



ACTION AGENDA Huntington Beach Planning Commission

Tuesday, October 11, 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 Mandic

P P P P P P P A

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

Commissioner Hoskinson was absent.

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

A. PUBLIC COMMENTS - NONE

B. PUBLIC HEARING ITEMS

Commissioner Mandic recused herself from Item No. B-1, because she owns property within 500 ft. of the subject site, and left the room.

- B-1. TENTATIVE TRACT MAP NO. 17661, CONDITIONAL USE PERMIT NO. 13-026, DEVELOPMENT AGREEMENT NO. 16-002 (GARFIELD CONDOMINIUMS) Applicant: Ed Bonanni Property Owners: YMCA of Orange County, Jeff McBride, and City of Huntington Beach, Kellee Fritzal Request: CUP: To develop an existing approximately 0.636 net acre site with 10 for-sale townhome units and associated infrastructure consisting of: a) a density bonus for one additional unit above the base density. TTM: To consolidate three parcels into one lot for condominium purposes in order to develop 10 for-sale attached townhome units. DA: To enter into a development agreement to address affordable housing provisions. Location: 7262 Garfield Avenue, 92648 (southeast corner of Garfield Avenue and Gothard Street) Environmental Status: The proposed project is covered by Holly-Seacliff Specific Plan Final Environmental Impact Report No. 89-1, which was adopted by the City of Huntington Beach on January 8, 1990. City Contact: John Ramirez**

Staff Recommended Action:

Motion to:

- A. "Approve Tentative Tract Map No. 17661 with findings and suggested conditions of approval (Attachment No. 1);"

- B. "Approve Conditional Use Permit No. 13-026 with findings and suggested conditions of approval (Attachment No. 1)"
- C. "Approve Development Agreement No. 16-002 with findings and suggested conditions of approval (Attachment No. 1)"

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, 4-1-2 (Pinchiff – No; Mandic – Abstain; Hoskinson – Absent)

Commissioner Mandic returned to the room.

C. CONSENT CALENDAR - NONE

D. NON-PUBLIC HEARING ITEMS - NONE

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 previous and upcoming events within the city. He also stated that he would be unable to attend the November 22, 2016, Planning Commission meeting.

Chair Pinchiff reported on upcoming events in the city and noted that the Southeast Area Committee would be meeting on Wednesday, October 12, 2016.

ADJOURNMENT: Adjourned at 8:28PM to the next regularly scheduled meeting of the Huntington Beach Planning Commission is Tuesday, October 25, 2016.