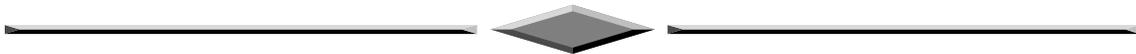


**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Ethan Edwards, Associate Planner  
**DATE:** July 1, 2015

**SUBJECT: TEMPORARY USE PERMIT NO. 15-003 (OLD WORLD FARMERS/  
VINTAGE MARKET & ART WALK)**

**LOCATION:** 7561 Center Avenue, 92647 (northwest corner of Center Ave. and  
Huntington Village Ln.)



**Applicant:** Bernie Bischof, 8165 Pickwick Circle, Huntington Beach, CA 92649

**Property Owner:** Old World Owners Association, c/o Bernie Bischof, 1900 E. Warner Avenue,  
#1P, Santa Ana, CA 92705

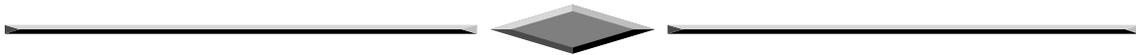
**Request:** To permit a temporary outdoor retail sales event (farmers market, vintage  
market & art walk) located within Old World Village and the west parking lot.  
The event would occur every Saturday, the second Sunday and an alternate  
Sunday of every month throughout the year between the hours of 8:00 AM  
and 3:00 PM for a period of five (5) years from 2015 to 2019.

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

**Zone:** SP1 (North Huntington Center Specific Plan)

**General Plan:** M-sp (Mixed Use – specific plan overlay)

**Existing Use:** Old World Village



**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. 15-003:**

1. The proposed outdoor retail sales event (farmers market, vintage market & art walk) will be located, operated and maintained in a manner consistent with the policies of the General Plan and the provisions of Chapter 241. The temporary use permit will be compatible with the surrounding uses because the event is temporary in nature and is consistent with the character of the area. The temporary use permit will be consistent with following General Plan objective and policies:

### **A. Land Use Element**

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

Policy – LU 13.1.1: Allow for the continuation of existing public and private, institutional, cultural, educational, and health uses at their present locations and development of new uses in areas designated on the Land Use Plan map in accordance with Policy LU 7.1.1.

### **B. Recreation and Community Services Element**

Policy – RCS 7.1.1: Design recreation facilities and programs that are functional, efficient, and affordable.

The temporary use permit will provide a balance of land uses by establishing a commercial/recreational/cultural use on a temporary basis within an existing development (Old World Village). The events will provide a unique option for the purchase of groceries and vintage/artistic goods within close proximity to the area's local residents intended to be served by the project.

2. Approval of the application to permit a temporary outdoor retail sales event (farmers market, vintage market & art walk) located within Old World Village and the west parking lot every Saturday, the second Sunday and an alternate Sunday of every month throughout the year between the hours of 8:00 AM and 3:00 PM for a period of five (5) years from 2015 to 2019 will not be detrimental to property or improvements in the surrounding area or to the public health, safety or general welfare. Noise impacts are not anticipated because the proposed events will be located more than 350 feet from the nearest sensitive land use (residential) to the north. The temporary events will be within walking distance to the surrounding residential neighborhood it serves and the use itself will not alter the subject site because no development is proposed. No health impacts are anticipated because proper permits are required from the Orange County Health Care Agency's Department of Environmental Health prior to commencement of the farmers market.

## **SUGGESTED CONDITIONS OF APPROVAL - TEMPORARY USE PERMIT NO. 15-003:**

1. The site plans received and dated May 13, 2015, shall be the conceptually approved design.

2. Prior to commencement of the farmers market, the Planning and Building Department shall receive documentation from the applicant verifying approval from the Orange County Health Care Agency's Department of Environmental Health.
3. The temporary use shall comply with the following:
  - a. Uses shall be limited to a farmers market, vintage market and art walk as described in the submitted narrative received and dated May 13, 2015.
  - b. Hours of operation shall be limited to every Saturday, the second Sunday and an alternate Sunday of every month throughout the year between the hours of 8:00 AM and 3:00 PM for a period of five (5) years from 2015 to 2019.
  - c. All trash, debris, and garbage, as well as special dumpsters, shall be removed from the site prior to the closing of each event.
  - d. The applicant shall ensure the clean-up of the adjacent streets of any associated trash and debris after each event closure.
  - e. The set up and break down of the events shall be limited to between the hours of 7:00 AM and 4:00 PM.
  - f. Vendor vehicles for the vintage market and art walk shall park within One Pacific Plaza parking structure during operation of an event. Vendor vehicles for the farmers market may park adjacent to their display tables/tents.
4. In the event that there are any violations of the foregoing conditions or any violations of life and safety code, the market may be terminated by any Police Officer, Fire Inspector or authorized personnel of the Department of Planning and Building.
5. The Director of Planning and Building ensures that all conditions of approval herein are complied with. The Director of Planning and Building shall be notified in writing of any changes to the event and may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. 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 provisions of HBZSO Section 241.18.
6. The applicant and/or applicant's representative shall be responsible for ensuring that accuracy of all plans and information submitted to the City for review and approval.
7. Temporary Use Permit No. 15-003 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning and Building Department a minimum 30 days prior to the expiration date.
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/green-building-guidelines-rating>).

**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.