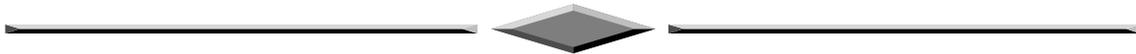


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jill Arabe, Planning Aide
DATE: May 14, 2008

SUBJECT: **TEMPORARY USE PERMIT NO. 2008-002 (REDEEMER LUTHERAN CHURCH OUTDOOR CONCERT)**

LOCATION: 16351 Springdale Street, 92649 (west side of Springdale Street, north of Heil Avenue)



Applicant: Dan Rugg, 16351 Springdale Street, Huntington Beach, CA 92649

Property Owner: Redeemer Lutheran Church, 16351 Springdale Street, Huntington Beach, CA 92649

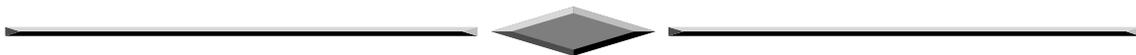
Request: To permit an annual outdoor concert for two hours on one Saturday in July for 10 years (2008-2017).

Environmental Status: This request is covered by Categorical Exemption, Section 15304, Class 4, California Environmental Quality Act.

Zone: PS (Public-Semipublic)

General Plan: P(RL) Church (underlying Residential Low Density)

Existing Use: Church



RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED 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 15304 of the CEQA Guidelines, because the project consists of a minor temporary use of land having negligible or no permanent effects on the environment.

SUGGESTED FINDINGS FOR APPROVAL - TEMPORARY USE PERMIT NO. 2008-002:

1. Temporary Use Permit No. 2008-002 to permit an annual outdoor concert for two hours on one Saturday in July for a five (5) year period will be located, operated and maintained in a manner consistent with the policies of the General Plan and the provisions of Chapter 241. The event is temporary in nature, compatible with surrounding uses, and consistent with the following Land Use Policies:

LU 7.1 Accommodate the development of a balance of land uses that provide for the housing, commercial, employment, educational, cultural, entertainment, and recreation needs of existing and future residents.

LU 9.4 Provide for the inclusion of recreational, institutional, religious, educational and service uses that support resident needs within residential neighborhoods.

RCS 1 Enrich the quality of life for all citizens of Huntington Beach by providing constructive and creative leisure opportunities.

The event is held for community outreach purposes. The public is welcomed, free of charge, to experience the entertainment performed by Redeemer Lutheran Church vocal choir, hand bell choir, and the Huntington Beach Concert Band. The annual concert will occur during the afternoon in the parking lot of the existing church.

2. Approval of the application for an annual outdoor concert for two hours on one Saturday in July for a five year period (2008-2012) will not be detrimental to property or improvements in the surrounding area or to the public health, safety or general welfare. Temporary structures such as the tent, stage, and chairs will be removed upon completion of the event. The temporary event will not alter any existing property in the area.

SUGGESTED CONDITIONS OF APPROVAL - TEMPORARY USE PERMIT NO. 2008-002:

1. The site plan received and dated March 26, 2008 shall be the conceptually approved layout with the following modifications:
 - a. An area for crowd spillage shall be provided east of the tent, outside of the required drive aisle.
 - b. Provide contact information for responsible persons on the plan. **(FD)**
2. At least 10 days prior to the commencement of the concert, the following shall be completed:
 - a. Copies of a detailed site plan, modified per condition 1, and a detailed floor plan of the inside of the tent complying with Fire Code requirements shall be submitted to the Departments of Planning and Fire for review and approval.
 - b. A seating plan showing the seats, aisles, and exits within the tent structure shall be submitted to the Fire Department. Interior lighting shall be portrayed on the plan. **(FD)**
 - c. During all church services and events, an announcement shall be made to parishioners requesting that they refrain from parking on neighborhood streets.
3. Temporary Use Permit No. 2008-002 shall be valid for five (5) years.
4. The use shall comply with the following:
 - a. Hours of operation shall be limited between 1pm and 3pm during the second Saturday in July.
 - b. Alcohol consumption or sales shall be prohibited.

- c. The use of amps, speakers, instruments shall cease at 3pm. Speakers shall not be directed towards any housing area.
 - d. Portable or theatrical lighting sets shall be positioned and aimed so that they do not shine towards or blind on-coming street traffic. Trailer mounted lighting shall be secured to prevent rolling. Lighting shall be positioned away from combustibles, such as hay, wood, or fabric. **(FD)**
 - e. Vehicular parking shall be prohibited in the driveways and driving aisles so that emergency access will not be impeded. This should include the north and south driveways leading to Springdale Street. If these driveways are to utilize barricades, they must be readily movable for emergency access. **(FD)**
 - f. Guy lines and anchors for the tent shall not impact or intrude into the fire lanes. **(FD)**
 - g. Temporary Electrical Cords shall be routed so as to be protected from damage and shall not become a tripping hazard. Cords and circuits shall be appropriately sized for the electrical load imposed upon them and shall not be overloaded. **(FD)**
 - h. Emergency access to the existing fire access roads, hydrants, fire sprinkler connections or controls and buildings located at the site shall be preserved and maintained at all times. Displays and traffic routing shall be positioned so as to allow immediate access to the existing buildings in the event of an emergency. **(FD)**
 - i. Redeemer Lutheran Church personnel shall provide direction of traffic and on-site parking.
 - j. Breakdown of equipment and apparatus shall be prohibited after 10 pm and shall conform to the provisions of the Huntington Beach Municipal Code regarding noise.
 - k. The applicant shall provide clean-up of areas after the closing of the event.
5. In the event that there are any violations of the foregoing conditions or any violations of life safety codes, the concert activity may be terminated by any Police Officer, Fire Inspector or authorized personnel of the Department of Planning.
 6. The Planning Director ensures that all conditions of approval herein are complied with. The Planning Director shall be notified in writing of any changes to the event. 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 Huntington Beach Zoning and Subdivision Ordinance.
 7. 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.
 8. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

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.