



AGENDA HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, FEBRUARY 28, 2006
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *Burnett, Livengood, Scandura, Dingwall, Ray, Horgan, Dwyer*

AGENDA APPROVAL

A. PROJECT REVIEW (FUTURE AGENDA ITEMS):

A-1. GENERAL PLAN AMENDMENT NO. 05-02/ZONING TEXT AMENDMENT NO. 05-04/ZONING MAP AMENDMENT NO. 05-02 (EDINGER CORRIDOR SPECIFIC PLAN)– Rosemary Medel

A-2. APPEAL OF ENVIRONMENTAL ASSESSMENT COMMITTEE (EAC) DECISION TO PROCESS MITIGATED NEGATIVE DECLARATION NO. 04-10 (HOME DEPOT) – Ron Santos

B. STUDY SESSION ITEMS: NONE

C. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Herb Fauland

D. PLANNING COMMISSION COMMITTEE REPORTS

E. PUBLIC COMMENTS – Regarding Study Session portion of Meeting

Anyone wishing to speak on Project Review or Study Session items during PUBLIC COMMENTS may do so by filling out a Request To Speak form and giving it to the Secretary. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)
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F. PLANNING COMMISSION COMMENTS

6:30 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: *Burnett, Livengood, Scandura, Dingwall, Ray, Horgan, Dwyer*

AGENDA APPROVAL

A. ORAL COMMUNICATIONS

Anyone wishing to speak during ORAL COMMUNICATIONS must fill out and submit a form to speak. The Planning Commission can take no action on this date, unless the item is agendaized. Any one wishing to speak on items not on tonight's agenda, a closed public hearing item, or on non-public hearing items may do so during ORAL COMMUNICATIONS. Please note comments on closed public hearing items will not be part of the permanent entitlement record. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

B. PUBLIC HEARING ITEMS:

Anyone wishing to speak during an open PUBLIC HEARING must fill out and submit a form to speak. The public may address the Planning Commission only during the open PUBLIC HEARING items or during ORAL COMMUNICATIONS. Please review the agenda to determine whether the PUBLIC HEARING item is open or closed. If the PUBLIC HEARING on an item is closed, you will not be permitted to speak during that portion of the agenda and may wish to address your concerns during the ORAL COMMUNICATIONS portion of the agenda. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (4 MINUTES PER PERSON, WITH A MAXIMUM TIME DONATION OF 8 MINUTES, FOR A TOTAL OF 12 MINUTES PER SPEAKER)

PROCEDURE: Commission Disclosure Statement(s), Staff Report Presentation, Commission Questions, Public Hearing, Discussion/Action.

B-1. GENERAL PLAN AMENDMENT NO. 05-02/ ZONING MAP AMENDMENT NO. 05-02/ ZONING TEXT AMENDMENT NO. 05-04 /MITIGATED NEGATIVE DECLARATION NO. 06-01 (EDINGER CORRIDOR SPECIFIC PLAN). **Applicant:** City of Huntington Beach. **Request:** 1) **GPA:** To amend the City's General Plan Land Use Element by changing the existing land use categories within the project area from Commercial Neighborhood (CN), Commercial General (CG), Commercial Regional (CR), Mixed Use Vertical (MV) and Public (P) to a Mixed Use – Specific Plan Overlay (M-sp) designation; and to amend the General Plan Circulation Element Figure CE-3 to change the Gothard Street designation within the project area between Edinger Avenue and Mc Fadden Street from Major Arterial (120 foot right-of-way) to Primary Arterial (90 foot right-of-way). 2) **ZMA:** To amend the City's Zoning Map by changing the Commercial Neighborhood (CN), Commercial General (CG), General Industrial (IG), Residential Medium High (RMH) Density and Residential Low Density (RL) zoning designations within the project area to "SP 14" (Edinger Corridor Specific Plan). 3) **ZTA:** To adopt SP 14 (Edinger Corridor Specific Plan) that will regulate the land uses and development standards for the 242 acre area. 4) **MND:** To adopt a Mitigated Negative Declaration that addresses the potential environmental impacts associated with the adoption of the Specific Plan. **Location:** 242 acre site generally bounded by Goldenwest Street to the west and Beach Blvd. to the east and the north and south sides of Edinger Ave. – excluding Bella Terra). **Project Planner:** Rosemary Medel

STAFF RECOMMENDATION: Motion to: "Approve General Plan Amendment No. 05-02/Zoning Map Amendment No. 05-02/Zoning Text Amendment No. 05-04 /Mitigated Negative Declaration No. 06-01 (Edinger Corridor Specific Plan) with suggested findings and conditions of approval and forward to the City Council."

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED JANUARY 24, 2006

RECOMMENDED ACTION: Motion to: "Approve the January 24, 2006, Planning Commission Minutes as submitted."

D. NON-PUBLIC HEARING ITEMS - NONE

E. PLANNING ITEMS

- E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING
- E-2. CITY COUNCIL ITEMS FOR NEXT MEETING
- E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING

F. PLANNING COMMISSION ITEMS

F-1. PLANNING COMMISSION REQUEST ITEMS – NONE

F-2. PLANNING COMMISSION COMMENTS

- Commissioner Burnett -
- Commissioner Livengood -
- Vice-Chairperson Scandura -
- Chairperson Dingwall -
- Commissioner Ray -
- Commissioner Horgan –
- Commissioner Dwyer -

ADJOURNMENT:

Adjourn to the next regularly scheduled meeting of March 14, 2006.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission is final unless an appeal is filed to the City Clerk by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Five Hundred Sixty-Eight Dollars (\$1,541.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property or Two Thousand Three Hundred Thirty-Five Dollars (\$2,379.00) if the appeal is filed by any other party. The appeal shall be submitted to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action.

Copies of staff reports and/or written materials on each agenda item are on file in the Planning Department, for inspection by the public. A copy of the agenda packet is also available at the Central Library (7111 Talbert Avenue).

**VIDEO TAPES OF MEETINGS AVAILABLE FOR PUBLIC
CHECK OUT AT THE CENTRAL LIBRARY, AND FOR DUPLICATION
SERVICES IN THE CITY CLERK'S OFFICE.**

HUNTINGTON BEACH PLANNING COMMISSION

Public Hearing Procedures

This statement has been prepared to provide a better understanding of the procedures for public hearings before the Planning Commission.

Regular meetings of the Planning Commission are held on the second and fourth Tuesdays of each month beginning at 5:15 p.m. in Room B-8 for a study session and then at 7:00 PM in the Council Chambers. Adjourned meetings, special meetings, and Study Sessions may be scheduled at other times.

Planning Commission proceedings are governed by the Planning Commission By-Laws, Robert's Rules of Order and the Brown Act. The following is the typical sequence of events on public hearing items:

- A. The Chairperson shall announce the item and if the public hearing is open or closed.
- B. The Planning Commission shall disclose any discussions, conversations, etc., with applicants, applicant's representatives or property owners.
- C. The staff report is presented.
- D. Questions by the Planning Commission concerning the staff report may be answered at this time.
- E. The public hearing is opened by the Chairperson.
- F. The applicant or appellant is given an opportunity to address the Commission. Time is not limited but left to the Chairperson's discretion.
- G. Staff will call all speakers by name. Please proceed to the podium. Individuals favoring and opposing the proposal are given an opportunity to address the Commission (up to four (4) minutes), or may choose to donate their time to another speaker if the "Request to Speak" form is filled out and given to the Secretary.* A speaker who addresses the Commission on behalf of individuals who donate time are allowed a maximum of 12 minutes. Please state your name before addressing the Commission.
- H. The Commission may ask questions of speakers addressing the Commission.
- I. The public hearing is closed.
- J. The Commission may discuss the matter at this time.
- K. The Commission then acts on the matter by continuing, approving, conditionally approving, or denying the petition.

The Planning Commission receives a staff report packet on the Thursday preceding the meeting, allowing time to review each case and make further investigations in the field prior to the scheduled meeting.

Staff reports are available in the Planning Department anytime on Friday preceding the Planning Commission meeting.