



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JUNE 9, 2015
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 Semeta

P P P P P P P

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

AGENDA APPROVAL

ON A MOTION BY KALMICK, SECONDED BY BRENDEN, ITEM NO. D-1 AND NO. D-2 WERE MOVED BEFORE ITEM NO. B-1: *APPROVED 7-0*

THE ACTION AGENDA WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

A. PUBLIC COMMENTS - NONE

B. PUBLIC HEARING ITEMS

- B-1. GENERAL PLAN AMENDMENT NO. 12-002/ ZONING MAP AMENDMENT NO. 12-001/ CONDITIONAL USE PERMIT NO. 12-039/ TENTATIVE TRACT MAP NO. 17801/ MITIGATED NEGATIVE DECLARATION NO. 12-008/ VARIANCE NO. 2015-001 (LEBARD PARK AND RESIDENTIAL PROJECT) Applicant: Huntington Beach City School District Property Owners: Huntington Beach City School District; City of Huntington Beach Request: **GPA:** To amend the existing land use designation for the LeBard Elementary School portion of the project site from Public (Residential Low Density) (P(RL)) to Residential Low Density – 7 units per acre (RL-7) on 3.2 acres and Open Space – Park (OS-P) on 6.5 acres where the sports fields are currently developed. **ZMA:** To amend the existing zoning designation for the LeBard Elementary School portion of the project site from Public-Semipublic (PS) to Residential Low Density (RL) on 3.2 acres and Open Space – Parks and Recreation (OS-PR) on 6.5 acres. **CUP:** To expand the surface parking lot at LeBard Park and to provide water quality and accessibility upgrades within the expanded park area. A CUP is also required to allow the development of the proposed 15-lot subdivision on a site with a grade differential greater than three feet. **TTM:** To subdivide the closed LeBard school site into an approximately 6.5-acre parcel, which would be acquired by the City, and the remaining 3.2 acres would be subdivided for development of a 15-unit single-family planned unit development (PUD). Lot sizes would average approximately 7,216 sf in total area. Associated infrastructure would also be constructed, to include a public street with access from Cramer Lane. The residential lots would be sold to a private home builder for construction of the homes in the future. Because approximately half of the proposed residential lots would not meet the

minimum 60-foot lot width required in the RL zoning district, the applicant is proposing a PUD subdivision, which requires provision of a public benefit. The applicant proposes to provide a new restroom/concession/storage building for the expanded park as well as upgraded passive park amenities. **MND:** To analyze the potential environmental impacts associated with the project. **VAR:** To provide a four-foot-wide landscape planter along a portion of the parking lot adjacent to Warwick Drive in lieu of the required 10 feet. **Location:** 20451 & 20461 Craimer Lane, Huntington Beach, CA 92648 (LeBard Park and LeBard closed school) **City Contact:** Jennifer Villasenor

STAFF RECOMMENDATION: Motion to:

- A. “Approve Mitigated Negative Declaration No. 12-008 with findings (Attachment No. 1) and forward to the City Council for adoption;”

APPROVED WITH MODIFICATIONS AND FINDINGS OF APPROVAL, 7-0

- B. “Approve General Plan Amendment No. 12-002 by approving draft City Council Resolution No. ____ (Attachment No. 2) and forward to the City Council for adoption;”

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

- C. “Approve Zoning Map Amendment No. 12-001 with findings (Attachment No. 1) by approving draft City Council Ordinance No. ____ (Attachment No. 3) and forward to the City Council for adoption;”

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

- D. “Approve Tentative Tract Map No. 17801 with findings and suggested conditions of approval (Attachment No. 1);”

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL, 7-0

- E. “Approve Conditional Use Permit No. 12-039 with findings and suggested conditions of approval (Attachment No. 1);

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

- F. “Approve Variance No. 15-001 with findings and suggested conditions of approval (Attachment No. 1).”

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL, 7-0

THE PLANNING COMMISSION FORWARDED THE FOLLOWING REQUEST TO THE CITY COUNCIL VIA MINUTE ACTION: REQUEST THE CITY COUNCIL TO DIRECT STAFF TO INVESTIGATE USING THE SOUTHERN CALIFORNIA EDISON RIGHT-OF-WAY FOR TEMPORARY OVERFLOW PARKING AND TO INVESTIGATE TRAFFIC CALMING MEASURES IN THE NEIGHBORHOODS SURROUNDING LEBARD PARK.

C. CONSENT CALENDAR - NONE

D. NON-PUBLIC HEARING ITEMS

- D-1. GENERAL PLAN CONFORMANCE NO. 15-001 (DISPOSITION OF SURPLUS CITY PROPERTY) Applicant/Property Owner: Office of Business Development, 2000 Main Street, Huntington Beach CA 92648 Request: To determine if the disposition of a City owned surplus property is in conformance with the goals, objectives, and policies of the General Plan. Location: East side of Gothard Street, south of Garfield Avenue (Vacant) City Contact: Hayden Beckman**

STAFF RECOMMENDATION: Motion to: "Adopt Resolution No. 1686, approving General Plan Conformance No. 15-001 with findings (Attachment Nos. 1 and 2)."

ADOPTED RESOLUTION NO. 1686 WITH FINDINGS FOR APPROVAL, 4-3 (PINCHIFF, MANDIC, HOSKINSON- NO)

- D-2. GENERAL PLAN CONFORMANCE NO. 15-002 (ORANGE COUNTY FLOOD CONTROL DISTRICT DEBRIS COLLECTION SYSTEMS) Applicant/Property Owner: Philip Jones, Orange County Flood Control District, 300 N. Flower Street, Santa Ana, CA 92703 Request: To determine if the installation of two debris/litter collection systems across the Huntington Beach and Talbert storm water channels is in conformance with the goals, objectives, and policies of the General Plan. Location: Within the Huntington Beach Channel (Northwest of Magnolia Street at Banning Avenue); and Within the Talbert Channel (South of Banning Avenue Bridge) City Contact: Hayden Beckman**

STAFF RECOMMENDATION: Motion to: "Adopt Resolution No. 1687, approving General Plan Conformance No. 15-002 with findings (Attachment Nos. 1 and 2)."

ADOPTED RESOLUTION NO. 1687 WITH FINDINGS FOR APPROVAL, 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 Crowe inquired about the recent City Council action on the Warner Nichols site. Director Hess informed the Planning Commission that the City Council decertified the Environmental Impact Report.

Commissioner Pinchiff noted that there are a couple of upcoming charity golf tournaments. The first is for the Huntington Beach Council on Aging scheduled for June 19, 2015. The second tournament is being held by the Huntington Beach Elks Club on June 27, 2015, which will benefit the Huntington Beach Youth Shelter. He noted that the Huntington Beach Chili cook-off is scheduled for June 20, 2015, in downtown Huntington Beach.

Commissioner Mandic inquired about the process to notify the City Council of the actions taken by the Planning Commission. Director Scott Hess briefly explained the process.

Commissioner Brenden stated that on June 4, 2015, the Chamber of Commerce and the City held a successful event, "Huntington Beach Open for Business" at City Hall. He noted that the City is conducting a landscape design class with drought tolerant plants on Saturday, June 13, 2015. On Sunday, June 14, 2015, he noted that Wags and Wine is holding an event benefitting the Wagon Trail Rescue Foundation. He noted that on June 20, 2015, the Visit HB group will be holding an event attempting to set a world record for the largest surfboard with the most persons riding a wave. He also noted that June is Alzheimer's and Brain Awareness month. He congratulated all graduating high school seniors.

ADJOURNMENT: Adjourn to the next regularly scheduled meeting of Tuesday, July 23, 2015.