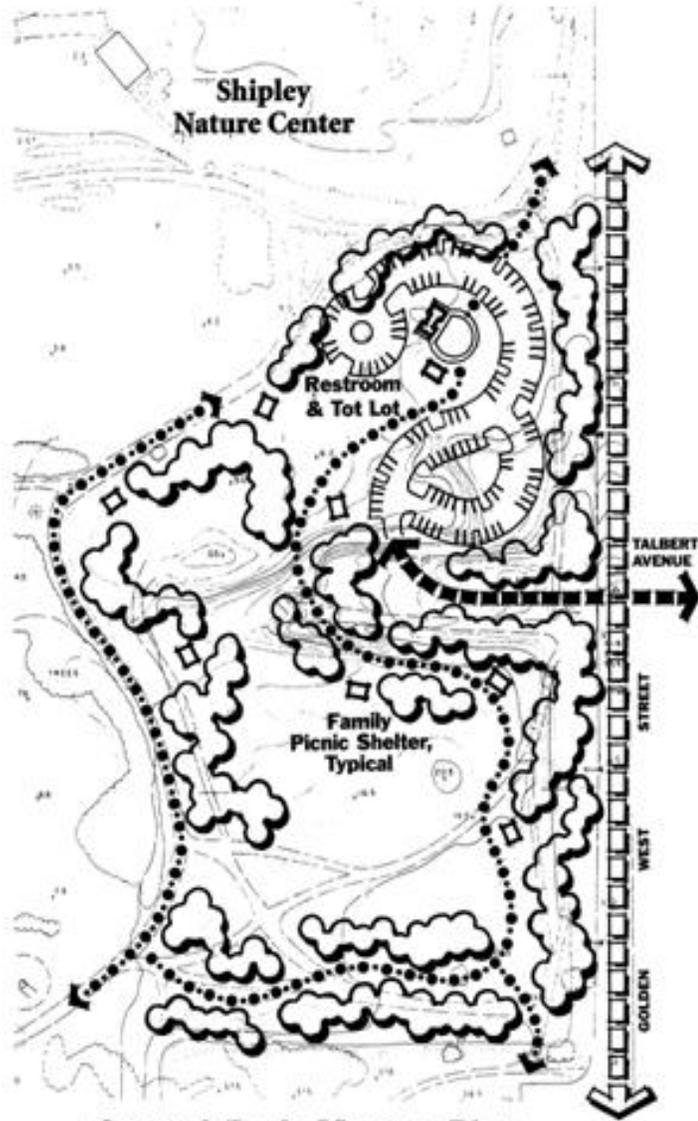
1.	Parking Lot Concept Plan – 1999 Master Plan
2.	June 10, 2015 Meeting Minutes
3.	Permanent Parking Lot Location Map
4.	Permanent Parking Lot Concept Plan

RCA Author: David Dominguez

PARKING LOT CONCEPT PLAN – 1999 MASTER PLAN

ATTACHMENT #1

Huntington Central Park 1999 Master Plan of Uses



Central Park Master Plan



JUNE 10, 2015 MEETING MINUTES

ATTACHMENT #2

(756)



**MINUTES
REGULAR MEETING
COMMUNITY SERVICES COMMISSION**

Wednesday, June 10, 2015
6:00 p.m.
City of Huntington Beach
Civic Center Council Chambers
2000 Main Street
Huntington Beach, CA 92648

Chairman Kreitz called the meeting to order at 6:00 p.m. and Commissioner Burkart led the Pledge of Allegiance.

MEMBERS PRESENT: Paul Burkart; Michael Couey; Nicolina Cuzzacrea; Roger Forest; Albert Gasparian; Bridget Kaub; Jay Kreitz; J.D. Miles; Roy Miller; Jerry Moffatt; Norm Westwell

MEMBERS ABSENT: Shay Reardon (excused); Dick Thiel (excused)

STAFF PRESENT: David Dominguez;

PRESENTATIONS:

Community Services Recreation Supervisors Scott Getman and League Manager Brehz Dulac presented the Youth Volleyball Championship and Harry W. Montague Sportsmanship Awards.

Minutes:

Motion: Moved by Commissioner Westwell, seconded by Commissioner Burkart to approve the Community Services Commission minutes from April 8, 2015.

Ayes: Burkart; Couey; Cuzzacrea; Forest; Gasparian; Kaub; Kreitz; Miles; Miller; Moffatt; Westwell

Nos: None

Abstain: None

ORAL COMMUNICATIONS: Resident Diana Abruscato spoke to the Commission regarding the pickleball activity at Worthy Park. She spoke about the rapid growth of the activity both in Huntington Beach and nationwide. She mentioned that she also teaches classes through the City's contract class program. She stated she was appreciative of the Commission and staff for designating the hard courts for exclusive

use but, more courts are needed to meet the demand, with a total of 8 courts being desirable.

DIRECTOR ITEMS: Dominguez reported to Commission that communication has been received from each of the school districts with recommendations for Commission appointments. The appointments will be presented for Council approval at the July 6, 2015 meeting.

PUBLIC INPUT MEETING: None

ADMINISTRATIVE ITEMS:

Huntington Beach Central Park Permanent Parking lot – Per direction given at the April 8, 2015 meeting, Dominguez provided an overview of five (5) concepts for a permanent parking lot that would be located on the west side of the park, near the intersection of Goldenwest and Talbert Ave. Concepts reviewed included options to 1.) Pave and stripe the existing temporary parking lot; 2.) Provide the improvements identified in Concept 1 and add a connection to the driveway currently being constructed as part of the new senior center project; 3.) Provide improvements in Concept 1 and 2 and add an approximate 225 foot driveway and turnaround for buses and passenger drop off near the entrance to Shipley Nature Center; 4.) Pave and stripe the existing temporary lot and add a bus/passenger drop-off lane within the park on the west side of Goldenwest Street, adjacent to Shipley Nature Center; 5.) Pave and stripe the existing temporary lot and add the bus/passenger drop-off but not the connection to the new driveway.

Discussion ensued with Commissioners expressing concerns with safety in entering and exiting the lot, the amount of park open space being impacted, the need for the bus/passenger drop off, project costs and timing of the project. Commissioner Kaub spoke to the need for a signalized entrance/exit. Commissioner Miller mentioned that providing the bus turnaround and passenger drop-off would assist students and the elderly going to the nature center. Commissioners Couey and Gasparian felt that the drop-off could be added later if the need was justified. Commissioner Cuzzacrea expressed a concern over re-doing any of the improvements to the new driveway being constructed if a connection to the temporary lot is provided. Commissioner Westwell suggested that consideration be given to construct a permanent lot after the senior center project is complete. He also reiterated his concern over loss of park open space. Commissioner Miles stated that the current access to the lot be closed off if an ingress/egress point was created at the signalized entry. Chairman Kreitz stated his concern of losing park open space but, mentioned that if the lot is made permanent, it should be connected to the signalized intersection.

After additional discussion, Commission focused on Concept 1 and 2. Chairman Kreitz called for a straw vote on which concept staff should continue working on. Based upon

the vote and Commission comments Concept 2, paving and striping the lot and adding a connection to the new driveway was selected.

INFORMATIONAL ITEMS:

H1. RODGERS SENIOR'S CENTER RE-USE OF SITE - Dominguez informed Commission that the Office of Business Development released an RFP for potential re-use of the Rodgers Senior's Center site as a residential development. Once a developer is selected, the project will be required to go to a public vote per Charter Section 612 ("Measure C").

H2. CITY DROUGHT REGULATIONS - Dominguez reported that the City Council adopted Resolution 2015-2 declaring a Level 2 Water Management Plan. Per State mandates, the City must reduce water use by 20 percent for the period of June, 2015 to February 2016.

H3. NEW SENIOR CENTER – Dominguez provided an update on the new senior center stating that the building pad had been poured and installation of the vertical beams had commenced. He added that a link on the City's webpage under "Web Highlights" provides streaming video of the construction activity.

WRITTEN COMMUNICATIONS: None

COMMISSION COMMITTEE REPORTS:

COMMISSION AND STAFF COMMENTS:

Commissioner Couey commented on the algae condition of Talbert Lake in Central Park. Commissioner Miller stated that a worker removing material from the lake was actually "plastic" and not algae. Commissioner Westwell mentioned that there are no State regulations on monitoring lakes. He added that he asked the Commission to consider developing a protocol for testing but, was not successful.

Commissioner Forest asked for an update on the American Flag placed at Bluff Top Park. Dominguez stated that since Bluff Top Park is located on State property their approval is needed before a permanent flag pole can be installed within the park. Dominguez will provide an update at the next meeting.

Commissioner Couey encouraged the Commission to attend the upcoming Concert Series at Central Park.

Commissioner Miller asked about the status of the LeBard School/Park project and the issue with parking. Dominguez stated that the Planning Commission is recommending approval of the project without extending the existing park parking lot. Commissioner Kaub added that the current plan going forward for approval went through several iterations in an effort to address the concerns of the City, public while meeting the needs of the Huntington Beach City School District.

Commissioner Cuzzacrea asked who is responsible for maintaining the turnaround at Warner Avenue between Bolsa Chica State Beach and Sunset Beach. Dominguez replied that the area is within the State's jurisdiction.

Chair Kreitz asked if there has been a request by the developers of the new hotel at Pacific City to relocate the Sunset Vista RV area. Dominguez reported that no requests have been made at this time.

ITEMS DISTRIBUTED TO COMMISSION:
ADJOURNMENT:

There being no further business, the meeting adjourned at 7:40 p.m.

Submitted by: David C. Dominguez, Secretary, Community Services Commission

PERMANENT PARKING LOT LOCATION MAP

ATTACHMENT #3

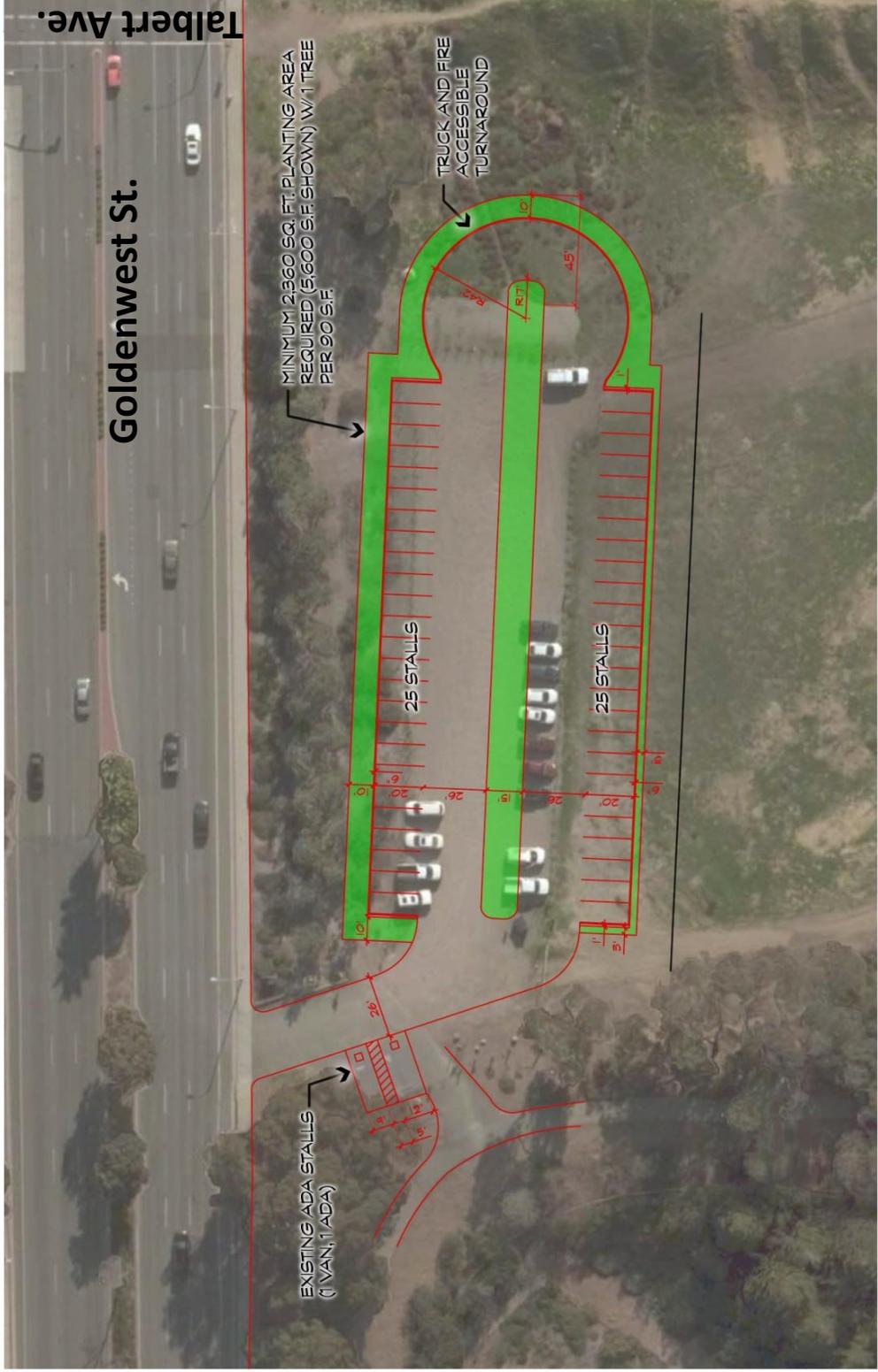
PERMANENT PARKING LOT LOCATION MAP



PERMANENT PARKING LOT CONCEPT PLAN

ATTACHMENT #4

PERMANENT PARKING LOT CONCEPT PLAN



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12/22/16

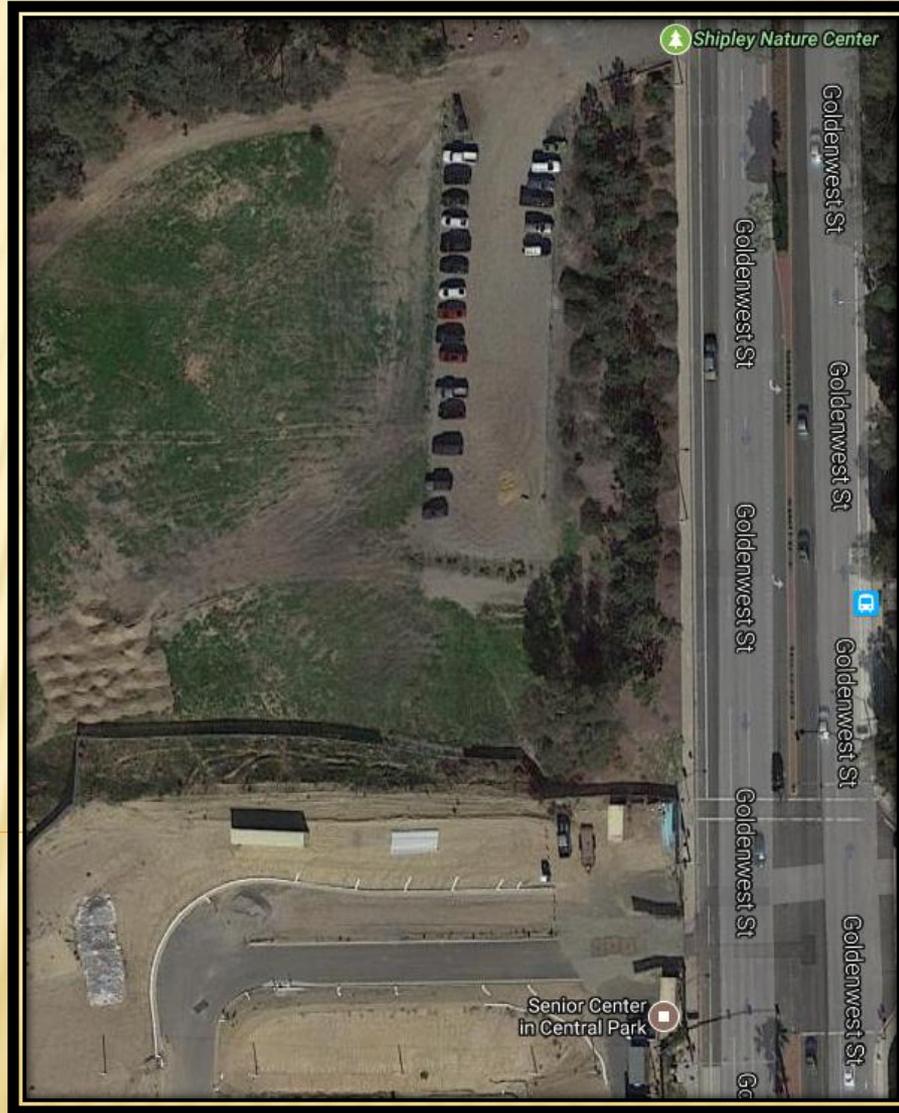


CONCEPTUAL DESIGN

CENTRAL PARK PARKING LOT

CITY OF HUNTINGTON BEACH, CALIFORNIA

Community Services Commission CENTRAL PARK PERMANENT PARKING LOT



January 11, 2017

STATEMENT OF ISSUE

- ✘ Commission previously approved the concept of a permanent parking lot in Central Park, located northeast of Goldenwest Street and Talbert Avenue. Based upon input from Commission, staff has worked on a plan to limit the lot to its current location and pave and stripe the surface.

MITIGATION MEASURE BIOLOGICAL RESOURCES #4

- ✘ Requires the creation or enhancement of raptor foraging habitat on a 1:1 ratio for any development occurring in this area of Central Park.
- ✘ In anticipation of the lot being developed into a permanent facility, the acreage being utilized by the lot was included in the recently created Raptor Foraging Habitat Area at the western portion of Central Park. The Raptor Foraging Habitat Area totals 7.5 acres, which mitigates the new senior center, driveway and the current parking lot.

AERIAL VIEW OF CENTRAL PARK



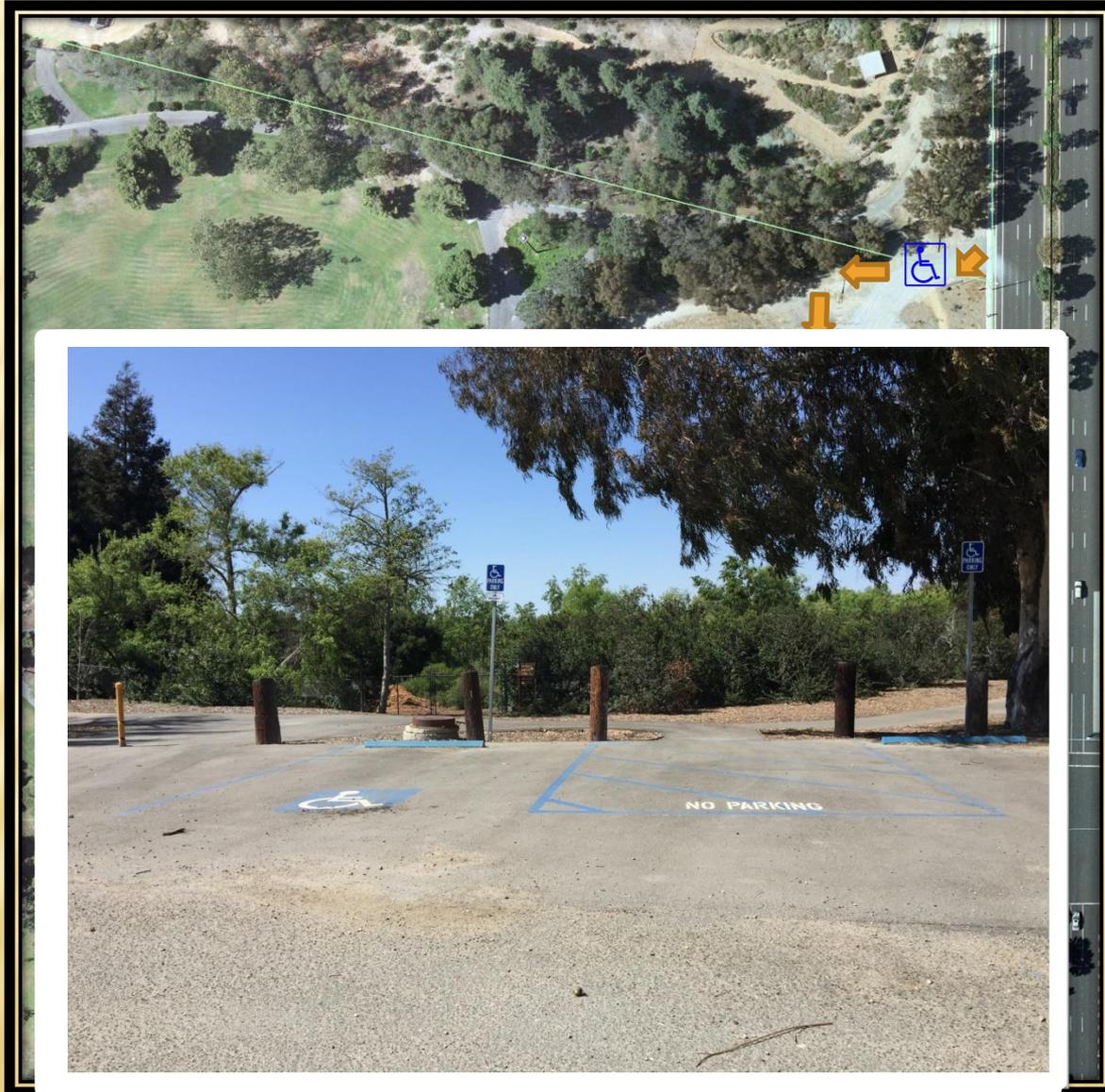
Proposed Project Area

Senior Center

LOCATION MAP



PERMANENT PARKING LOT AREA



PERMANENT PARKING LOT CONCEPT PLAN



12/22/16



CONCEPTUAL DESIGN

CENTRAL PARK PARKING LOT
CITY OF HUNTINGTON BEACH, CALIFORNIA

F-1-18

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RECOMMENDED ACTION

- ✘ Approve the concept plan as presented to convert the temporary parking lot to a permanent parking lot. And;
- ✘ Make recommendation to City Council to update the Central Park Master Plan of Recreational Uses for Central Park to identify 1.0 acre as a permanent parking lot.

ENTITLEMENT PROCESS

- ✘ Concept plan approval by Commission
- ✘ Obtain Conditional Use Permit (CUP)
- ✘ Approval by Design Review Board (DRB)
- ✘ Plan review by Planning, Fire and Public Works staff

From: shari.engel
To: [Gomez, Charlene](mailto:Gomez_Charlene)
Subject: January Commission meeting
Date: Monday, December 26, 2016 6:34:38 PM

Hello,
Will you please send this to the CS Commissioners.
This is in regards to the Shipley Parking Lot.
Thank you, Shari Engel

I am writing this document to point out the poor condition of the parking lot off of Goldenwest in Huntington Beach Central Park West. Also, to show it's history and how there has been very little attempt to change that condition. It is located off of Goldenwest just north of the new Senior Center. This temporary lot (11 years old) serves visitors and workers in Central Park and the Shipley Nature Center. In my opinion, it is at crisis level in respect to environmental health and the health of those that use that lot (and has been for years). The city has shown no urgency to remedy this situation. It grows worse by the day!

I was a 10 year volunteer at Shipley Nature Center on the west side of HB Central Park starting in 2003. My paying job was a school bus driver with HB Elementary School District (20 yrs.). I drove wheelchair busses. So when I say 14,000 school children visited Shipley; I know for a fact, some had mobility issues.

The city closed the nature center in 2001. The 18 acres had become overgrown and efforts to improve it, would be very costly to the city (so they locked it up). I attended a field trip there (1993) with my son's first grade class and Ranger Dave Winkler used a machete to break through the overgrowth along the trail. I'm sure the kids loved it!! Indiana Jones!

<http://articles.hbindependent.com/keyword/nature-center/recent/4>
A SERIES OF ARTICLES DESCRIBING THE PLIGHT OF SHIPLEY

*Rich Barnard, deputy city administrator said it costs **\$116,955 per year** to run the Shipley Nature Center. Perhaps that funding can be trimmed back and supplemented by fund-raising, grants or a small fee to go on tours. Balancing the budget is a tough and messy business, we know, but the loss of the Shipley Nature Center to accomplish that task would be a detriment to the city.*

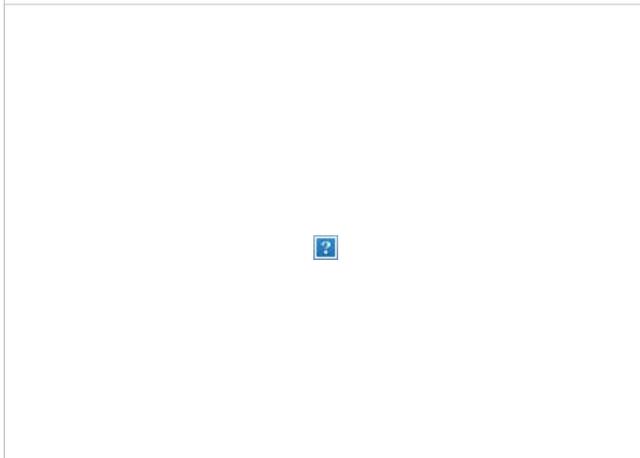
When the Friend's of Shipley group took over in 2002, the city gave them the keys and \$40,000 yr. (to insure that the habitat would not go back to weeds). So, making a retail area (plants and gifts), offering weddings, special events, classes and more, needed to happen to keep the doors open, long term.

But, visitors to the center had to park at the lot accessible from Edwards St. and walk 1/4 mile.

WATCH VIDEO!

<https://vimeo.com/191722999>

So up until 2005 the accessibility to the center was poor for everybody, but especially people with mobility issues. **I had heard that a plan, for a parking lot for CP west side and Shipley, existed on the CP master plan. It would be accessible from Talbert. Maybe, one day, it would be built and help Shipley be self-sustaining and easily accessible!**



As I recall, Mayor Gil Coerper attended a Shipley Open House (2004), he parked in the lot off of Edwards and walked to the center. He witnessed an older woman struggling to make the long hike to the nature center and that began the Request for Temporary Parking Lot Feb. 7, 2005

COUNCIL REQUEST FOR ACTION CS05-008. Reads:

Analysis: Councilman Gil Coerper presented an "H" item at the November Council meeting requesting staff to explore the possibility of constructing a temporary parking lot to serve Shipley Nature Center. The temporary parking lot is proposed to be located within an undeveloped area of Central Park west of Goldenwest Street, south of Shipley Nature Center, and north of the disc golf course. **The master plan for this sixteen-acre site includes trees, turf, family picnic shelters, and a large parking lot. This permanent parking lot is intended to serve these sixteen acres, provide overflow parking for the developed park to the west, and parking for buses and autos at the Shipley Nature Center.** Therefore, the proposal for a fifty-vehicle, temporary parking lot is consistent with the master plan.

The Friends of Shipley Nature Center (FSNC) have done a remarkable job of renovating the Shipley Nature Center, and the parking lot will make the facility more accessible for not only the volunteers, but also the general public. Staff recommends approval of the concept because it supports the FSNC's effort, and provides additional parking for the remainder of the developed park, which is severely impacted during the summer, and periodically at other times of the year. The proposed location for the temporary lot will not impact current park uses or programs. **Handicapped-accessible parking will continue to be provided in the existing parking lot on the west side of the park that is currently used by the general public to access the nature center. Planning staff has indicated that this would be acceptable if an additional space were designated at that lot for the disabled. (Pg. 1 CS 05-008)**

This is the Central Park Master plan portion illustrating the 14 acre site which includes: Trees, turf, family picnic shelters, tot lot, restroom and parking lot, approved 1989/90. To be accessible off of Talbert, by taking a RIGHT turn!

When the temporary lot was installed (2005), it provided NO disabled parking spaces.

How was that acceptable?

My employer, HB City Elem. school district, bus transportation, decides not to use the temporary lot because of the dead end design. That design makes it difficult for a large bus to turn around safely and the entrance/exit driveway is dangerous.

The SENIOR CENTER on the horizon

Jim Engle (Community Services Director) sent this email (May, 2006) to the Friends Pres & V.Pres regarding a Senior Center build in Central Park East.

May, 2006

Community Services Director, Jim Engle wants a 'buy in' from the Shipley Board. He indicates the remainder of the 14 acre site will be left alone to later fulfill the plan for a permanent lot, restrooms, tot lot, etc. The Board Agrees to the Concept of putting the Senior Center in Central Park West.

Two years later, in 2008, they needed to mitigate (replace lost raptor habitat) the 5 acres for the Senior Center build. They wanted to use 5 acres of the park where the CP West permanent lot was supposed to be.

I was present when the employees from PBS& J came to measure off 5 acres for a raptor habitat. The city paid them over \$7,000 to create a document to describe the area and list the steps necessary to enhance it for success.

*That REQUEST FOR ACTION (to wipe away the master plan parking for Central Park West) didn't go to a vote, but they spent the money and they were willing to go there, **with no detected push back from the Friends (Shipley Board) Why Not?!!***

My opinion is that, ex mayor Shirley Detloff and Ralph Bauer (ex-mayor, the Ralph, in email above) were huge proponents of the Senior Center (notice CC in email). She was on the Friend's of Shipley Board then and still is. The Board to my knowledge, did not get involved with anything related to the loss of the 5 acres for mitigation. They felt compelled to speak up to endorse the concept of the Senior Center in Central Park West. I haven't heard of the Board ever weighing in on the horrible condition of the temporary lot or promoting the need for the original park plan. Why aren't they the voice representing the safe parking lot needs for the teachers and students at the Shipley Center?

In 2013, two disabled parking spaces were installed in the temporary lot (planning dept. realizes oversight).

Presently, Central Park West/Shipley temporary lot has: 2 disabled spaces and a huge area covered in carcinogenic dust. Visitors who park there and the 14,000 school children (arriving by bus) are putting themselves in harms way. The lot is lined with dead trees and bushes that have been dead for years because of the heavy dust. Many children with asthma and even children without asthma, will feel the negative affects of the dust. I know, because I have breathed it and that negative feeling stays with you for days. Many volunteers refuse to park in that lot and hike over from the parking lot by the lake (if they are able)!

Just ask the teachers from the 'Inside-The-Outdoors' non-profit. They are the teachers (org.) that guide those 14,000 students through Shipley, 5 days a week (and summer camp!). They provide a wonderful program for those children and they help Shipley to fulfill their mission. And they are risking their health to do so.

*This photo and video were taken November 8 2016.....
Please watch video below!!*

Waiting to get on Bus. Hot day, so the bus windows are down!

<https://vimeo.com/190795216>

It is my hope to create a Educational, Eco Parking lot to serve Central Park West. San Juan Capistrano (Los Rios Park) is one of many cities, that has a environment-respectful parking lot. A

permeable, safe surface with educational components installed throughout (bio-swales, native planting etc). Where the education would begin at the parking lot, not just when visitors enter the nature center.

I hope, one day, people with all types of mobility, will safely and easily access Central Park West!
And that school children and others will not have to breath unhealthy air when they visit the nature center.

My take away -

#1 - people (in high places) had an agenda but didn't have a vision. They could have designed a healthy and safe option for all visitors to Central Park West!

Now, that there is talk to develop the permanent lot on the HCP Master Plan (1989), some people are framing it as an ATTACK ON OPEN SPACE! There have been new parks developed in HB since the temporary lot was installed and many parks improvements (a lot of \$ has been spent).

Yes, there **is** a safe parking lot (with a lot of disabled parking spaces) accessible from Talbert St. (senior center lot). And because of that lot, there may never be the one that was originally envisioned 26 years ago! Remember? The parking lot that **will make Shipley more accessible for not only the volunteers, but also the general public. It will provide additional parking for the remainder of the developed park, which is severely impacted during the summer, and periodically at other times of the year.**

By the way, turn LEFT off of Talbert St.,

NOT RIGHT!

Thank you, Shari Engel

Parks **Do Not** Make Life Better if they cause harm or injury!!!!

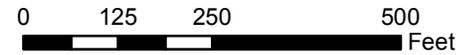
City-Owned Encyclopedia Lots

City of Huntington Beach

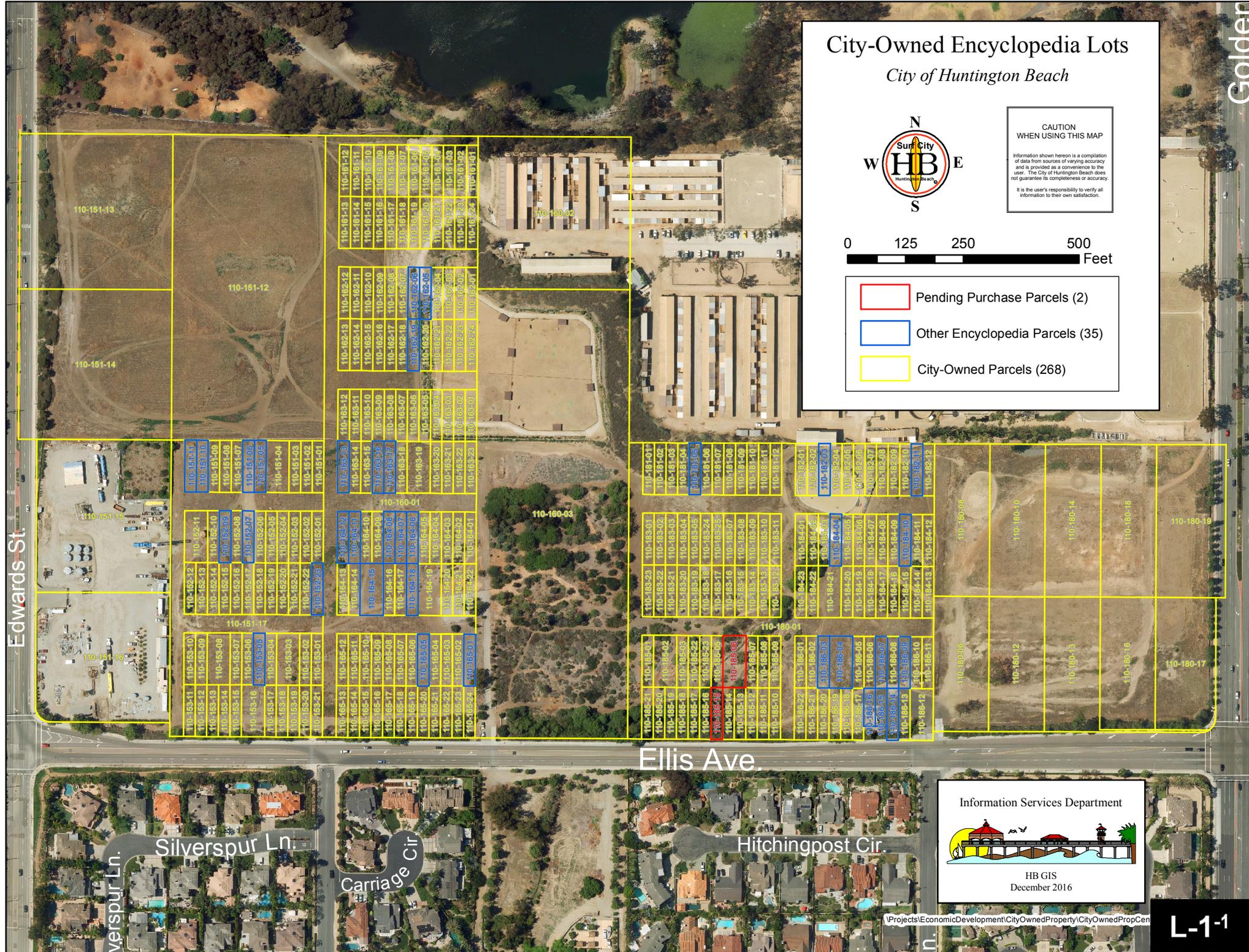


CAUTION
WHEN USING THIS MAP

Information shown herein is a compilation of data from sources of varying accuracy and is provided as a convenience to the user. The City of Huntington Beach does not guarantee its completeness or accuracy. It is the user's responsibility to verify all information to their own satisfaction.



- Pending Purchase Parcels (2)
- Other Encyclopedia Parcels (35)
- City-Owned Parcels (268)



Edwards St

Ellis Ave

Silverspur Ln

Carriage Cir

Hitchingpost Cir

Information Services Department

HB GIS
December 2016



**CITY OF HUNTINGTON BEACH
COMMUNITY SERVICES DEPARTMENT
INTER-DEPARTMENT COMMUNICATION**

To: Community Services Commission
From: Janeen Laudenback, Director of Community Services
Date: January 4, 2017
Subject: **COMMUNITY SERVICES DEPARTMENT REVIEW**

Last fall, the Community Services Department participated in an organizational structure and staffing review. This process yielded a variety of recommendations derived from various levels of analysis. Research included a review of documents, interviews with key city staff in the Community Services and Public Works Departments and a work function review of several positions within the Department.

This review concluded that the Community Services Department staff is committed to providing quality services to the Huntington Beach community. In an effort to build on department successes and enhance future effectiveness in providing services, Administration is recommending that Beach Operations, including beach maintenance and parking meter operations, be transitioned to the Public Works Department.

Management of parking operations at the beach and Main Promenade parking structure will continue to be handled by Community Services Department staff. Other minor adjustments including job specification analysis, program review, and refined work assignments will be implemented over the next several months.

Implementing these recommendations will be integrated into the regular work of the Community Services Department, with some changes being made in early 2017. The transition of Beach Operations to the Public Works Department will be analyzed for an appropriate timeline for implementation. The Department Director will keep the Community Services Commission informed of this process over the next several months.

Cc: David Dominguez, Facilities Development & Concessions Manager

