



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JUNE 23, 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

A P P P P P P

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

Commissioner Crowe was absent.

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

STUDY SESSION PUBLIC COMMENTS WILL BE OPENED AND CLOSED AFTER EACH STUDY SESSION PROJECT REVIEW ITEM: APPROVED BY ACCLAMATION

THE ACTION AGENDA WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

A. PROJECT REVIEW (INTRODUCTION OF FUTURE AGENDA ITEMS)

- A-1. SITE PLAN REVIEW NO. 15-001/CONDITIONAL USE PERMIT NO. 15-020/ VARIANCE NO. 15-003 (BEACH MEDICAL PAVILLION) Request:** The existing 30,000 sq. ft., three-story medical office building and 18,582 sq. ft., three-story surgery center on the subject site are proposed to be demolished and replaced by a new 44,500 sq. ft., two-story medical office building pursuant to Section 2.0.5 of the Beach and Edinger Corridors Specific Plan (BECSP). **Location:** 17752-17762 Beach Boulevard, 92647 (southeast corner of Beach Boulevard and Newman Avenue) **City Contact:** Jill Arabe, Associate Planner

Staff Presentation - NO ACTION TAKEN

- A-2. ZONING TEXT AMENDMENT NO. 14-002 (UTILITY DATA COLLECTION UNITS) Request:** To amend Section 230.96 (Wireless Communication Facilities) of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) by adding definitions for City property and data collection unit and simplifying the process for installation of such infrastructure. **Location:** Citywide **City Contact:** Tess Nguyen, Associate Planner

Staff Presentation - NO ACTION TAKEN

- A-3. GENERAL PLAN AMENDMENT NO. 14-002 (GENERAL PLAN UPDATE) Request:** To provide a status and scheduling update regarding the comprehensive General Plan Update. **Location:** Citywide **City Contact:** Jennifer Villasenor, Acting Planning Manager

Staff Presentation - NO ACTION TAKEN

B. STUDY SESSION ITEMS – NONE

C. PUBLIC COMMENTS

Thomas LeBeau, applicant, spoke in support of Study Session Item No. A-1, giving a brief overview of the proposed development.

Jennifer Vaughn, Southern California Gas, spoke in support of Study Session Item No. A-2, giving a brief overview of the pole design, the data encryption, and the potential number of poles required.

David Johnston, resident, spoke regarding Study Session Item No. A-3, citing concerns with the potential future zoning for the Peter’s Landing property and the potential impacts to neighboring residents.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Jane James

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

E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Pinchiff reported on the recent Southeast Area Committee meeting and the recent Downtown Economic Development Committee.

F. PLANNING COMMISSION COMMENTS

There was a brief discussion regarding the process for the upcoming joint Planning Commission and City Council Study Session regarding the General Plan Update on July 6, 2015.

7:08 P.M. – RECESS FOR DINNER

7:35 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Mandic

A P P P P P P

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

Commissioner Crowe was absent.

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

A. PUBLIC COMMENTS

B. PUBLIC HEARING ITEMS

B-1. CONDITIONAL USE PERMIT NO. 15-005 (TORO BURGER RESTAURANT ONSITE ALCOHOL SALES) Applicant: Sherrie Olson, Permits and Licenses Resource Center, LLC, 1030 North Mountain Ave. #190, Ontario, CA 91762 Property Owner: NF Huntington Plaza, 6222 Wilshire Blvd., Suite 400, Los Angeles, CA 90048 Business Owner: Toro Burger LLC, 7862 Warner Ave., Suite 101, Huntington Beach, CA 92647 Request: To permit the sales, service, and consumption of alcohol within an approximately 1,600 sq. ft. restaurant and 360 sq. ft. outdoor dining area. Location: 7862 Warner Avenue #101, 92647 (southwest corner of Warner Avenue and Beach Boulevard) City Contact: Jill Arabe, Associate Planner

STAFF RECOMMENDATION: Motion to: “Approve Conditional Use Permit No. 15-005 with suggested findings and conditions of approval (Attachment No. 1)”

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, 5-1-1 (PINCHIFF – NO, CROWE – ABSENT)

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED DECEMBER 9, 2014

RECOMMENDED ACTION: Motion to: “Approve the December 9, 2014, Planning Commission Minutes as submitted.”

APPROVED AS SUBMITTED 4-0-3 (Brenden, Mandic – Abstain, Crowe - Absent)

C-2. PLANNING COMMISSION MINUTES DATED JANUARY 13, 2015

RECOMMENDED ACTION: Motion to: “Approve the January 13, 2015, Planning Commission Minutes as submitted.”

APPROVED AS SUBMITTED 5-0-2 (Mandic – Abstain, Crowe - Absent)

C-3. PLANNING COMMISSION MINUTES DATED JANUARY 27, 2015

RECOMMENDED ACTION: Motion to: “Approve the January 27, 2015, Planning Commission Minutes as submitted.”

APPROVED AS SUBMITTED 4-0-3 (Semeta, Mandic – Abstain, Crowe - 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 Semeta reported that she had toured the Ascon site that morning and noted that the Environmental Impact Report for the site had been certified so remediation could begin.

Commissioner Hoskin reported that he also visited the Ascon site.

Chair Kalmick reported that he also visited the Ascon site.

ADJOURNMENT: Adjourned at 8:04 PM to the July 6, 2015 Joint City Council Study Session and then to the next regularly scheduled meeting of Tuesday, July 14, 2015.