



# **ACTION AGENDA**

## **HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, DECEMBER 13, 2011**  
**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 Shier Burnett

***P P A P P P P***

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

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

#### **A. PUBLIC COMMENTS**

John Briscoe, resident, spoke regarding a proposed school bond measure.

#### **B. PUBLIC HEARING ITEMS**

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

- B-1. ENVIRONMENTAL IMPACT REPORT NO. 10-004 (BEACH AND ELLIS MIXED USE PROJECT) Applicant: City of Huntington Beach Property Owner: Morrie Golcheh, Progressive Property Management Request: To review the environmental impacts associated with the Beach and Ellis Mixed Use Project to permit the development of 105 residential units, 37,000 square feet of retail space, and 483 parking spaces on 2.74 acres. The project improvements include the development of a six-story mixed use project with an internal parking structure allowing for retail along Beach Boulevard and Ellis Avenue at both the ground and second level with residential units above. Levels four through six accommodate the residential units and provide 10,500 square feet of residential open space. Additionally, 1,850 square feet of ground-level public open space is provided at the corner of Beach Blvd and Ellis Ave. The existing service station, restaurant and retail uses would be demolished as a result of this project. The project is located within the Beach and Edinger Corridors Specific Plan (BECSP), adopted in March 2010. Development on the project site was included in the Notice of Preparation for the BECSP EIR and analyzed as part of the larger scope of development contemplated in the BECSP EIR (Program EIR No. 08-008), which anticipated 120 residential units and 71,000 square feet of retail commercial including a two level health club for the subject property. As such, the analysis in Draft EIR No. 10-004 is tiered from the BECSP Program EIR where appropriate. Location: 18502-18552 Beach Blvd, 2.74-acre site located at the southeast corner of Beach Boulevard and Ellis Avenue Project Planner: Rosemary Medel**

**STAFF RECOMMENDATION:** Motion to: “Certify EIR No. 10-004 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1657 (Attachment No. 1).”

***FAILED TO CERTIFY THE EIR, 3-3-1 (Peterson, Farley, Bixby – No, Mantini - Absent)***

**B-2. ZONING TEXT AMENDMENT NO. 09-002 (WIRELESS COMMUNICATION FACILITIES)**

**Applicant:** City of Huntington Beach **Property Owner:** Not Applicable **Request:** To amend Section 230.96 (Wireless Communication Facilities) of the Huntington Beach Zoning and Subdivision Ordinance by revising the citywide permitting and entitlement process for wireless communication facilities (e.g. cell phone antennas and towers) as well as other provisions of the current ordinance. **Location:** Citywide **Project Planner:** Ricky Ramos

**STAFF RECOMMENDATION:** Motion to: “Approve Zoning Text Amendment No. 09-002 with findings (Attachment No. 1) and forward the draft ordinance (Attachment No. 2) to the City Council for adoption.”

***APPROVED WITH MODIFICATIONS AND FORWARD TO THE CITY COUNCIL, 6-0-1 (Mantini – Absent)***

**C. CONSENT CALENDAR**

**C-1. PLANNING COMMISSION MINUTES DATED JULY 12, 2011**

**RECOMMENDED ACTION:** Motion to: “Approve the July 12, 2011, Planning Commission Minutes as submitted.”

***APPROVED AS SUBMITTED, 6-0-1 (Mantini – Absent)***

**C-2. PLANNING COMMISSION MINUTES DATED AUGUST 9, 2011**

**RECOMMENDED ACTION:** Motion to: “Approve the August 9, 2011, Planning Commission Minutes as submitted.”

***APPROVED AS SUBMITTED, 4-0-3 Shier Burnett, Peterson – Abstain, Mantini – Absent)***

**C-3. PLANNING COMMISSION MINUTES DATED AUGUST 23, 2011**

**RECOMMENDED ACTION:** Motion to: “Approve the August 23, 2011, Planning Commission Minutes as submitted.”

***APPROVED AS SUBMITTED, 6-0-1 (Mantini – Absent)***

**C-4. PLANNING COMMISSION MINUTES DATED SEPTEMBER 13, 2011**

**RECOMMENDED ACTION:** Motion to: “Approve the September 13, 2011, Planning Commission Minutes as submitted.”

***APPROVED AS SUBMITTED, 6-0-1 (Mantini – Absent)***

**C-5. PLANNING COMMISSION MINUTES DATED SEPTEMBER 27, 2011**

**RECOMMENDED ACTION:** Motion to: “Approve the September 27, 2011, Planning Commission Minutes as submitted.”

***APPROVED AS SUBMITTED, 5-0-2 (Shier Burnett – Abstain, Mantini – Absent)***

**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**

Commissioner Farley confirmed with staff that the election of the new Planning Commission chair would occur at the January 10, 2012, study session.

Chair Delgleize thanked her fellow commissioners for their contributions throughout 2011 and wished them happy holidays.

**ADJOURNMENT: Adjourn at 9:32 PM to the holiday celebration at Luggatti's Italian Grill at 210 5th Street on December 14, 2011 at 6:00 PM and then adjourn to the next regularly scheduled meeting of Tuesday, January 10, 2012.**

**NOTE: The regularly scheduled Planning Commission meeting on December 27, 2011, is cancelled.**