



# ACTION AGENDA

## Huntington Beach Planning Commission

Tuesday, August 23, 2016  
5:30 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>

### 5:30 PM - STUDY SESSION, COUNCIL CHAMBERS

#### CALL PLANNING COMMISSION STUDY SESSION TO ORDER

A P P P P P P

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

Commissioner Crowe was absent.

#### AGENDA APPROVAL – APPROVED 6-0-1 (Crowe – Absent)

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

##### A-1. ZONING TEXT AMENDMENT NO. 2016-002 (ELLIS GOLDENWEST SPECIFIC PLAN AMENDMENT – EQUESTRIAN TRAIL REALIGNMENT)

**Request:** To amend the alignment of the equestrian trails in the Ellis-Goldenwest Specific Plan (SP7). ZTA No. 16-002 would amend Exhibit 8 and Appendix B (Attachment No. 2) of the specific plan to show realigned equestrian trails within an approximately 4.5-acre mostly undeveloped area off Ellis Avenue, across from Central Park, consisting primarily of assembled encyclopedia lots. **Location:** 6741 Shire Circle, 92648 (terminus of Shire Circle, between Ellis Avenue and Shire Circle – encyclopedia lots/Open Space Corridor) **City Contact:** Nicolle Bourgeois, Planning Aide

*Staff Presentation - NO ACTION TAKEN*

#### B. STUDY SESSION ITEMS - NONE

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

Ann Anderson, volunteer for the HB Tree Society, spoke in opposition to Item No. A-1. She expressed concern with the potential land swap and stated that the city should maintain all possible open space.

Jean Nagy, HB Tree Society, spoke in opposition to Item No. A-1. She expressed concern that the lots being offered for a potential land swap are not comparable in value to the ones being requested.

Juana Mueller, resident, spoke in opposition to Item No. A-1. She noted that the Huntington Beach Womens' Club had made significant donations to enable purchasing of the encyclopedia lots to increase the city's open space. She stated that

the two sets of lots being considered for a land swap are not comparable and asked the city to consider purchasing the encyclopedia lots in question.

**D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) - Jane James, Planning Manager**

Jane James, Planning Manager, reported on late communications for the public hearing items.

**E. PLANNING COMMISSION COMMITTEE REPORTS**

Commissioner Kalmick reported on recent meetings of the Environmental Board.

**F. PLANNING COMMISSION COMMENTS - NONE**

**5:58 PM - RECESS FOR DINNER**

**7:00 PM - COUNCIL CHAMBERS**

**CALL PLANNING COMMISSION MEETING TO ORDER**

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

**A P P P P P P**

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

Commissioner Crowe was absent.

**AGENDA APPROVAL – APPROVED 6-0-1 (Crowe – Absent)**

**A. PUBLIC COMMENTS**

Susan Welfringer, Huntington Beach Downtown Business Improvement District, spoke in support of the public hearing items on Main Street. She encouraged the Planning Commission to vote to approve those requests.

**B. PUBLIC HEARING ITEMS**

**B-1. CONDITIONAL USE PERMIT NO. 16-018 (UMI RAMEN BEER AND WINE) Applicant: Vu Nguyen Phan Property Owner: Philip Carmody Request: To permit the on-site sale, service, and consumption of beer and wine (ABC Type 41 License) within an approved approximately 1,350 sq. ft. eating and drinking establishment. Location: 7451 Edinger Avenue #104, 92647 (northeast corner of Gothard and Edinger) Environmental Status: The project is categorically exempt pursuant to Section 15301, Class 1 of the California Environmental Quality Act. City Contact: Jessica Bui**

**Staff Recommended Action:**

Approve Conditional Use Permit No. 16-018 with suggested findings and conditions of approval (Attachment No. 1)

**APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL, 6-0-1 (Crowe – Absent)**

**B-2. CONDITIONAL USE PERMIT NO. 16-028 (OLA LIVE ENTERTAINMENT) Applicant:** Toby Reece **Property Owner:** PC Group Retail LLC **Request:** To permit the establishment of live entertainment consisting of a disc jockey and a live band (max. 4 members) within an approved approximately 1,200 sq. ft. suite and 1,000 sq. ft. outdoor patio area. **Location:** 21040 Pacific Coast Highway #200, 92648 (east side of First Street, between Pacific View Avenue and Pacific Coast Highway – Pacific City Retail) **Environmental Status:** The project is categorically exempt pursuant to Section 15301, Class 1 of the California Environmental Quality Act. **City Contact:** Joanna Cortez

**Staff Recommended Action:**

Approve Conditional Use Permit No. 16-028 with suggested findings and conditions of approval (Attachment No. 1).

***APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, 6-0-1 (Crowe – Absent)***

**B-3. CONDITIONAL USE PERMIT NO. 16-021 (PIZZA PRESS) Applicant:** Jacobs Clemans **Property Owner:** Capref Strand **Request:** To permit a 700 sq. ft. interior restaurant expansion, a new 200 sq. ft. outdoor dining area fronting 5th Street, and the on-site sale, service, and consumption of beer and wine (ABC Type-41 License) within the expanded restaurant area. **Location:** 150 5th Street, Suite 110, 92648 (east side of 5th Street, between Pacific Coast Highway and Walnut Avenue – The Strand) **Environmental Status:** The project is categorically exempt pursuant to Section 15301, Class 1 of the California Environmental Quality Act. **City Contact:** Joanna Cortez

**Staff Recommended Action:**

Approve Conditional Use Permit No. 16-021 with findings and suggested conditions of approval (Attachment No. 1).

***APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, 5-1-1 (Kalmick – No, Crowe – Absent)***

**B-4. TENTATIVE PARCEL MAP NO. 15-032/ CONDITIONAL USE PERMIT NO. 15-031/ COASTAL DEVELOPMENT PERMIT NO. 15-016 (MAIN STREET COMMERCIAL BUILDING) Applicant:** Jeff Bergsma, Team Design **Property Owner:** Robert Koury Properties **Request:** TPM: To merge five lots into one 14,132 sq. ft. parcel and two lots into one 8,714 sq. ft. parcel. CUP/CDP: To demolish an existing approximately 8,800 sq. ft. one-story commercial building and construct an approximately 12,600 sq. ft. two story commercial building. **Location:** 401 Main Street, 92648 (northwest corner of Main Street and Orange Avenue) **Environmental Status:** The project is categorically exempt pursuant to Section 15332, Class 32 of the California Environmental Quality Act. **City Contact:** Tess Nguyen

**Staff Recommended Action:**

- A. "Approve Tentative Parcel Map No. 15-032 with findings and suggested conditions of approval (Attachment No. 1)"
- B. "Approve Conditional Use Permit No. 15-031 and Coastal Development Permit No. 15-016 with findings and suggested conditions of approval (Attachment No. 1)"

***APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL, 6-0-1 (Crowe – Absent)***

**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 Community Development - reported on the items from the previous City Council Meeting.

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

Scott Hess, Director of Community Development – reported on the items for the next City Council Meeting.

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

Jane James, 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 thanked his fellow commissioners for their condolences on the recent passing of his mother.

Vice-Chair Semeta invited the public to attend the upcoming meeting of the Finance Commission and the upcoming Labor of Love music festival.

Chair Pinchiff congratulated Administrative Assistant Kimberly De Coite for her recent Mayor's Award.

**ADJOURNMENT: Adjourned at 8:17 PM to the next regularly scheduled meeting on Tuesday, September 13, 2016, at 5:15 PM.**