



# ACTION AGENDA

## Huntington Beach Planning Commission

Tuesday, April 26, 2016  
5:15 PM - Study Session, Council Chambers  
7:00 PM - Regular Meeting  
Huntington Beach Civic Center  
2000 Main Street, Huntington Beach, CA 92648  
<http://www.huntingtonbeachca.gov>

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### 5:15 PM - STUDY SESSION, COUNCIL CHAMBERS

#### CALL PLANNING COMMISSION STUDY SESSION TO ORDER

P P P P P P P

ROLL CALL: Crowe, Kalmick, Semeta, Pinchiff, Mandic, Brenden, Hoskinson

#### AGENDA APPROVAL – APPROVED (7-0)

#### A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

- A-1. **PLANNING APPLICATION NO. 2016-065 (APPEAL OF DIRECTOR'S DECISION REGARDING FOUNDATION TYPE FOR BEACHFRONT PROPERTIES IN SUNSET BEACH)** Request: Planning Application No. 2016-065 is an appeal by Karen Otis of the Sunset Beach Specific Plan requirement for pilings or caissons for two proposed beachfront homes in Sunset Beach. The applicant is proposing to use a mat slab foundation in lieu of pilings or caissons. **Location:** 16471 and 16475 S. Pacific Ave., 90742 (south side at 23rd Street) **City Contact:** Ricky Ramos, Senior Planner

*Staff Presentation - NO ACTION TAKEN*

#### B. STUDY SESSION ITEMS - NONE

#### C. PUBLIC COMMENTS - Regarding Project Review and Study Session portions of Meeting

Karen Otis, applicant, spoke in support of Study Session Item No. A- 1. Ms. Otis reviewed the proposed foundation type for the proposed project. Ms. Otis also briefly reviewed the process for approval through the county, prior to the annexation of Sunset Beach, for residential projects in the subject area.

Mike Adams, Adams and Associates, spoke in support of Study Session Item No. A- 1. Mr. Adams indicated that he felt the Sunset Beach Specific Plan regulations regarding foundation requirements for the subject area were being interpreted differently by city staff than by county staff.

There was a brief discussion regarding potential liability for the city should the requested foundation be approved, despite the prohibition in the Specific Plan. Mr.

Adams indicated that the property owner would agree to indemnify the city against liability if the requested foundation is allowed.

**D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Jennifer Villasenor, Planning Manager**

Jennifer Villasenor, Planning Manager, reported that there was one Late Communication for Item No. B-2.

**E. PLANNING COMMISSION COMMITTEE REPORTS - NONE**

**F. PLANNING COMMISSION COMMENTS - NONE**

**6:00 PM - RECESS FOR DINNER**

**7:00 PM - COUNCIL CHAMBERS**

**CALL PLANNING COMMISSION MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE – Led by Commissioner Brenden**

*P P P P P P P*

**ROLL CALL: Crowe, Kalmick, Semeta, Pinchiff, Mandic, Brenden, Hoskinson**

**AGENDA APPROVAL – APPROVED (7-0)**

**A. PUBLIC COMMENTS - NONE**

**B. PUBLIC HEARING ITEMS**

**B-1. CONDITIONAL USE PERMIT NO. 16-009/ VARIANCE NO. 16-001 (SUNSET BEACH MIXED USE) Applicant: Julio Gener, Studio Architects Property Owner: Jimmy Yanez Request: To construct a**

1,795 sq. ft. retail/service business and a 1,793 sq. ft. residential unit above the first floor on an existing 2,700 sq. ft. lot with a reduction in required parking for the mixed use project, and a request for a corner visibility triangle of nine feet in lieu of the required 17-foot corner visibility triangle. The project includes a variance request for tandem residential and commercial parking, no onsite vehicular circulation, and 75% tandem parking spaces for the commercial parking in lieu of the allowed maximum of 40% tandem for commercial parking. The project is located in the non-certified portion of the City's Local Coastal Program within the Sunset Beach Specific Plan area and includes a review via an "Approval in Concept" process for referral to California Coastal Commission.

**Location:** 16741 Pacific Coast Highway, 90742 (at the southwest corner of PCH and 16th St., Sunset Beach) **Environmental Status:** The project is categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act. **City Contact:** John Ramirez, Contract Planner

**Staff Recommended Action:**

Motion to: "Continue Conditional Use Permit No. 16-009 and Variance

No. 16-007 to the May 10, 2016 Planning Commission meeting."

***CONTINUED TO THE MAY 10, 2016 PLANNING COMMISSION MEETING, 7-0***

- B-2. CONDITIONAL USE PERMIT NO. 16-013 (CAPONE'S RESTAURANT ALCOHOL) Applicant:** Alberto Juarez **Property Owner:** Regency Centers, L.P. **Request:** To permit the sale, service, and consumption of alcohol (ABC Type 47 License) within an approximately 1,134 sq. ft. expanded portion of an existing 1,811 sq. ft. restaurant with alcohol. **Location:** 19686 Beach Boulevard, 92648 (east side of Beach Blvd., between Yorktown Ave. and Adams Ave.) **Environmental Status:** The project is categorically exempt pursuant to Section 15301, Class 1 of the California Environmental Quality Act. **City Contact:** Ethan Edwards, Associate Planner

**Staff Recommended Action:**

Motion to: "Approve Conditional Use Permit No. 16-013 with suggested findings and conditions of approval (Attachment No. 1)"

***APPROVED WITH MODIFIED FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, 7-0***

**C. CONSENT CALENDAR - NONE**

**D. NON-PUBLIC HEARING ITEMS - NONE**

**E. PLANNING ITEMS**

**E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING**

Scott Hess, Director of Planning and Building - reported on the items from the previous City Council Meeting.

**E-2. CITY COUNCIL ITEMS FOR NEXT MEETING**

Scott Hess, Director of Planning and Building – reported on the items for the next City Council Meeting.

**E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING**

Jennifer Villasenor, Planning Manager – reported on the items for the next Planning Commission Meeting.

**F. PLANNING COMMISSION ITEMS**

**F-1. PLANNING COMMISSION REQUEST ITEMS – NONE**

**F-2. PLANNING COMMISSION COMMENTS**

Commissioner Brenden reported on recent events he attended in the city and spoke briefly regarding his recent trip to Peru.

Vice-Chair Semeta reported on the recent meeting of the Design Review Board.

Chair Pinchiff reported on the recent events he attended in the city.

**ADJOURNMENT: Adjourned at 7:26 PM to the next regularly scheduled meeting on Tuesday, May 10, 2016, at 5:15 PM.**