



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JANUARY 12, 2010
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

ROLL CALL: *P* *P* *P* *P* *P* *P* *P*
Speaker, Mantini, Farley, Shier Burnett, Scandura, Livengood, Delgleize

AGENDA APPROVAL – APPROVED 7-0

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

- A-1. GENERAL PLAN AMENDMENT NO. 08-002/ZONING MAP AMENDMENT NO. 08-002/ZONING TEXT AMENDMENT NO. 08-002 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN) – Rosemary Medel, Associate Planner**

Staff Presentation – NO ACTION TAKEN

- A-2. GENERAL PLAN AMENDMENT NO. 09-001/CONDITIONAL USE PERMIT NO. 09-003/ ENVIRONMENTAL ASSESSMENT NO. 09-002 (ASSISTED LIVING FACILITY) – Ethan Edwards, Associate Planner**

Staff Presentation – NO ACTION TAKEN

- A-3. CONDITIONAL USE PERMIT NO. 09-015 (APPEAL OF ZONING ADMINISTRATOR'S APPROVAL OF T-MOBILE FACILITY) – Jill Arabe, Assistant Planner**

Staff Presentation – NO ACTION TAKEN

- A-4. GENERAL PLAN CONFORMANCE NO. 09-006 (NEWLAND UNDERGROUND DISTRICT) – Jane James, Senior Planner**

Staff Presentation – NO ACTION TAKEN

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS

Dianne Larson, resident, spoke in opposition to Item No. A-3 (T-Mobile facility).

Michael Ritter, resident, spoke in favor of Item No. A-3 (T-Mobile facility).

Rich Evans, resident, spoke in opposition to Item No. A-3 (T-Mobile facility).

Blanca Evans, resident, spoke in opposition to Item No. A-3 (T-Mobile facility).

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Herb Fauland, Planning Manager, reviewed the items for tonight’s meeting. He noted that the 2010 Planning Commission Chair and Vice Chair will be nominated and elected. He also said that a plaque and a resolution will be presented to outgoing Planning Commission Chair Elizabeth Shier Burnett. He noted that the Late Communications for Item No. B-1 (Beach and Edinger Corridors Specific Plan) had already been reviewed by Associate Planner Rosemary Medel.

E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Scandura noted that a Subdivision Committee Meeting regarding “The Ridge” is scheduled for January 28, 2010.

F. PLANNING COMMISSION COMMENTS - NONE

Chair Shier Burnett asked staff if there is an application for Costco. Mr. Fauland said that no Costco application has been submitted.

6:11 PM – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Speaker

P P P P P P P

ROLL CALL: *Speaker, Mantini, Farley, Shier Burnett, Scandura, Livengood, Delgleize*

AGENDA APPROVAL – APPROVED 7-0

NOMINATION AND ELECTION OF CHAIRPERSON

Blair Farley nominated and elected Planning Commission Chair 6-0-1 (Farley-Abstain)

NOMINATION AND ELECTION OF VICE-CHAIRPERSON

Fred Speaker nominated and elected Planning Commission Vice Chair 6-0-1 (Speaker-Abstain)

PRESENTATION OF PLANNING COMMISSION RESOLUTION NO. 1639 AND PLAQUE IN APPRECIATION TO OUTGOING CHAIRPERSON ELIZABETH SHIER BURNETT

Chair Farley presented Resolution No. 1639 and a plaque to Outgoing Chair Shier Burnett.

Councilmember Keith Bohr presented an award to Outgoing Chair Shier Burnett and thanked her for her services to the Planning Commission.

RECESS TO ALLOW RE-SEATING ARRANGEMENTS FOR NEW CHAIRPERSON, VICE-CHAIRPERSON AND PLANNING COMMISSION

A. ORAL COMMUNICATIONS - NONE

B. PUBLIC HEARING ITEMS

- B-1. GENERAL PLAN AMENDMENT NO. 08-002/ZONING MAP AMENDMENT NO. 08-002/ZONING TEXT AMENDMENT NO. 08-002 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN – CONTINUED FROM THE DECEMBER 8, 2009 MEETING) Applicant:** City of Huntington Beach. **Request:** To establish a new Specific Plan (SP 14) along a majority of Beach Blvd. and the easterly portion of Edinger Ave. to allow mixed-use and residential development in areas of the city that were not previously designated to permit such uses, as well as to continue to allow commercial uses. The Request includes the following entitlements: **GPA:** To amend the proposed area’s General Plan Land Use Designations from the current Commercial Regional, Commercial Neighborhood, Commercial General, Commercial Office, Mixed Use, Mixed Use Vertical, Mixed Use Horizontal and Residential Medium Density to M-sp-d (Mixed Use – specific plan-design overlay). The existing Floor Area Ratios and density limitations of the General Plan would no longer be in effect for the area, and the auto overlay applicable to property fronting Beach Boulevard from Warner north to Edinger would be removed from the Land Use Map. The General Plan Community District and Subarea Schedule and Map would be amended to reflect the provisions of SP 14. **ZTA:** To amend the Huntington Beach Zoning Ordinance to establish the Beach and Edinger Corridors Specific Plan No. 14. SP 14 sets forth permitted uses and development standards for the area. It does not propose Floor Area Ratios or density factors. SP 14 would allow for development of up to 6,400 Dwelling Units, 738,400 sq. ft. of Retail Space, 350 Hotel Rooms, and 112,000 sq. ft. of Office Space. SP 14 proposes building height limits of two to six stories; current height limits generally range from 45 ft. to 140 ft., though the typical existing limit is 50 ft. The proposed standards also call for reduced front yard setbacks, changes to the location of new parking lots, reduced parking requirements and new standards related to configuration and massing of buildings. **ZMA:** To amend the City’s Zoning Map to reflect the SP-14 designation, thereby changing the existing zoning designations for the Specific Plan area. SP 14 would supersede the Pacifica Community Plan, which would no longer be in effect. **Location:** The project site extends along Beach Boulevard, from the Coastal Zone boundary in the south to Edinger Avenue, and along Edinger Avenue from Beach Boulevard westward to Goldenwest Street. **Project Planner:** Rosemary Medel

STAFF RECOMMENDATION:

Motion to:

- A. “Approve General Plan Amendment No. 08-002 by approving the draft Resolution (Attachment No. 3) and forward to the City Council for adoption.”

APPROVED AND FORWARD TO THE CITY COUNCIL, 7-0

- B. “Approve Zoning Text Amendment No. 08-002 with findings of approval (Attachment No. 1) by approving the draft Resolution (Attachment No. 4) and forward to the City Council for adoption.”

APPROVED WITH MODIFICATIONS AND FORWARD TO THE CITY COUNCIL, 7-0

- C. “Approve Zoning Map Amendment No. 08-002 with findings of approval (Attachment No. 1) by approving the draft Ordinance (Attachment No. 5) and forward to the City Council for adoption.”

APPROVED AND FORWARD TO THE CITY COUNCIL, 7-0

- D. “Approve CEQA Statement of Findings and Fact with a Statement of Overriding Considerations—EIR No. 08-008 (Attachment No. 2).”

APPROVED WITH MODIFIED FINDINGS, 7-0

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION SPECIAL MEETING MINUTES DATED OCTOBER 12, 2009

RECOMMENDED ACTION: Motion to: “Approve the October 12, 2009, Planning Commission Special Meeting Minutes as submitted.”

APPROVED AS SUBMITTED, 5-0-2 (Speaker, Shier Burnett - Abstain)

C-2. PLANNING COMMISSION MINUTES DATED OCTOBER 27, 2009

RECOMMENDED ACTION: Motion to: “Approve the October 27, 2009, Planning Commission Minutes as submitted.”

APPROVED WITH A MODIFICATION, 5-0-2 (Mantini, Farley - Abstain)

C-3. PLANNING COMMISSION FIELD TRIP MINUTES DATED OCTOBER 29, 2009

RECOMMENDED ACTION: Motion to: “Approve the October 29, 2009, Planning Commission Field Trip Minutes as submitted.”

APPROVED AS SUBMITTED, 5-0-2 (Speaker, Farley - Abstain)

D. NON-PUBLIC HEARING ITEMS - NONE

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING

Scott Hess, Director of Planning - reported on the items from the previous City Council Meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING

Scott Hess, Director of Planning - reported on the items for the next City Council Meeting.

E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING

Mary Beth Broeren, 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 Scandura thanked staff for their efforts on the Beach and Edinger Corridors Specific Plan project.

Chair Farley asked that tonight's meeting be dedicated to the memory of Orange County Supervisor Harriet Weider, who passed away on January 10, 2010.

Commissioner Shier Burnett thanked staff for their hard work on the Beach and Edinger Corridors Specific Plan project.

Commissioner Delgleize said that 2009 was a good year for the Planning Commission!

Commissioner Livengood asked staff to provide the Planning Commission with an update on the Talbert Lake Water Quality project. Director of Planning Scott Hess said that staff will request this information from the Public Works Department.

ADJOURNMENT: Adjourned at 11:45 PM to the next regularly scheduled meeting of Tuesday, January 26, 2010.