



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, AUGUST 14, 2012
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

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

CANCELLED – NO STUDY SESSION

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE - Led by Commissioner Peterson

A P P P P P

ROLL CALL: Shier Burnett, Peterson, Bixby, Mantini, Delgleize, Ryan

Commissioner Shier Burnett was absent.

AGENDA APPROVAL APPROVED 5-0-1 (Shier Burnett – Absent)

A. **PUBLIC COMMENTS** - NONE

B. **PUBLIC HEARING ITEMS**

- B-1. **ZONING TEXT AMENDMENT NO. 12-02 (PARK FEE)** **Applicant:** City of Huntington Beach **Property Owner:** Not Applicable **Request:** To: 1) amend Chapter 254 (Dedications and Reservations) of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to delete the site-specific-appraisal approach for determining park in lieu fees for residential projects that require tentative maps and replace it with standard citywide fees and incorporate other related changes; and 2) delete Section 230.20 of the HBZSO pertaining to park fees for projects not requiring a tentative map. **Location:** Citywide **Project Planner:** Ricky Ramos

STAFF RECOMMENDATION: Motion to: “Approve Zoning Text Amendment No. 12-02 with findings (Attachment No. 1) and forward the draft ordinance (Attachment No. 2) to the City Council for adoption.”

APPROVED WITH FINDINGS AND FORWARD TO THE CITY COUNCIL, 5-0-1 (SHIER BURNETT – ABSENT)

Commissioner Delgleize recused herself on Item No. B-2 due to a possible conflict of interest and left the room.

Commissioner Shier Burnett arrived at 7:20 PM but left shortly thereafter.

B-2. MITIGATED NEGATIVE DECLARATION NO. 11-007/COASTAL DEVELOPMENT PERMIT NO. 11-012/CONDITIONAL USE PERMIT NO. 11-021/ENTITLEMENT PLAN AMENDMENT NO. 11-007/VARIANCE NO. 11-005/DESIGN REVIEW NO. 11-015 (PIERSIDE PAVILION EXPANSION) Applicant: Michael Adams, Michael C. Adams Associates **Property Owner:** Joe Daichendt, Theory R Properties LLC **Request:** **MND:** To analyze the potential environmental impacts associated with the implementation of the proposed project. **CDP/CUP:** To permit: a) the demolition of approximately 400 sq. ft. of the existing structure including an elevator shaft and two stairwells; and construct a connecting four-story, 90 foot high, approximately 27,772 square foot mixed-use, visitor serving/office building and approximately 9,401 sq. ft. infill expansion by extending existing storefronts; b) the sale and consumption of alcoholic beverages within the restaurant areas; c) to expand the allowable uses within the Pierside Pavilion development from the previously approved limits established by Entitlement Plan Amendment No. 07-01 and the Owner Participation Agreement (executed in 2009 and amended in 2011) by adding 10,527 sq. ft. of retail, 5,705 sq. ft. of restaurant, and 21,441 sq. ft. of office; and, d) permit shared parking. **EPA:** To amend Conditional Use Permit No. 10-017 to modify the location of the existing retail carts on public and private property. **VAR:** To permit a maximum height of 68 ft. (plus up to 90 ft. for mechanical housing) in lieu of a maximum of 45 ft. **DR:** To review the design, colors, and materials of the remodel of the existing building to remain and proposed building. **Location:** 300 Pacific Coast Highway, 92648 (northeast corner of Pacific Coast Highway and Main Street) **Project Planner:** Ethan Edwards

STAFF RECOMMENDATION: Motion to:

A. “Approve Mitigated Negative Declaration No. 11-007 with findings and mitigation measure (Attachment No. 1);”

DENIED WITH FINDINGS, 3-1-2 (MANTINI – NO, SHIER BURNETT – ABSENT, DELGLEIZE – ABSTAIN)

B. “Approve Coastal Development Permit No. 11-012, Conditional Use Permit No. 11-021, Entitlement Plan Amendment No. 11-007, and Variance No. 11-005 as modified with findings and suggested conditions of approval (Attachment No. 1).”

DENIED WITH FINDINGS, 3-1-2 (RYAN – NO, SHIER BURNETT – ABSENT, DELGLEIZE – ABSTAIN)

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

Herb Fauland, 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 - NONE

Vice-Chair Bixby wished former Commissioner Farley well in his future endeavors.

Chair Mantini reminded her fellow commissioners that there is a Subdivision Committee hearing on Wednesday, August 15, 2012.

ADJOURNMENT: Adjourned at 8:57 PM to the next regularly scheduled meeting of Tuesday, August 28, 2012.