



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, FEBRUARY 10, 2015
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 P P P P P

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

AGENDA APPROVAL – APPROVED 7-0

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. NEGATIVE DECLARATION NO. 14-005/GENERAL PLAN AMENDMENT NO. 08-009 (HISTORIC AND CULTURAL RESOURCES ELEMENT UPDATE) – Ricky Ramos, Senior Planner

Staff Presentation - NO ACTION TAKEN

A-2. ZONING TEXT AMENDMENT NO. 15-001 (CHAPTER 233 SIGNS – SIGN CODE UPDATE) – Rosemary Medel, Associate Planner

Staff Presentation - NO ACTION TAKEN

B. STUDY SESSION ITEMS - NONE

STUDY SESSION ITEM NO. C MOVED BEFORE STUDY SESSION ITEM NO A-2: APPROVED BY ACCLAMATION

THE ACTION AGENDA WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

C. PUBLIC COMMENTS

Duane Wentworth, Chair of the Historic Resources Board, spoke in support of Study Session Item No. A-1 and asked that a process be created for potential additions or deletions to the historic list on an individual basis.

Jim Morrissey, resident, spoke regarding Study Session Item No. A-1, citing concerns with potential financial impacts to owners of historically significant properties.

Joseph Santiago, Historic Resources Board, spoke regarding Study Session Item No. A-1 and expressed concerns with the Historic survey; including the methodology for classification, potential inaccuracies in the survey and list of historically significant structures and districts. Mr. Santiago indicated that the Historic Resources Board supports approving the Historic and Cultural Resources Element Update with modifications.

Bob Bolen, resident, spoke regarding Study Session Item No. A-1, citing potential economic impacts to owners of historically significant properties.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Jane James, Planning Manager, noted that there were two Late Communication packets for Public Hearing Item No. B-1.

Scott Hess, Director of Planning and Building, announced that the applicant for Public Hearing Item No. B-1 submitted a withdrawal request for Variance No. 14-007.

E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Pinchiff reported on the recent Southeast Area Committee meeting and noted that the Ascon Landfill site would be providing tours of the facility in the near future.

F. PLANNING COMMISSION COMMENTS - NONE

6:42 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Semeta

P P P P P P P

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

AGENDA APPROVAL – APPROVED 7-0

A. PUBLIC COMMENTS - NONE

B. PUBLIC HEARING ITEMS

B-1. ENTITLEMENT PLAN AMENDMENT NO. 14-001/ VARIANCE NO. 14-007 (PACIFIC CITY RESIDENTIAL) **Applicant:** Mark Oberholzer, MVE & Partners Architects **Property Owner:** DCO Pacific City LLC **Request:** **EPA:** To amend the site plan, floor plans, and elevations for a 516 unit multi-family residential development originally approved under Entitlement Plan Amendment No. 12-007, Entitlement Plan Amendment No. 12-005, Entitlement Plan Amendment No. 12-009, 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 residential development consists of the 17.23 acre portion of the Pacific City mixed use development. The proposed modifications include redesigning the cluster building layout, relocating the driveway entrances off Huntington Street and the inner loop road, adding an Emergency Vehicle Access driveway from Huntington Street, removing one driveway entrance from the loop road, and redesigning the layout of the two levels of subterranean parking. Access points to the project and the subterranean parking have been modified. The proposed project also includes amendments to the floor plans and elevations. Changes to the elevations, building colors and materials consist of amending the project design to a contemporary coastal aesthetic similar to the commercial and hotel architecture of the mixed use development. Although the original project was approved as condominiums, the applicant intends to lease the units as apartments at this time. Overall, the original count of 516 multi-family units remain the same. **VAR:** To provide 1,167 parking spaces in lieu of a minimum required of 1,326 parking spaces. The applicant is requesting that the Planning Commission interpret

the parking requirements of the Downtown Specific Plan. **Location:** 21002 Pacific Coast Highway, 92648 (bounded by Pacific View Avenue, First Street, Atlanta Aveue and Huntington Street) **City Contact:** Jill Arabe

STAFF RECOMMENDATION: Motion to: “Approve Entitlement Plan Amendment No. 14-001 with findings and suggested conditions of approval including a minimum of 1,326 parking spaces and Deny Variance No. 14-007 with findings for denial (Attachment No. 1).”

VARIANCE NO. 14-007 WITHDRAWN AT THE APPLICANT’S REQUEST

ENTITLEMENT PLAN AMENDMENT NO. 14-001 APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, 7-0

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

CHAIR KALMICK RECOMMENDATION: Motion to: “Approve communication to the City Council requesting direction to staff to implement live video streaming of Planning Commission meetings, *archiving of Planning Commission videos, and embedded staff reports in the same way as City Council meetings*, on the City’s website.”

APPROVED AS MODIFIED, 7-0

F-2. PLANNING COMMISSION COMMENTS

Commissioner Mandic thanked staff for their work on Item No. B-1.

Commissioner Brenden echoed Commissioner Mandic’s comments and thanked staff for their willingness to provide amplification for study sessions.

Commissioner Hoskinson thanked staff for their work on Item No. B-1. He noted that he would prefer that parking requirements be looked at on a per project basis instead of by zoning district requirements.

ADJOURNMENT: Adjourned at 9:09 PM to the next regularly scheduled meeting of Tuesday, February 24, 2015.