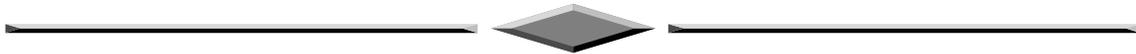


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: David Schlegel, Project Planner
DATE: June 5, 2013

SUBJECT: TEMPORARY USE PERMIT NO. 13-001 (TRADING POST TEMPORARY TRUCK TRAILER DISPLAY)

LOCATION: 6952 Warner Avenue, 92647 (southwest corner of Goldenwest and Warner Avenue)



Applicant: Bryan Schauer, General Manager, 6952 Warner Avenue, Huntington Beach, CA 92648

Property Owner: Paul Christ, P.O. Box 9757, Huntington Beach, CA 926478

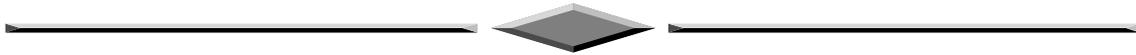
Request: To permit the temporary display of a truck trailer which will occupy a total of five (5) spaces in an existing shopping center parking lot for up to fifty-nine (59) days per year for a period of five (5) years (2013 – 2017).

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

Zone: CG – FP2 (Huntington Beach Zoning & Subdivision Ordinance – General Commercial – Flood Plain 2 Subdistrict)

General Plan: CG – F1 (General Commercial – Maximum Density 0.35 units/acre)

Existing Use: Retail sales and commercial center parking lot.



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 it is considered a minor, temporary use of land having negligible or no permanent effects on the environment. The

minor private alteration of land use is temporary and does not involve removal of healthy, mature and scenic trees.

SUGGESTED FINDINGS FOR APPROVAL - TEMPORARY USE PERMIT NO. 13-001:

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

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

The proposed temporary use will locate a display trailer within the parking lot of an existing commercial shopping center. The trailer will occupy five (5) parking spaces adjacent to Goldenwest Street and will advertise two sales events associated with the subject business. The proposed temporary truck trailer display is sited to maintain adequate clearance for vehicular access, as well as pedestrian circulation and visibility while minimizing potential conflicts with on-site vehicular circulation. 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 the proposed temporary use, as conditioned, 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 (5) 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 (5) 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 approved for previous years have been received by the Code Enforcement Division.

SUGGESTED CONDITIONS OF APPROVAL - TEMPORARY USE PERMIT NO. 13-001:

1. The site plan, photos, and photo simulations received and dated March 26, 2013, shall be the conceptually approved design with the following modifications:
 - 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.
 - b. All existing signs which do not conform to Special Sign Permit No. 89-003 or Chapter 233 (Signs) of the Huntington Beach Zoning & Subdivision Ordinance shall be removed or modified to conform.
2. The use shall comply with the following:
 - a. The temporary truck trailer display shall be limited to a maximum of fifty (50) days per calendar year not to exceed a period of five years (2013 – 2017).

- b. A revised schedule for the truck trailer display shall be submitted to the Planning Division for review and approval prior to commencement of the use. A copy of the stamped and approved schedule shall be posted on the trailer at all times during display.
- 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.