



# **ACTION AGENDA**

## **HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, OCTOBER 13, 2009**  
**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**

**ROLL CALL:**      *P*      *A*      *A*      *P*      *P*      *P*      *A*  
***Speaker, Mantini, Farley, Shier Burnett, Scandura, Livengood, Delgleize***

Commissioner Delgleize arrived at 5:20 PM; Vice Chair Farley arrived at 5:30 PM

**AGENDA APPROVAL** – ***APPROVED 4-0-3 (Mantini, Farley, Delgleize- Absent)***

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

**A-1. ENVIRONMENTAL IMPACT REPORT NO. 08-008/GENERAL PLAN AMENDMENT NO. 08-002/ZONING MAP AMENDMENT NO. 08-002/ZONING TEXT AMENDMENT NO. 08-002 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN – REVIEW OF PUBLIC COMMENTS AND SUMMARY OVERVIEW OF DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT)) – Rosemary Medel, Associate Planner**

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

**A-2. ENVIRONMENTAL ASSESSMENT NO. 08-016 (APPEAL OF THE ENVIRONMENTAL ASSESSMENT COMMITTEE’S ENVIRONMENTAL DETERMINATION FOR “THE RIDGE”) – Jennifer Villasenor, Associate Planner**

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

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

#### **C. PUBLIC COMMENTS**

Bob Clayton, 19490 Beach Boulevard, spoke in opposition to Item No. A-1, citing concerns with the sewer and drainage system on Beach Boulevard.

Edith Gonzales, McFadden Sugar Safe Exit, spoke in opposition to Item No. A-1, citing concerns with the traffic analysis and the need for a traffic signal at the intersection of McFadden Avenue and Sugar Street.

Julie Bixby, resident, spoke in opposition to Item No. A-2, citing concerns with the Mitigated Negative Declaration and the need for an Environmental Impact Report.

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

Planning Manager, Herb Fauland, reported on the agenda items and noted the late communications.

**E. PLANNING COMMISSION COMMITTEE REPORTS**

Commissioner Speaker reported on the recent Design Review Board meeting. He noted the conversion of the former Armstrong nursery on Gothard Street (north of Edinger Avenue) into a vegetable and fruit market.

**F. PLANNING COMMISSION COMMENTS**

Commissioner Livengood asked staff to report back on the drainage issue that Mr. Clayton spoke regarding.

Commissioner Scandura noted that it was the last Planning Commission meeting for Rami Talleh, Senior Planner.

**6:25 PM – RECESS FOR DINNER**

**7:00 P.M. – COUNCIL CHAMBERS**

**CALL PLANNING COMMISSION MEETING TO ORDER**

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

**ROLL CALL:**                    *P            P            P                    P            P                    P            P*  
*Speaker, Mantini, Farley, Shier Burnett, Scandura, Livengood, Delgleize*

**AGENDA APPROVAL** – APPROVED 7-0

**PRESENTATION OF PLANNING COMMISSION RESOLUTION NO. 1636 IN APPRECIATION TO OUTGOING SENIOR PLANNER RAMI TALLEH.**

*Chair Shier Burnett presented Resolution No. 1636 to outgoing Senior Planner Rami Talleh.*

**A. ORAL COMMUNICATIONS - NONE**

**B. PUBLIC HEARING ITEMS**

**B-1. ENTITLEMENT PLAN AMENDMENT NO. 07-001 (PIERSIDE PAVILION MODIFICATION TO MIX OF USES – AMENDMENT TO CONDITIONAL USE PERMIT NO. 90-37/COASTAL DEVELOPMENT PERMIT NO. 90-21)** **Applicant:** Michael C. Adams  
**Request:** To amend Conditional Use Permit No. 90-37 and Coastal Development Permit No. 90-21 by modifying the established mix of uses within Pierside Pavilion, an existing mixed use (office/retail/restaurant/theater) building. The proposal includes a request to eliminate the theater use and increase retail, office, and restaurant square footage within the building. No exterior modifications or expansion by adding square footage to the existing building are proposed. **Location:** 300 Pacific Coast Highway (southeast corner of Main Street and Pacific Coast highway – Pierside Pavilion) **Project Planner:** Rami Talleh

**STAFF RECOMMENDATION:** Motion to: “Approve Entitlement Plan Amendment No. 07-001 with findings and suggested conditions of approval (Attachment No. 1).”

**APPROVED 7-0**

- B-2. RECIRCULATED MITIGATED NEGATIVE DECLARATION NO. 08-017/ZONING MAP AMENDMENT NO. 06-003/ANNEXATION NO. 06-002 (GOODELL PROPERTY PRE-ZONING AND ANNEXATION): Applicant: City of Huntington Beach Request: RECIRCULATED MND: To analyze the potential environmental impacts associated with the pre-zoning and annexation of the subject site. ZMA: To amend the City of Huntington Beach Zoning Map to pre-zone the site with the following zoning designations: 3.2 acres of Residential Low Density (RL); 2.0 acres of Open Space – Parks and Recreation (OS-PR); and 1.0 acre of Coastal Conservation (CC). The entire 6.2-acre property would be designated with a Coastal Zone (CZ) Overlay. ANX: To annex the approximately 6.2-acre site, generally referred to as the Goodell property, into the City of Huntington Beach. The property is currently located within the jurisdiction of the County of Orange. Location: 6.2 acre site located at the terminus of Bolsa Chica Street, south of Los Patos Avenue, east of Bolsa Chica Street, on the Bolsa Chica Mesa (Unincorporated County of Orange, adjacent to the City of Huntington Beach) (APN: 110-016-18) Project Planner: Jennifer Villasenor**

**STAFF RECOMMENDATION:** Motion to:

- A. “Approve Recirculated Mitigated Negative Declaration No. 08-017 with findings (Attachment No. 1).”

***APPROVED WITH MODIFIED FINDINGS 5-2-0 (Farley, Delgleize – No)***

- B. “Approve Zoning Map Amendment No. 06-003 with findings for approval (Attachment No. 2) and forward the Draft Ordinance (Attachment No. 3) to the City Council for adoption.”

***APPROVED AND FORWARD TO THE CITY COUNCIL 6-1-0 (Farley – No)***

- C. “Approve Annexation No. 06-002 as a minute action and forward recommendation to the City Council.”

***APPROVED MINUTE ACTION AND FORWARD TO THE CITY COUNCIL, 7-0***

**C. CONSENT CALENDAR**

**C-1. PLANNING COMMISSION MINUTES DATED JULY 28, 2009**

**RECOMMENDED ACTION:** Motion to: “Approve the July 28, 2009, Planning Commission Minutes as submitted.”

***APPROVED AS SUBMITTED, 7-0***

**C-2. PLANNING COMMISSION MINUTES DATED AUGUST 25, 2009**

**RECOMMENDED ACTION:** Motion to: “Approve the August 25, 2009, Planning Commission Minutes as submitted.”

***APPROVED AS SUBMITTED, 5-0-2 (Mantini, Scandura – Abstain)***

**C-3. PLANNING COMMISSION SPECIAL MEETING MINUTES DATED SEPTEMBER 1, 2009**

**RECOMMENDED ACTION:** Motion to: “Approve the September 1, 2009, Planning Commission Special Meeting Minutes as submitted.”

**APPROVED AS SUBMITTED, 6-0-1 (Speaker – Abstain)**

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

**E. PLANNING ITEMS**

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

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

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

Scott Hess, Director of Planning – 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**

Commissioner Delgleize stated that she attended the Environmental Board meeting and she was very interested in the presentation on impervious cement and looked forward to its use in the city.

Vice-Chair Farley asked staff what the procedure for a Commissioner to request an agenda item. Mr. Fauland indicated that he would provide Vice-Chair Farley with that information. Vice-Chair Farley stated that he intended to propose that Triangle Park and the Main Street Library be added to the park inventory.

Chair Shier Burnett thanked her fellow commissioners and Vice-Chair Farley for their work on the Downtown Specific Plan project.

**ADJOURNMENT: Adjourned at 9:35 PM to the next regularly scheduled meeting of Tuesday, October 27, 2009.**