



ACTION AGENDA Huntington Beach Planning Commission SPECIAL MEETING

Tuesday, November 15, 2016

Study Session, Council Chambers - CANCELLED

7:00 PM - Regular Meeting

Huntington Beach Civic Center

2000 Main Street, Huntington Beach, CA 92648

<http://www.huntingtonbeachca.gov>

STUDY SESSION, COUNCIL CHAMBERS - CANCELLED

7:00 PM - COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Hoskinson

P P A P P P P

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

Vice-Chair Semeta was absent.

AGENDA APPROVAL – *APPROVED 6-0-1 (Semeta – Absent)*

A. PUBLIC COMMENTS - NONE

B. PUBLIC HEARING ITEMS

- B-1. CONDITIONAL USE PERMIT NO. 16-038 (RAMAIN39 BEER AND WINE)** Applicant: Jonathan Yang, ENJ Dining Group Inc. **Property Owner:** Beach Center Partner LLC **Request:** To permit on-site sales, service, and consumption of beer and wine (ABC Type 41 License) in a recently approved 1,520-square-foot restaurant. **Location:** 18583 Beach Blvd., 92648 (southwest corner of Beach Blvd. and Main St.) **Environmental Status:** The project is categorically exempt pursuant to Section 15301, Class 1 of the California Environmental Quality Act. **City Contact:** Christopher Wong, Associate Planner

Staff Recommended Action:

Approve Conditional Use Permit No. 16-038 with suggested findings and conditions of approval (Attachment No. 1).

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, 6-0-1 (SEMETA- ABSENT)

Commissioner Brenden recused himself from Item No. B-2, due to a potential conflict of interest regarding the applicant's contributions to his City Council campaign. Commissioner Brenden left the room. Chair Pinchiff recused himself from item No. B-2, due to a potential

conflict of interest because his girlfriend provided legal advice to the applicant. Chair Pinchiff left the room.

- B-2. VARIANCE NO. 16-004 (NGUYEN RESIDENCE SETBACK VARIANCES) Applicant/ Property Owner:** Quang Nguyen **Request:** A request for the following variances: 1) a 10'-0" front yard setback to habitable area on the second floor, whereas a 15'-0" setback is required; and 2) a 4'-4" side yard setback for a building wall that exceeds 25'-0" in height, whereas an 8'-0" setback is required. The single-family residential remodel associated with these variances is also subject to the City's Residential Infill Lot Development Ordinance, which allows adjacent property owners an opportunity to review the proposed project design for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout. **Location:** 9122 Playa Dr., 92646 (north side of Playa Dr. between Surfrider Ln. and Islander Ln.) **Environmental Status:** The project is categorically exempt pursuant to Section 15301, Class 1 of the California Environmental Quality Act **City Contact:** Christopher Wong, Associate Planner

Staff Recommended Action:

Deny Variance No. 16-004 based upon the suggested findings (Attachment No. 1).

DENIED WITH FINDINGS, 3-1-3 (KALMICK – NO, BRENDEN, PINCHIFF – ABSTAIN, SEMETA- ABSENT)

Chair Pinchiff and Commissioner Brenden returned to the room.

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED SEPTEMBER 27, 2016

Recommended Action:

Approve the September 27, 2016, Planning Commission Minutes as submitted.

APPROVED AS SUBMITTED, 5-0-2 (MANDIC – ABSTAIN, SEMETA – ABSENT)

C-2. PLANNING COMMISSION MINUTES DATED OCTOBER 25, 2016

Recommended Action:

Approve the October 25, 2016, Planning Commission Minutes as submitted.

APPROVED AS SUBMITTED, 5-0-2 (CROWE – ABSTAIN, SEMETA – ABSENT)

Commissioner Brenden recused himself from Item No. D-1, due to a potential conflict of interest regarding the applicant's contributions to his City Council campaign. Commissioner Brenden left the room.

D. NON-PUBLIC HEARING ITEMS

D-1. EXTENSION OF TIME NO. 16-007 (PACIFIC MOBILE HOME PARK- TENTATIVE TRACT MAP NO. 17397 AND COASTAL DEVELOPMENT PERMIT NO. 10-017) Applicant/Property Owner: Pacific Mobile Home

Park LLC Request: A request to extend the tentative tract map and coastal development permit expiration date for the Pacific Mobile Home Park subdivision for one additional year to November 15, 2017.

Location: 80 Huntington Street (southeast corner of Atlanta Avenue and Huntington Street), 92648 **Environmental Status:** The Extension of Time No. 16-007 requires no further environmental analysis pursuant to the California Environmental Quality Act General Rule. **City Contact:** Kimo Burden, Planning Aide

Staff Recommended Action:

Approve Extension of Time No. 16-007 for Tentative Tract Map No. 17397 and Coastal Development Permit No. 10-017.

APPROVED EXTENSION OF TIME, 4-1-2 (KALMICK – NO, BRENDEN – ABSTAIN, SEMETA- ABSENT)

Commissioner Brenden returned to the room.

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING

Scott Hess, Director of Community Development - reported on the items from the previous City Council Meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING

Scott Hess, Director of Community Development – 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 Brenden reported on upcoming events in the city. He congratulated Chair Pinchiff on his City Council campaign and thanked him for his time on Planning Commission. He congratulated Vice-Chair Semeta for her election to City Council. Commissioner Brenden thanked his fellow commissioners, staff, and Councilmember Delgleize for his time on the

Planning Commission and thanked the voters for electing him to the City Council.

Commissioner Kalmick congratulated Vice-Chair Semeta and Commissioner Brenden for their election to the City Council. He thanked Chair Pinchiff for his time on the Planning Commission and congratulated him on his City Council campaign.

Chair Pinchiff congratulated Vice-Chair Semeta and Commissioner Brenden on their election to the City Council. He stated that it had been a privilege to serve on the Planning Commission and wished his fellow commissioners well.

ADJOURNMENT: Adjourned at 8:40 PM to the next regularly scheduled meeting of the Huntington Beach Planning Commission on **Tuesday, November 22, 2016** at 5:15 PM in the Civic Center Council Chambers, 2000 Main Street, Huntington Beach, California.