



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, AUGUST 27, 2013
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

P P A P P P P

ROLL CALL: *Dingwall, Posey, Peterson, Bixby, Kalmick, Franklin, Pinchiff*

Vice-Chair Peterson was absent.

AGENDA APPROVAL APPROVED 6-0-1 (PETERSON – ABSENT)

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. ENVIRONMENTAL IMPACT REPORT 01-003 (GUN RANGE) – Ricky Ramos, Senior Planner

Staff Presentation - NO ACTION TAKEN

Chair Bixby recused himself on Study Session Item No. A-2 and left the room.

A-2. ENTITLEMENT PLAN AMENDMENT NO. 13-001/ VARIANCE NO. 13-008/ SPECIAL PERMIT NO. 13-001 (PACIFIC CITY COMMERCIAL) – Jill Arabe, Associate Planner

Staff Presentation - NO ACTION TAKEN

Chair Bixby returned to the room.

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS - NONE

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Jane James, Planning Manager, reported that there were Late Communications for Item Nos. B-1, B-2, and B-3.

E. PLANNING COMMISSION COMMITTEE REPORTS - NONE

F. PLANNING COMMISSION COMMENTS - NONE

6:30 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE– Led by Vice-Chair Peterson

P P P P P P P

ROLL CALL: *Dingwall, Posey, Peterson, Bixby, Kalmick, Franklin, Pinchiff*

AGENDA APPROVAL APPROVED 7-0

A. PUBLIC COMMENTS

Clint Orr, resident, addressed the commission regarding the lack of entertainment amenities in the downtown area, and encouraged the development of Block 163 as a new surf museum.

B. PUBLIC HEARING ITEMS

- B-1. GENERAL PLAN AMENDMENT NO. 12-001/ NEGATIVE DECLARATION NO. 12-007 (2013-2021 GENERAL PLAN HOUSING ELEMENT UPDATE) Applicant: City of Huntington Beach Request: **GPA:** To update the General Plan Housing Element for the 2013-2021 planning period pursuant to California Government Code Section 65588; **ND:** To analyze the potential environmental impacts associated with the proposed Housing Element Update Location: Citywide City Contact: Jennifer Villasenor**

STAFF RECOMMENDATION: Motion to:

- A. "Approve Negative Declaration No. 12-007 with findings (Attachment No.1); and"
APPROVED WITH FINDINGS, 5-2 (DINGWALL, PETERSON – NO)
- B. "Approve General Plan Amendment No. 12-001 and forward Draft Resolution (Attachment No. 2) to the City Council for adoption."
APPROVED AND FORWARDED TO THE CITY COUNCIL, 5-2 (DINGWALL, PETERSON – NO)

Commissioners Posey and Pinchiff recused themselves on Item No. B-2 and left the room.

- B-2. VARIANCE NO. 13-007 (RESNICK RESIDENCE) Applicant: Louie Hernandez Property Owner: Barnet Resnick Request: To permit a garage addition and a new second story deck with a three foot side yard setback in lieu of a minimum five foot required setback. Location: 613 7th Street (east side of 7th Street, between Acacia and Palm Avenues) City Contact: Kristi Rojas, Project Planner**

STAFF RECOMMENDATION: Motion to: "Approve Variance No. 13-007 with suggested findings and conditions of approval (Attachment No. 1)."

APPROVED WITH MODIFIED FINDINGS AND CONDITIONS OF APPROVAL, 4-1-2 (BIXBY – NO, POSEY, PINCHIFF – ABSTAIN)

Commissioners Posey and Pinchiff returned to the room.

Chair Bixby recused himself on Item No. B-3 and left the room.

- B-3. ENTITLEMENT PLAN AMENDMENT NO. 13-001/ VARIANCE NO. 13-008/ SPECIAL PERMIT NO. 13-001 (AMENDMENT TO CONDITIONAL USE PERMIT NO. 02-20, SPECIAL PERMIT NO. 02-04, AND COASTAL DEVELOPMENT PERMIT NO. 02-12 - PACIFIC CITY COMMERCIAL) Applicant: Becky Sullivan, DJM Capital Partners Inc. Property Owner: PC Group Retail LLC Request: **EPA:** To amend the site plan, floor plans, and elevations for the commercial development originally approved under Conditional Use Permit No. 02-20, Special Permit No. 02-04, Coastal Development Permit No. 02-12, and Tentative Tract Map No. 16338 for the Pacific City project. The Pacific City project is approved for 191,100 square feet of retail, office, restaurant, cultural, and entertainment uses; an eight-story 250 room hotel, spa, and health club; a 2.03 acre open space/park easement; and 516 multifamily residential units above subterranean parking. The applicant proposes to amend plans for the 10.6 acre commercial portion and condition of approval No. 11 (for employee parking fees) at this time. The proposed modifications include redesigning the site layout, relocating the pedestrian corridor from**

the center of the commercial parcel easterly between the hotel and commercial parcels, expanding the total gross floor area and changing the mix of uses, separating the subterranean parking structure between the hotel and commercial parcels, reducing the required number of parking spaces with a shared parking analysis and valet parking, removing angled street parking and constructing a surface parking lot. Access points for the PCH frontage parcels will change along First Street and Pacific View Avenue. Changes to the elevations, building colors and materials consist of amending the project design from traditional Mediterranean to a contemporary coastal aesthetic. **VAR:** To permit a reduction in the drive aisle width of 17 feet in lieu of a minimum of 26 feet for valet parking. **SP:** To permit a) reduced street side yard landscaping with a minimum of five feet in lieu of a minimum of 10 feet and b) utilities located within street side yard setbacks. **Location:** 21002 Pacific Coast Highway, 92648 (bounded by Pacific Coast Highway, First Street, Pacific View Avenue, and Huntington Street) **City Contact:** Jill Arabe, Associate Planner

STAFF RECOMMENDATION: Motion to: "Approve Entitlement Plan Amendment No. 13-001/ Special Permit No. 13-001/ Variance No. 13-008 with findings and suggested conditions of approval (Attachment No. 1)."

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL, 6-0-1 (BIXBY – ABSTAIN)

Chair Bixby returned to the room.

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

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 - NONE

ADJOURNMENT: Adjourned at 9:00 PM to the next regularly scheduled meeting of Tuesday, September 10, 2013.