



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MARCH 27, 2012
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 Vice-Chair Bixby

P P P P P A P

ROLL CALL: Shier Burnett, Peterson, Bixby, Mantini, Delgleize, Farley, Ryan

AGENDA APPROVAL APPROVED 6-0-1 (Farley – Absent)

A. PUBLIC COMMENTS - NONE

B. PUBLIC HEARING ITEMS

- B-1. DEVELOPMENT AGREEMENT NO. 11-002/ COASTAL DEVELOPMENT PERMIT NO. 09-011/ CONDITIONAL USE PERMIT NO. 09-037/ SPECIAL PERMIT NO. 12-001 (WATERFRONT DEVELOPMENT AGREEMENT & HILTON EXPANSION – CONTINUED FROM THE MARCH 13, 2012 MEETING WITH THE PUBLIC HEARING TO BE OPENED) Applicant: Shawn Millbern, The Robert Mayer Corporation **Property Owner:** City of Huntington Beach **Request: DA:** To permit a 5 year extension of time to the existing Amended and Restated Development Agreement adopted on October 21, 1998. The existing Development Agreement is set to expire on October 21, 2013 and the 5-year extension would permit the Development Agreement to expire on October 21, 2018. **CDP/CUP:** To permit: a) the expansion of the Hilton Waterfront Beach Resort including a nine-story tower providing a total of 156 new guestrooms with appurtenant facilities. It will also include approximately 13,700 sq. ft. of meeting space, business center, restaurants, grocery/gift store, retail/recreational services store, health spa, and two pools. The project will host all inclusive events such as weddings, conferences, parties, meetings and permit dancing, live entertainment, and sale and consumption of alcoholic beverages at the restaurants, ballrooms, meeting rooms, lounges, pool deck, and function lawns. The hotel expansion proposes a one level semi-subterranean parking structure with 261 parking spaces, a loading dock and other back-of-house facilities. b) To permit 100% valet parking service (no self-parking) with approximately 35% tandem parking spaces; and, c) To permit the term of Conditional Use Permit No. 09-037/Coastal Development Permit No. 09-011/Special Permit No. 12-001 to run concurrently with the term of the Development Agreement. **SP:** a) To permit a combination of landscaping materials including: trees and plants and decorative hardscape (paving for the secondary driveway) treatments within the minimum 20 ft. building setback area fronting Pacific View Avenue in lieu of the setback entirely landscaped. b) To permit the encroachment of structures exceeding 42 inches in height into the minimum perimeter setback areas**

including: glass windscreens, landscape retaining walls along Pacific Coast Highway, exterior exit stair at Twin Dolphin Drive, and an enclosure for Edison equipment at Pacific Avenue; c) To permit approximately 32% of the parking stalls with a dimension of 9 ft. wide by 18 ft. deep; d) To permit approximately 21% of the parking stalls with less than the required 3 ft. clearance to adjacent walls or columns; and, e) To permit a 13% maximum ramp slope within the parking garage in lieu of 10%. **Location:** 21100 Pacific Coast Highway, 92648 (bounded on the north by Pacific Avenue, on the east by Twin Dolphin Drive, on the south by Pacific Coast Highway, and on the west by the existing Hilton Waterfront Beach Resort) **Project Planner:** Ethan Edwards

STAFF RECOMMENDATION: Motion to:

- A. “Approve Development Agreement No. 11-002 with findings for approval (Attachment No. 1) and forward Draft Ordinance (Attachment No. 6) to the City Council for adoption.”

APPROVED WITH FINDINGS AND FORWARD TO THE CITY COUNCIL, 6-0-1 (Farley –Absent)

- B. “Approve Coastal Development Permit No. 09-011, Conditional Use Permit No. 09-037, and Special Permit No. 12-001 with findings and suggested conditions of approval (Attachment No. 1).”

APPROVED WITH FINDINGS AND CONDITIONS OF, 6-0-1 (Farley –Absent)

B-2a. ENVIRONMENTAL IMPACT REPORT NO. 10-009 (SKATE PARK PROJECT)

Applicant: VF Outdoor, Inc. **Property Owner:** City of Huntington Beach **Request:** To analyze the potential environmental impacts associated with the implementation of the proposed skate park project that includes a 14,000 sq. ft. skate plaza area, a 13,000 sq. ft. skate bowl area, a 3,500 sq. ft. skate shop/concession/restroom building, a 15,000 sq. ft. turf/walking area, a 480 sq. ft. restroom structure, and a 200 sq. ft. entrance kiosk. The main parking lot (approximately 27 spaces) is accessed from Center Avenue and a secondary parking area (approximately 39 spaces), which is used only for special events, is accessed from McFadden Avenue. The project includes up to 15 special event days throughout the year, expected to draw between 300 to 2,500 spectators with overflow parking located at the Huntington Beach Sports Complex. In order to allow for potential future development of a transit stop, the proposed project includes a 20-foot wide by 300-foot long “transit reserve area” at the southeast corner of the site. **Location:** 7461 Center Avenue, Huntington Beach, CA 92647 (2.7-acre vacant site on Center Avenue, approximately 500 ft. east of Gothard Street) **Project Planner:** Tess Nguyen

STAFF RECOMMENDATION: Motion to: “Certify EIR No. 10-009 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1660 (Attachment No. 1).”

CERTIFIED AS ADEQUATE AND COMPLETE, 4-2-1 (Bixby, Mantini – No, Farley – Absent)

- B-2b. GENERAL PLAN AMENDMENT NO. 11-002/ZONING TEXT AMENDMENT NO. 11-002 (SKATE PARK PROJECT)** **Applicant:** VF Outdoor, Inc. **Property Owner:** City of Huntington Beach **Request:** **GPA:** To amend the Housing Element: 1) to remove the reference to the project site on Page IV-16; 2) to remove Site #5 from Table IV-7 (Sites for Potential Rezoning to Exclusively Residential Use) on Page IV-17; and 3) to remove the discussion of Site #5 on Page IV-18. **ZTA:** To amend the Beach and Edinger Corridors Specific Plan to remove the “Residential Required” designation (yellow dashed lines) from the subject property. **Location:** 7461 Center Avenue, Huntington Beach, CA 92647 (2.7-acre vacant site on Center Avenue, approximately 500 ft. east of Gothard Street) **Project Planner:** Tess Nguyen

STAFF RECOMMENDATION: Motion to:

- A. “Approve General Plan Amendment No. 11-002 by approving the draft City Council Resolution (Attachment No. 1) and forward to the City Council for adoption.”
- B. “Approve Zoning Text Amendment No. 11-002 with findings for approval (Attachment No. 2) and forward the draft ordinance (Attachment No. 3) to the City Council for adoption.”
- C. “Approve CEQA Findings of Fact with a Statement of Overriding Considerations – EIR No. 10-009 (Attachment No. 7).”

APPROVED AND FORWARD TO THE CITY COUNCIL, APPROVED WITH FINDINGS AND FORWARD TO THE CITY COUNCIL, AND APPROVED CEQA FINDINGS OF FACT WITH A STATEMENT OF OVERRIDING CONSIDERATIONS, 4-2-1 (Bixby, Mantini – No, Farley – Absent)

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED OCTOBER 11, 2011

RECOMMENDED ACTION: Motion to: “Approve the October 11, 2011, Planning Commission Minutes as submitted.”

APPROVED AS SUBMITTED, 5-0-2 (Mantini – Abstain, Farley – Absent)

D. NON-PUBLIC HEARING ITEMS

D-1. PROJECT REVIEW PROCESS (AMENDMENT TO APPLICABILITY SECTION) – Herb Fauland, Planning Manager

STAFF RECOMMENDATION: Motion to: “Approve Project Review Process as amended.”

APPROVED AS AMENDED, 6-0-1 (Farley – 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

Scott Hess, Director of Planning and Building – 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 Ryan noted that he was runner up in the Mr. Huntington Beach contest.

Commissioner Delgleize noted that she attended the Mr. Huntington Beach contest.

ADJOURNMENT: Adjourned at 8:30 PM to the next regularly scheduled meeting of Tuesday, April 24, 2012. Please note the April 12, 2012 Planning Commission meeting is cancelled.