



# ACTION AGENDA

## HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JUNE 10, 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 Chair Peterson

P A P P P P P

ROLL CALL: Rossi Semeta, Posey, Franklin, Peterson, Pinchiff, Bixby, Kalmick

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

A. PUBLIC COMMENTS - NONE

B. PUBLIC HEARING ITEMS

- B-1. CONDITIONAL USE PERMIT NO. 12-026/ COASTAL DEVELOPMENT PERMIT NO. 12-001/ NOISE DEVIATION PERMIT NO. 13-009/ ENVIRONMENTAL IMPACT REPORT NO. 13-003 (SURF CITY NIGHTS): Applicant: City of Huntington Beach, Office of Business Development, Kellee Fritzel, 2000 Main Street, Huntington Beach, CA 92648/ Downtown Business Improvement District, Susan Welfinger, 315 3<sup>rd</sup> Street, Suite E, Huntington Beach, CA 92648 Property Owner: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648 Request: CUP/ CDP: To permit the temporary closure of Main Street and 5<sup>th</sup> Street every Tuesday night between 2:00 PM and 10:00 PM to accommodate a Street Fair and Certified Farmers' Market consisting of: live entertainment including amplified music, street performances, children's games and activities, local merchant displays, sidewalk sales, a food-court, and the sale of prepackaged food and handcrafted items. NDP: To permit temporary and periodic noise increases to ambient noise levels already in excess of City standards. EIR: To analyze the potential environmental impacts associated with Surf City Nights, a weekly Street Fair and Certified Farmers' Market. Location: Public streets and their adjoining public and private sidewalks including Main Street, between Pacific Coast Highway and Orange Avenue and extending onto the adjoining half blocks of Walnut Avenue and Olive Avenue, continuing onto the first block of 5<sup>th</sup> Street, bounded by Pacific Coast Highway and Walnut Avenue. City Contact: Ethan Edwards, Associate Planner

STAFF RECOMMENDATION: Motion to:

- A. "Certify Environmental Impact Report No. 13-003 as adequate and complete in accordance with CEQA requirements by approving Resolution No. \_\_\_\_\_ (Attachment No. 1);"

**CERTIFIED AS ADEQUATE AND COMPLETE, 6-0-1 (Posey – Absent)**

- B. “Approve Conditional Use Permit No. 12-026, Coastal Development Permit No. 12-001 and Noise Deviation Permit No. 13-009 with suggested findings and conditions for approval (Attachment No. 2).”

**CUP 12-026/CDP 12-001 APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, 5-1-1 (Franklin – No, Posey – Absent)**

**NDP 13-009 APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL, 6-0-1 (Posey – Absent)**

- C. “Approve CEQA Findings of Fact with a Statement of Overriding Considerations – EIR No. 13-003 (Attachment No. 3)”

**APPROVED CEQA FINDINGS OF FACT WITH A STATEMENT OF OVERRIDING CONSIDERATION WITH MODIFICATIONS, 6-0-1 (Posey – Absent)**

**B-2. GENERAL PLAN AMENDMENT NO. 14-001/ ZONING MAP AMENDMENT NO. 14-001/ CONDITIONAL USE PERMIT NO. 14-003/ TENTATIVE TRACT MAP NO. 17716/ NEGATIVE DECLARATION NO. 14-001 (AIRPORT CIRCLE RESIDENTIAL) Applicant:**

Sandi Gottlieb, The Olson Company, 3010 Old Ranch Parkway, Suite 100, Seal Beach, CA 90740 **Property Owner:** Aileen T. Nerio, 4993 Norris Road, Fremont, CA 94536/ Patricia M. Nerio, 5444 Century Meadow Court, San Jose, CA 95111/ Lisa Nerio c/o Art M. Nerio, 17122 Marina View Place, Huntington Beach, CA 92647/ Stephen Nerio, 17341 Coronado Lane, Huntington Beach, CA 92647 **Request:** **GPA:** To amend the General Plan land use designation from Residential Medium Density (northern portion) and Commercial General (southern portion) to Residential Medium High Density, and to amend the General Plan Land Use Element by removing the subject area from Subarea 8A of the Sub-Area Map. **ZMA:** To amend the zoning designation from Residential Medium Density to Residential Medium High Density. **CUP:** To develop an existing approximately 2.5 acre site with a grade differential of three feet consisting of: a) 45 for-sale townhome units and associated open space and infrastructure, b) 44 inch high walls within the front yard setback for four private yards, and c) removal of existing red curb along the west side of Airport Circle to allow for on-street parking adjacent to the project site. **TTM:** One-lot subdivision on an approximately 2.5 acre site for development of 45 attached townhome units. **ND:** To analyze the environmental impacts associated with the proposed development. **Location:** 16911 Airport Circle, 92649 (west side of Airport Circle, north of Warner Avenue) **City Contact:** Jill Arabe, Associate Planner

**STAFF RECOMMENDATION:** Motion to:

- A. “Approve Negative Declaration No. 14-001 with findings (Attachment No. 1);”
- B. “Approve General Plan Amendment No. 14-001 by approving draft City Council Resolution No. \_\_\_\_ (Attachment No. 2) and forward to the City Council for adoption;”
- C. “Approve Zoning Map Amendment No. 14-001 with findings (Attachment No. 1) by approving draft City Council Ordinance No. \_\_\_\_ (Attachment No. 3) and forward to the City Council for adoption;”
- D. “Approve Tentative Tract Map No. 17716 with findings and suggested conditions of approval (Attachment No. 1);”
- E. “Approve Conditional Use Permit No. 14-001 with findings and suggested conditions of approval (Attachment No. 1)”

**APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL AND FORWARD GPA 14-001 AND ZMA 14-001 TO THE CITY COUNCIL, 6-0-1 (Posey – Absent)**

**C. CONSENT CALENDAR**

**C-1. PLANNING COMMISSION MINUTES DATED JANUARY 28, 2014**

**RECOMMENDED ACTION:** Motion to: "Approve the January 28, 2014, Planning Commission Minutes as submitted."

***APPROVED AS SUBMITTED 5-0-2(Rossi Semeta – Abstain, Posey - Absent)***

**C-2. PLANNING COMMISSION MINUTES DATED FEBRUARY 11, 2014**

**RECOMMENDED ACTION:** Motion to: "Approve the February 11, 2014, Planning Commission Minutes as submitted."

***APPROVED AS SUBMITTED 5-0-2(Rossi Semeta – Abstain, Posey - Absent)***

**C-3. PLANNING COMMISSION MINUTES DATED FEBRUARY 25, 2014**

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

***APPROVED AS SUBMITTED 4-0-3(Rossi Semeta, Bixby – Abstain, Posey - Absent)***

**D. NON-PUBLIC HEARING ITEMS**

**D-1. GENERAL PLAN CONFORMANCE NO. 14-002 (BOLSA CHICA STREET EASEMENT VACATION) Applicant: Public Works Department, City of Huntington Beach Property Owner: City of Huntington Beach Request: To determine if the vacation of an existing right of way easement is in conformance with the goals, objectives, and policies of the General Plan. Location: East side of Bolsa Chica Street, south of Warner Avenue. City Contact: Hayden Beckman, Assistant Planner**

**STAFF RECOMMENDATION:** Motion to: "Adopt Resolution No. 1677, approving General Plan Conformance No. 14-002 with findings (Attachment Nos. 1 and 2)."

***ADOPTED MODIFIED RESOLUTION NO. 1677 WITH FINDINGS FOR APPROVAL, 6-0-1 (Posey - Absent)***

**D-2. GENERAL PLAN CONFORMANCE NO. 14-003 (PEDESTRIAN EASEMENT VACATION) Applicant: Public Works Department, City of Huntington Beach Property Owner: City of Huntington Beach Request: To determine if the vacation of a portion of an existing public access right of way easement is in conformance with the goals, objectives, and policies of the General Plan. Location: East side of Mauna Lane, south of Halawa Drive (Between lots 238 and 239 of Tract 4305) City Contact: Hayden Beckman, Assistant Planner**

**STAFF RECOMMENDATION:** Motion to: "Adopt Resolution No. 1678, approving General Plan Conformance No. 14-003 with findings (Attachment Nos. 1 and 2)."

***ADOPTED MODIFIED RESOLUTION NO. 1678 WITH FINDINGS FOR APPROVAL, 6-0-1 (Posey - Absent)***

**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**

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 Bixby noted that the California Coastal Commission will be meeting on Thursday, June 12, 2014, at the Huntington Beach City Council Chambers to hear The Ridge project.

Commissioner Pinchiff noted that two new restaurants, Waterhouse Restaurant at the Huntington Beach Hyatt and Ritter's Steam Kettle Cooking, have recently opened in the city and he encouraged residents to visit those businesses. He stated that on the weekend of June 21, 2014 the City will be celebrating 100 years of surfing and he encouraged residents to attend. Commissioner Pinchiff noted that he had recently attended the Anniversary Reception for the Huntington Beach Youth Shelter where the following supporters were honored: Councilmember Joe Carchio, Huntington Beach Kiwanis, the company Cable Exchange, Kathy and Chuck Wooten, Irene Briggs and Carol Kanode, and Jacki Wirta. He commended the Youth Shelter for their work.

Commissioner Peterson stated that he had recently attended the groundbreaking for the Hotel Paseo at Pacific City.

**ADJOURNMENT: Adjourned at 9:34 PM to the next regularly scheduled meeting of Tuesday, June 24, 2014.**