



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, DECEMBER 9, 2014
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

P P P P P P

ROLL CALL: Semeta, Hoskinson, Franklin, Pinchiff, Bixby, Kalmick

AGENDA APPROVAL – APPROVED 6-0

A. PROJECT REVIEW (FUTURE AGENDA ITEMS) - NONE

B. STUDY SESSION ITEMS

B-1. IN-LIEU PARKING FEE PROGRAM – Jane James, Planning Manager

Staff Presentation - NO ACTION TAKEN

C. PUBLIC COMMENTS – NONE

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Jane James

Jane James, Planning Manager, reported on the Late Communication items for Public Hearing Item No. B-1. She also provided clarification on the Design Review Board recommendations for Public Hearing Item No. B-1.

E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Kalmick reported on the recent Design Review Board and Environmental Board meetings.

F. PLANNING COMMISSION COMMENTS

Vice-Chair Franklin welcomed Commissioner Hokinson to the Planning Commission.

6:59 P.M. – STUDY SESSION RECESSED

7:09 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Kalmick

P P P P P P

ROLL CALL: Semeta, Hoskinson, Franklin, Pinchiff, Bixby, Kalmick

AGENDA APPROVAL – APPROVED 6-0

A. PUBLIC COMMENTS

B. PUBLIC HEARING ITEMS

- B-1. MITIGATED NEGATIVE DECLARATION NO. 14-004/ CONDITIONAL USE PERMIT NO. 12-011/ COASTAL DEVELOPMENT PERMIT NO. 12-007 (OCEANSIDE PROPERTIES MIXED USE BUILDING) Applicant: Jeff Bergsma, Team Design Property Owner: Oceanside Properties LLC Request: MND: To analyze the potential environmental impacts associated with the project. CUP/CDP: To partially demolish existing historical buildings, rehabilitate and relocate historic storefront facades, construct a three-story mixed use building consisting of retail, office, and three residential units, and participate in the parking in-lieu fee program to offset the commercial parking spaces not provided onsite. Location: 122-124 Main St., 92648 (east side of Main Street, between Pacific Coast Highway and Walnut Avenue) City Contact: Jill Arabe, Associate Planner**

STAFF RECOMMENDATION: Motion to:

- A. "Approve Mitigated Negative Declaration No. 14-004 with findings and mitigation measures (Attachment No. 1);"
- B. "Approve Conditional Use Permit No. 12-011 and Coastal Development Permit No. 12-007 with findings and suggested conditions of approval (Attachment No. 1)"

FORWARDED TO THE CITY COUNCIL WITH NO RECOMMENDATION, 6-0

THE PLANNING COMMISSION FORWARDED THE FOLLOWING REQUEST TO THE CITY COUNCIL VIA MINUTE ACTION: TO REQUEST THE CITY COUNCIL DIRECT STAFF TO INITIATE A ZONING TEXT AMENDMENT AND LOCAL COASTAL PROGRAM AMENDMENT TO AMEND THE DOWNTOWN SPECIFIC PLAN AND EXEMPT HISTORIC STRUCTURES FROM DEDICATION AND IMPROVEMENT REQUIREMENTS – APPROVED, 6-0

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED NOVEMBER 25, 2014

RECOMMENDED ACTION: Motion to: "Approve the November 25, 2014, Planning Commission Minutes as submitted."

APPROVED AS SUBMITTED 5-0-1 (Hoskinson – Abstain)

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

Commissioner Bixby noted that it was his last Planning Commission meeting and thanked his wife, Julie Bixby, for her support and thanked staff and his colleagues on the Planning Commission for their work.

Commissioner Kalmick thanked Commissioner Bixby and Vice-Chair Franklin for their service on the Planning Commission and their assistance when he was new to the Planning Commission. He welcomed Commissioner Hoskinson to the Planning Commission.

Vice-Chair Franklin noted that it was his last Planning Commission and congratulated all of the Planning Commissioners who had run for City Council. He thanked former Councilmember Shaw for appointing him to the Planning Commission and thanked former Planning Commissioners Barbara Delgleize and Tim Ryan for their assistance when he was new to the commission.

ADJOURNMENT: Adjourn to the Planning Commission holiday celebration at Cucina Alessa, 520 Main Street, Huntington Beach, CA 92648, immediately following this meeting and then to the next regularly scheduled meeting of Tuesday, January 13, 2015.