

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

WEDNESDAY, JULY 2, 2008 - 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

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

MINUTES: **NONE**

ORAL COMMUNICATION: **NONE**

ITEM 1: TEMPORARY USE PERMIT NO. 2008-004 (TRADING POST PARKING LOT TRUCK TRAILER DISPLAY)

APPLICANT: Bryan Schauer, 6952 Warner Avenue, Huntington Beach, CA 92647
PROPERTY OWNER: Paul D. Christ, P.O. Box 9757, Newport Beach, CA 92658
REQUEST: To permit the temporary display of a truck trailer in a shopping center parking lot for up to 55 days per year, for a period of five years (2008-2012).
LOCATION: 6952 Warner Avenue, 92647 (southwest corner of Warner Avenue and Goldenwest Street)
PROJECT PLANNER: Andrew Gonzales

Andrew Gonzales, Assistant 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 of approval as presented in the executive summary.

Ricky Ramos, Zoning Administrator, confirmed with staff the number of times the permit has been issued previously.

THE PUBLIC HEARING WAS OPENED.

Joe Schauer, 6952 Warner Avenue, urged the Zoning Administrator to allow the request for the full 55 days. He believes that this is important to attract possible customers, especially since the Ralph's store has announced its closure.

Mr. Ramos verified that there would be no sales occurring from the trailer site.

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

Mr, Ramos, engaged in discussions with staff concerning the requested length of time. He indicated he would approve the request and would allow the display for 50 days.

TEMPORARY USE PERMIT NO. 2008-004 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) CALENDAR 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 15311 of the CEQA Guidelines, because the project involves the placement of temporary outdoor display accessory to existing commercial facilities in the same location on an occasional basis.

FINDINGS FOR APPROVAL - TEMPORARY USE PERMIT NO. 2008-004:

1. The proposed temporary use will be located, operated and maintained in a manner consistent with the provisions of Chapter 241 of the Huntington Beach Zoning and Subdivision Ordinance and the following General Plan policy:

ED 2.2.3: Promote Huntington Beach businesses to increase their visibility and local patronage.

The proposed project will temporarily locate a display trailer within the parking lot of an existing commercial shopping center. The trailer will be located adjacent to Goldenwest Street and will advertise two sales events associated with the subject business. The trailer will not involve the outdoor sale and display of merchandise, but will only serve to provide increased visibility for the sales events.

2. Approval of the application for Temporary Use Permit No. 2008-004 will not be detrimental to property or improvements in the surrounding area or to the public health, safety or general welfare. The proposed displacement of approximately five parking stalls within the shopping center, as conditioned for a period of 50 days per year, will have a less than significant impact since five stalls represents less than two percent of the parking spaces existing in the shopping center. The display is not anticipated to interfere with pedestrian or vehicular access to or within the center. No complaints regarding the truck trailer display in previous years have been received by the Code Enforcement.

CONDITIONS OF APPROVAL - TEMPORARY USE PERMIT NO. 2008-004:

1. The site plans received and dated May 6, 2008, shall be the conceptually approved design with the following modification:
 - a. Compliance with vehicular and pedestrian visibility of the adjacent driveway shall be provided by forming a triangular area measuring 10 ft. from the intersecting driveway and the street.
2. The use shall comply with the following:
 - a. The temporary display shall be limited to a maximum of 50 days per calendar year not to exceed a period of five years (2008-2012).
 - b. A minimum of 10 days prior to commencement of the use each year, a schedule for the temporary trailer display to occur in that year shall be submitted for review and approval by the Planning Department. A copy of the stamped approved schedule shall be posted on the trailer at all times during the display event.
 - c. Outdoor sales and temporary outdoor lighting shall be prohibited.

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 1:48PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, JULY 9, 2008 AT 1:30 PM.



Ricky Ramos
Zoning Administrator

RR:jd