



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JULY 9, 2013
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 Franklin

P P P P P P P

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

AGENDA APPROVAL

ON A MOTION BY BIXBY, SECONDED BY KALMICK, ITEM NO. D-1 WAS MOVED BEFORE ITEM NO. B-1: *APPROVED 7-0*

THE ACTION AGENDA WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

A. PUBLIC COMMENTS

Brady Bratcher, Jobs with Justice, spoke regarding poor working conditions with Millennium Reinforcing at the Beachwalk and Elan projects.

Edgar Perez, employee of Millennium Reinforcing, spoke regarding poor working conditions with Millennium Reinforcing at the Beachwalk and Elan projects. He cited lack of appropriate overtime compensation and racial discrimination.

Alfredo Perez-Gonzales, spoke regarding poor working conditions with Millennium Reinforcing at the Beachwalk and Elan projects.

B. PUBLIC HEARING ITEMS

B-1. CONDITIONAL USE PERMIT NO. 13-006 (CRUNCH FITNESS HEALTH CLUB)

Applicant: Bill Fancher, Fancher Development Property Owner: Todd Buckstein, Kimco Realty Request: To establish a commercial recreation and entertainment use (health club) within five existing suites totaling 16,960 sq. ft., including personal instruction areas, locker rooms, free weights, and cardio areas within an existing multi-tenant commercial shopping center. Location: 5894-5910 Edinger Avenue, 92647 (southwest corner of Edinger Avenue and Springdale Street) City Contact: Tess Nguyen, Associate Planner

STAFF RECOMMENDATION: Motion to: "Approve Conditional Use Permit No. 13-006 with suggested findings and conditions of approval (Attachment No. 1)."

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, 6-0-1 (Mandic – No)

B-2a. APPEAL OF ENVIRONMENTAL ASSESSMENT COMMITTEE'S DECISION TO EXEMPT ENVIRONMENTAL ASSESSMENT NO. 12-003 (PEDIGO APARTMENTS)

Applicant: Pedigo Products, Inc. and Pedigo South, Inc., c/o Ken Keefe & Rick Lamprecht, ArchRock Development Group, LLC **Property Owner:** Pedigo Products, Inc. and Pedigo South, Inc. and George and Helen Psaros **Request:** **EA:** To review the potential environmental impacts associated with the development of a 510-unit multi-family residential project at the subject site. The Planning Commission will consider the Environmental Assessment Committee's decision that all potentially significant effects of the project can be mitigated pursuant to applicable mitigation measures adopted for the BECSP Program EIR and make a determination as to whether the exemption is the appropriate level of environmental review for the project pursuant to Section 15182 of the CEQA Guidelines. **Location:** 7262, 7266, 7280 Edinger Avenue and 16001, 17091 Gothard Street (five parcels located at the southwest corner of Edinger Avenue and Gothard Street encompassing approximately 8.5 acres) **City Contact:** Jill Arabe, Associate Planner

STAFF RECOMMENDATION: Motion to: "Continue processing exemption pursuant to Beach and Edinger Corridors Specific Plan EIR for Environmental Assessment No. 12-003."

APPROVED TO CONTINUE PROCESSING EXEMPTION, 7-0

B-2b. SITE PLAN REVIEW NO. 12-002/ TENTATIVE PARCEL MAP NO. 12-113/ DEVELOPMENT AGREEMENT NO. 13-002 (PEDIGO APARTMENTS)

Applicant: Pedigo Products, Inc. and Pedigo South, Inc., c/o Ken Keefe & Rick Lamprecht, ArchRock Development Group, LLC **Property Owner:** Pedigo Products, Inc. and Pedigo South, Inc. and George and Helen Psaros **Request:** **SPR:** To permit the development of a four-story with lofts apartment building consisting of 510 dwelling units, 25,815 sq. ft. of public open space, 55,396 sq. ft. of private open space, and approximately 5,097 sq. ft. of leasing office wrapped around a six-level 862-space parking structure and associated infrastructure. The request includes onsite improvements to construct street improvements along Edinger Avenue and an East-West street along the south property line including parking consistent with City requirements. In addition, the project will include a net import of 44,261 cubic yards of soil to raise the project site above the flood plain. **TPM:** To consolidate five parcels into one parcel. **DA:** To enter into a development agreement between the City of Huntington Beach and Pedigo Gothard, LLC, Pedigo South Edinger, LLC, and George W. Psaros Trust (property owners) to ensure the provision of 10 percent of the total units as affordable to moderate and low income households. **Location:** 7262, 7266, 7280 Edinger Avenue and 16001, 17091 Gothard Street (five parcels located at the southwest corner of Edinger Avenue and Gothard Street encompassing approximately 8.5 acres) **City Contact:** Jill Arabe, Associate Planner

STAFF RECOMMENDATION: Motion to:

- A. "Approve Site Plan Review No. 12-002 and Tentative Parcel Map No. 12-113 with findings and suggested conditions of approval (Attachment No. 1);"

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, 7-0

- B. "Approve Development Agreement No. 13-002 with findings for approval (Attachment No. 1) and forward Draft Ordinance (Attachment No. 7) to the City Council for adoption."

APPROVED WITH FINDINGS AND FORWARDED TO CITY COUNCIL, 7-0

C. **CONSENT CALENDAR - NONE**

D. **NON-PUBLIC HEARING ITEMS**

- D-1. **GENERAL PLAN CONFORMANCE NO. 13-03 (BROOKHURST STREET UNDERGROUND UTILITY DISTRICT)** **Applicant:** Public Works Department, City of Huntington Beach **Property Owner:** City of Huntington Beach **Request:** To determine if a proposed underground utility district on Brookhurst Street, from Garfield Avenue to 900 ft. south of Adams Avenue is in conformance with the goals and policies of the General Plan. **Location:** Brookhurst Street (from Garfield Avenue to 900 ft. south of Adams Avenue) **City Contact:** Hayden Beckman, Planning Aide

STAFF RECOMMENDATION: Motion to: "Adopt Resolution No. 1672, approving General Plan Conformance No. 13-03 with findings (Attachment Nos. 1 and 2)."

ADOPTED RESOLUTION NO. 1672 WITH FINDINGS, 7-0

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 noted that he had attended the Amigos de Bolsa Chica brunch fundraiser and praised the work by the Amigos de Bolsa Chica. Commissioner Pinchiff stated that there will be a hearing on July 12, 2013 at the Air Quality Management District office in Diamond Bar regarding the beach bonfire issue and encouraged those interested to attend.

Chair Bixby reported that the State Supreme Court ruled that GIS data is considered public information.

ADJOURNMENT: Adjourn to the next regularly scheduled meeting of Tuesday, July 23, 2013.