



## Huntington Beach Planning Commission

P.O. BOX 190

CALIFORNIA 92648

### NOTICE OF ACTION

July 14, 2000

City of Huntington Beach  
Department of Economic Development  
2000 Main Street  
Huntington Beach, CA 92648

**SUBJECT:**      **CONDITIONAL USE PERMIT NO. 00-28/COASTAL DEVELOPMENT  
PERMIT NO. 00-07 (Farmer's Market/Crafts Faire at Pier Plaza)**

**PROPERTY**

**OWNER:**      City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

**REQUEST:**      To permit the relocation of the Farmer's Market and Crafts Faire to Pier Plaza.  
The event would be held weekly on every Friday from 11:00 AM to sunset.

**LOCATION:**      401 Pacific Coast Highway (Oceanside of PCH, north of the Municipal Pier)

**DATE OF**  
**ACTION:**      July 11, 2000

Your application was acted upon by the Planning Commission of the City of Huntington Beach on July 11, 2000, and your request was Conditionally Approved. Attached to this letter are the Findings and Conditions of Approval for this application.

Please be advised that the Planning Commission reviews the conceptual plan as a basic request for entitlement of the use applied for and there may be additional requirements prior to commencement of the project. It is recommended that you immediately pursue completion of the conditions of approval and address all requirements of the Huntington Beach Zoning and Subdivision Ordinance in order to expedite the processing/completion of your total application. The conceptual plan should not be construed as a precise plan reflecting conformance to all Zoning and Subdivision Ordinance requirements.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the City Clerk within ten calendar days of the date of the Planning Commission's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal; it shall also be accompanied by a filing fee. The appeal fee is \$500.00 for a single family dwelling property owner appealing the decision on his/her own property. The appeal fee is \$1,490.00 for all other appeals.

In your case, the last day for filing an appeal and paying the filing fee is July 21, 2000.


Provisions of the Huntington Beach Zoning and Subdivision Ordinance are such that any application becomes null and void one (1) year after final approval, unless actual construction has started.

If there are any further questions, please contact Wayne Carvalho, Associate Planner at (714) 536-5271.

Sincerely,

Howard Zelefsky, Secretary  
Planning Commission

by:

A handwritten signature in black ink, appearing to read "Herb Fauland", written over the word "by:".

Herb Fauland  
Senior Planner

xc: Property Owner

Attachment: Findings and Conditions of Approval

## **FINDINGS AND CONDITIONS OF APPROVAL**

### **CONDITIONAL USE PERMIT NO. 00-28/ COASTAL DEVELOPMENT PERMIT NO. 00-07**

#### **FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Planning Commission 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 minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc., are exempt from further environmental review.

#### **FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 00-28:**

1. Conditional Use Permit No. 00-28 for the relocation, maintenance and weekly operation of the Farmers Market and Crafts Faire will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. With the conditions imposed, the operation of the weekly event will not impact the surrounding businesses, residents, or beach related activities.
2. The Farmers Market and Crafts Faire will be compatible with surrounding commercial, residential, and beach related uses. The fair will occur on a weekly basis during typical retail business hours and will not adversely impact the surrounding retail, restaurant, office and residential uses.
3. The relocation of the Farmers Market and Crafts Faire will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. No variances are requested as part of this request.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Open Space-Shoreline on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

*Policy LU 10.1.17:* Require the inclusion of uses and elements that contribute amenities for visitors, such as public activity areas and onsite recreational facilities.

*Policy LU 14.1.3:* Require that structures located in the City's parks and other open spaces be designed to maintain the environmental character in which they are located.

*Policy 9.5.1.2:* Protect encourage and where feasible provide a variety of recreation facilities which provide opportunities for all income groups.

*Policy 9.5.2.5:* Protect, encourage, and where feasible provide visitor serving facilities in the coastal zone which are varied in type and price.

The market and crafts faire encourages residents and visitors to the downtown, and provides for variety in the recreational opportunities in and around the Municipal Pier area. The weekly event consists only of temporary structures which are removed upon completion of the event.



### **FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 00-07:**

1. Coastal Development Permit No. 00-07 for the relocation of the Farmers Market and Crafts Faire, conforms with the plans, policies, requirements and standards of the Huntington Beach Coastal Element of the General Plan.
2. Coastal Development Permit No. 00-07 is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The temporary use does not involve the construction of permanent structures. Minimum aisle widths will be provided; no variances to development standards are requested.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. All infrastructure exists for the proposed market that is consistent with the Huntington Beach Coastal Element and Coastal Land Use Plan of the General Plan.
4. The relocation of the market conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. All public access will remain to the beach and pier area.

### **CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 00-28/COASTAL DEVELOPMENT PERMIT NO. 00-07:**

1. The site plan, floor plans, and elevations received and dated May 1, 2000 shall be the conceptually approved layout.
2. Prior to each event, the parking spaces to be utilized for the market shall be clearly posted and signed for Temporary No Parking. (PW)
3. During the event, the following shall be complied with:
  - a. Hours of operation shall be limited to Fridays between 7:00 AM to 9:00 PM.
  - b. Provide police or parking enforcement patrols to eliminate parking violations.
  - c. All stands/booths shall be self-supporting units; no nails, stakes, holes shall be permitted in parking lot or pavers.
  - d. The height of temporary structures shall not exceed ten (10) feet.
  - e. All vendors shall make appropriate arrangements for collection of refuse and the clean up of the site after closure of the event.
  - f. If lighting is proposed, an electrical lighting plan shall be submitted and approved by the Fire Department, and Building and Safety Department. All outside lighting shall be directed to prevent "spillage" onto adjacent properties.
  - g. Emergency access shall be maintained in the aisle. (PW)

- h. No access shall be taken from the intersection of PCH and Main St. (PW)
  - i. Public Works Inspection/Survey will be conducted to ensure integrity and identify any damage in writing to the applicant.
- 4. The event may be operated in conjunction with other events at Pier Plaza. Other major events approved by specific events permit take precedent over the weekly event, and may require the occasional cancellation of the event.
  - 5. The Planning Director shall be notified in writing if any changes to the market are proposed. No changes shall be made until the Planning Department has reviewed and approved the changes. The Planning Department reserves the right to require that an amendment to the original entitlement be processed if the proposed changes are of a substantial nature.

**INFORMATION ON SPECIFIC CODE REQUIREMENTS:**

- 1. Conditional Use Permit No. 00-28 and Coastal Development Permit No. 00-07 shall not become effective until the ten working day appeal period has elapsed. For projects in the appealable area of the coastal zone, there is an additional ten working day appeal period that commences when the California Coastal Commission receives the City's notification of final action.
- 2. Conditional Use Permit No. 00-28 and Coastal Development Permit No. 00-07 shall become null and void unless exercised within one year of the date of final approval which is July 11, 2001, or such extension of time as may be granted by the Planning Director pursuant to a written request is submitted to the Planning Department a minimum 30 days prior to the expiration date.
- 3. The Planning Commission reserves the right to revoke Conditional Use Permit No. 00-28 and Coastal Development Permit No. 00-07, pursuant to a public hearing for revocation, if any violation of these conditions or the Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.
- 4. All applicable fees from the Building and Safety, Public Works, and Fire Departments shall be paid prior to the issuance of Building Permits.
- 5. The development shall comply with all applicable provisions of the Municipal Code, Building and Safety Department, and Fire Department as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
- 6. The applicant shall submit a check in the amount of \$38.00 for the posting of the Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's action.



