



# **ACTION AGENDA**

## **HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, OCTOBER 11, 2011**  
**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**

**P P A P P P A**

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

Vice Chair Mantini and Commissioner Ryan were absent.

### **AGENDA APPROVAL APPROVED 5-0-2 (Mantini, Ryan – Absent)**

#### **A. PROJECT REVIEW (FUTURE AGENDA ITEMS)**

**A-1. CONDITIONAL USE PERMIT NO. 11-018 (TOTAL WINE & MORE) – Ethan Edwards, Associate Planner**

***Staff Presentation – NO ACTION TAKEN***

**A-2. ENVIRONMENTAL IMPACT REPORT NO. 10-003 (BEACH AND WARNER MIXED USE PROJECT – CONTINUED FROM THE APRIL 26, 2011 MEETING) – Rosemary Medel, Associate Planner**

***Staff Presentation – NO ACTION TAKEN***

#### **B. STUDY SESSION ITEMS - NONE**

#### **C. PUBLIC COMMENTS - NONE**

#### **D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)**

Herb Fauland, Planning Manager, reviewed items for the public hearing portion of the meeting. He noted that the applicant for Item No. B-1 requested a continuance to the October 25, 2011, Planning Commission meeting. Scott Hess, Director of Planning and Building, noted that no Planning Commission meeting items were reviewed at the previous City Council meeting.

#### **E. PLANNING COMMISSION COMMITTEE REPORTS - NONE**

#### **F. PLANNING COMMISSION COMMENTS**

Commissioner Shier Burnett asked staff for an update on the status of the proposed WalMart development on Edinger Avenue. Mr. Fauland indicated that additional environmental analysis is required which may delay the project from coming before the Planning Commission.

Commissioner Farley asked staff to report on the current status of the council action for Planning Commission appeal items. Mr. Fauland stated that a planner has been assigned to this project and staff is currently surveying other cities for information on their appeal processes. Commissioner Farley confirmed with staff that this item would come before the Planning Commission as it would be a Zoning Text Amendment.

5:45 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

**CALL PLANNING COMMISSION MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE** – Led by Commissioner Peterson

P P A P P P A

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

Vice Chair Mantini and Commissioner Ryan were absent.

**AGENDA APPROVAL APPROVED 5-0-2 (Mantini, Ryan – Absent)**

A. **PUBLIC COMMENTS - NONE**

B. **PUBLIC HEARING ITEMS**

Chair Delgleize recused herself from Item No. B-1 and left the room.

**B-1. DEVELOPMENT AGREEMENT NO. 08-001 (THE VILLAGE AT BELLA TERRA DEVELOPMENT AGREEMENT) Applicant/Property Owner:** Becky Sullivan, BTDJM Phase II Associates, LLC **Request:** To enter into a Development Agreement between the City of Huntington Beach and BTDJM Phase II Associates, LLC for a term of 10 years pursuant to a request by BTDJM for The Village at Bella Terra mixed use project, approved for the 10.40-acre site formerly occupied by the Montgomery Wards automotive repair building. The Village at Bella Terra mixed use project consists of 467 multi-family residential units and 30,000 square feet of retail and restaurant space. The applicant requests the development agreement to provide assurances that they may proceed with the project in accordance with existing policies and standards in place at the time of project approval; to automatically extend Tentative Tract Map No. 17261 for 10 years; to agree to process multiple finals maps; to delay payment of for-sale park and dedication in-lieu fees until a later date; and to initially rent the units as apartments then sell as condominiums without being subject to condominium conversion standards. **Location:** 7601 Edinger Avenue (north side of Edinger Avenue, east of Union Pacific Rail Road and west of existing Bella Terra development) **Project Planner:** Jane James

**STAFF RECOMMENDATION:** Motion to: “Continue Development Agreement No. 08-001 to October 25, 2011, with the public hearing to be opened, at the applicant’s request.”

***CONTINUED TO THE OCTOBER 25, 2011 MEETING AT THE APPLICANT’S REQUEST, 4-0-3 (Delgleize – Abstain, Mantini, Ryan – Absent)***

Chair Delgleize returned to the meeting.

**B-2. ZONING MAP AMENDMENT NO. 11-001 (OPEN SPACE - PARKS AND RECREATION TO LOW DENSITY RESIDENTIAL AT CITY YARD) Applicant/Property Owner:** City of Huntington Beach **Request:** To change the zoning designation for two City-owned surplus parcels, each approximately 6,300 square feet and fronting on Ford Drive, from the current designation of OS-PR-FP2 (Open Space – Parks and Recreation – Floodplain Overlay District) to RL-FP2 (Low Density Residential - Floodplain Overlay District). **Location:** 17371 Gothard Street, 92647 (west side, north of Slater Ave.) **Project Planner:** Ricky Ramos

**STAFF RECOMMENDATION:** Motion to: “Approve Zoning Map Amendment No. 11-001 with findings (Attachment No. 1) and forward to the City Council for adoption.”

***APPROVED WITH FINDINGS AND FORWARD TO THE CITY COUNCIL, 5-0-2 (Mantini, Ryan – Absent)***

**C. CONSENT CALENDAR**

**C-1. PLANNING COMMISSION MINUTES DATED APRIL 26, 2011**

**RECOMMENDED ACTION:** Motion to: "Approve the April 26, 2011, Planning Commission Minutes as submitted."

***APPROVED AS SUBMITTED, 5-0-2 (Mantini, Ryan – Absent)***

**C-2. PLANNING COMMISSION MINUTES DATED JUNE 14, 2011**

**RECOMMENDED ACTION:** Motion to: "Approve the June 14, 2011, Planning Commission Minutes as submitted."

***APPROVED AS SUBMITTED, 5-0-2 (Mantini, Ryan – Absent)***

**C-3. PLANNING COMMISSION MINUTES DATED JUNE 28, 2011**

**RECOMMENDED ACTION:** Motion to: "Approve the June 28, 2011, Planning Commission Minutes as submitted."

***APPROVED AS AMENDED, 5-0-2 (Mantini, Ryan – Absent)***

**D. NON-PUBLIC HEARING ITEMS - NONE**

**E. PLANNING ITEMS**

**E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING**

Herb Fauland, Planning Manager - reported on the items from the previous City Council Meeting.

**E-2. CITY COUNCIL ITEMS FOR NEXT MEETING**

Herb Fauland, Planning Manager – reported on the items for the next City Council Meeting.

**E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING**

Herb Fauland, 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 - NONE**

**ADJOURNMENT:** Adjourned at 7:28 PM to the next regularly scheduled meeting of Tuesday, October 25, 2011.