



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, FEBRUARY 25, 2014
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 Pinchiff

P P P P P A P

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

Commissioner Bixby was absent.

AGENDA APPROVAL – **APPROVED 6-0-1 (POSEY – ABSENT)**

A. PUBLIC COMMENTS

David Ewell, resident, spoke regarding the abandoned Navy railroad right-of-way between Rancho Road and Springdale Avenue and asked that something be done to prevent vehicular traffic along the right of way.

Janet Ewell, resident, spoke regarding the abandoned Navy railroad right of way, citing safety hazards at the site. She also spoke briefly regarding the impacts of late night deliveries in the nearby industrial zone.

Scott Hess, Director of Planning and Building, indicated that city staff would contact the public speakers regarding this issue.

B. PUBLIC HEARING ITEMS

B-1. APPEAL OF ZONING ADMINISTRATOR'S ACTION ON SITE PLAN REVIEW NO. 13-002/ VARIANCE NO. 13-006/ TENTATIVE PARCEL MAP NO. 13-113 (MARRIOTT SPRINGHILL SUITES HOTEL) **Co-Applicants:** Martin Campbell KPHL, LLC and Kellee Fritzel, Successor Agency of the City of Huntington Beach **Property Owner:** Successor Agency of the City of Huntington Beach **Request:** **SPR:** To permit the development of a four-story 126-room hotel on a 1.89-acre site within the Town Center Boulevard Segment of the Beach and Edinger Corridors Specific Plan. **VAR:** To allow (a) 5% frontage coverage in lieu of the required 50% for Parkside Lane and 0% frontage coverage in lieu of the required 50% for Aldrich Drive; (b) building not within the build-to-corner zone in lieu of the required build-to-corner for the intersection of Parkside Lane and Aldrich Drive; (c) an exposed surface parking lot type in lieu of the other permitted parking lot types; (d) 26 ft. wide driveways in lieu of the maximum 24 ft. wide driveways; (e) one tree per 10 parking spaces in continuous parking rows in lieu of one tree per 5 parking spaces; (f) 12 ft. long step-off area adjacent to landscape planter in lieu of 17 ft. long; and (g) 8% glazing on the Aldrich Drive facade in lieu of the required minimum 20% glazing. **TPM:** To consolidate 10 lots into one lot. This request was approved by the Zoning Administrator on January 15, 2014. **Location:** 7872 Edinger Avenue, 92647 (southeast corner of Edinger Avenue and Parkside Lane) **City Contact:** Tess Nguyen, Associate Planner

STAFF RECOMMENDATION: Motion to: “Approve Site Plan Review No. 13-003, Variance No. 13-006, and Tentative Parcel Map No. 13-113 with findings and suggested conditions of approval (Attachment No. 1).”

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

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED SEPTEMBER 10, 2013

RECOMMENDED ACTION: Motion to: “Approve the September 10, 2013, Planning Commission Minutes as submitted.”

APPROVED AS SUBMITTED 5-0-2 (PINCHIFF – ABSTAIN, BIXBY – ABSENT)

C-2. PLANNING COMMISSION MINUTES DATED SEPTEMBER 24, 2013

RECOMMENDED ACTION: Motion to: “Approve the September 24, 2013, Planning Commission Minutes as submitted.”

APPROVED AS SUBMITTED 5-0-2 (PINCHIFF – ABSTAIN, BIXBY – 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

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 Pinchiff stated that he attended the recent Downtown Economic Development Committee and spoke briefly regarding the information provided regarding hotel occupancy. He noted that the Marketing and Visitor’s Bureau received an award for its efforts in the campaign to preserve the beach firepits. Commissioner Pinchiff noted that the 3-1 Run will be held on March 15, 2014 and the Vans Skate Park will be opening on March 22, 2014.

Commissioner Franklin noted that the public comments speakers had briefly spoke with him regarding the railroad right-of-way and thanked staff for agreeing to follow up with them.

Chair Peterson congratulated Dane Peterson and Matthew Harris on becoming Eagle Scouts.

Scott Hess, Director of Planning and Building, introduced the new Assistant City Manager, Ken Domer.

ADJOURNMENT: Adjourned at 7:52 PM to the next regularly scheduled meeting of Tuesday, March 25, 2014. The March 11, 2014 meeting is cancelled.