



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, OCTOBER 25, 2011
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:00 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

P P P P A P P

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

Commissioner Farley was absent.

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

Commissioner Farley arrived at 6:15 PM.

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. CONDITIONAL USE PERMIT NO. 11-010 (VITTORIO'S RESTAURANT EXPANSION) – Andrew Gonzales, Associate Planner

Staff Presentation – NO ACTION TAKEN

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS – Regarding Project Review and Study Session portions of Meeting

Chris Kinsey spoke regarding study session item No. A-1.

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 there were Late Communication power point presentations for all four public hearing items.

E. PLANNING COMMISSION COMMITTEE REPORTS -NONE

F. PLANNING COMMISSION COMMENTS

Commissioner Ryan indicated that he would recuse himself from Item No. B-3. Chair Delgleize stated that she would recuse herself from Item No. B-2.

There was a brief discussion regarding questions for the public hearing items.

6:17 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Vice Chair Mantini

P P P P P P P

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

AGENDA APPROVAL APPROVED 7-0

A. PUBLIC COMMENTS - NONE

B. PUBLIC HEARING ITEMS

B-1. CONDITIONAL USE PERMIT NO. 11-018 (TOTAL WINE & MORE) Applicant: Phil Armstrong, California Fine Wine & Spirits LLC **Property Owner:** Huntington Beach Properties, Inc. **Request:** To permit the offsite sale and limited onsite consumption of alcohol within an existing 23,990 sq. ft. building. The project consists of establishing a specialty food market use pursuant to the Beach and Edinger Corridors Specific Plan (SP14) for primarily alcohol sales (wine, beer, and spirits) and related sundries such as cigars, mixers, accessories, and a small assortment of gourmet food. The proposed project also includes approximately 870 sq. ft. of dedicated alcohol education and tasting areas. **Location:** 16272 Beach Boulevard, 92647 (southeast corner at Stark Drive) **Project Planner:** Ethan Edwards

STAFF RECOMMENDATION: Motion to: “Approve Conditional Use Permit No. 11-018 with suggested findings and conditions of approval (Attachment No. 1).”

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL, 7-0

Chair Delgleize recused herself from Item No. B-2 and left the room.

B-2. DEVELOPMENT AGREEMENT NO. 2008-001 (THE VILLAGE AT BELLA TERRA – CONTINUED FROM THE OCTOBER 11, 2011 MEETING WITH THE PUBLIC HEARING OPENED) 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 final 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: “Approve Development Agreement No. 08-001 with findings for approval (Attachment No. 1) and forward Draft Ordinance (Attachment No. 2) to the City Council for adoption.”

FORWARD TO THE CITY COUNCIL WITHOUT A RECOMMENDATION, 5-1-1 (Farley – No, Delgleize – Abstain)

Chair Delgleize returned to the meeting.

Commissioner Ryan recused himself from Item No. B-3 and left the room.

- B-3. ENVIRONMENTAL IMPACT REPORT NO. 10-003 (BEACH AND WARNER MIXED-USE PROJECT – CONTINUED FROM THE APRIL 26, 2011 MEETING WITH THE PUBLIC HEARING TO BE OPENED) Applicant:** City of Huntington Beach **Property Owners:** Decron Properties, Len Lichter, City of Huntington Beach. **Request:** To review the environmental impacts associated with the Beach and Warner Mixed Use Project to permit the development of 279 residential units, 29,600 square feet of additional retail space and 6,000 square feet of restaurant space on 9.4 acres. Project improvements would include development of two mixed use structures from one to six stories with podium design parking allowing for retail at the ground level, residential units constructed above both parking structures and at ground level along Cypress Avenue and Elm Street. Live work units will front Warner. Under the proposed project, the existing fifteen-story 196,000 square-foot (sf) office building; the 18,531 sf retail/restaurant building along Warner Avenue; the 7,205 sf restaurant on Beach Boulevard; and the six-story, 863 stall parking structure located at the northeast corner of Sycamore Avenue and Ash Street would remain. All other existing buildings on the project site would be demolished and replaced with new development. The project is located within the Beach and Edinger Corridors Specific Plan (BECSP), adopted in March 2010. Development on the project site was included in the Notice of Preparation for the BECSP EIR and analyzed as part of the larger scope of development contemplated in the BECSP EIR (Program EIR No. 08-008), which anticipated approximately 272 dwelling units and 35,600 square feet of commercial area on the project site. As such, the analysis in Draft EIR No. 10-003 is tiered from the BECSP Program EIR where appropriate. **Location:** 7822-7862 Warner Avenue and 17011-17091 Beach Boulevard, 9.4-acre L-shaped site on the southwest corner of Beach Boulevard and Warner Avenue. **Project Planner:** Rosemary Medel

STAFF RECOMMENDATION: Motion to: “Certify EIR No. 10-003 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1654 (Attachment No. 1).”

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

Commissioner Ryan returned to the meeting.

- B-4. ZONING TEXT AMENDMENT NO. 11-001 (AMENDING CHAPTER 233 SIGNS-TEMPORARY POLITICAL SIGNS) Request:** To amend Chapter 233 Signs, Section 233.08 Exempt Signs, of the Huntington Beach Zoning and Subdivision Ordinance to change the regulations pertaining to the posting and removal of election signs or political signs (subsection O, Temporary Signs). **Applicant:** City of Huntington Beach. **Location:** Citywide. **Project Planner:** Rosemary Medel

STAFF RECOMMENDATION: Motion to: “Approve Zoning Text Amendment No. 11-001 with findings (Attachment No. 1) and forward Draft Ordinance (Attachment No. 2) to the City Council for adoption.”

APPROVED WITH MODIFICATIONS AND FORWARD TO THE CITY COUNCIL, 7-0

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 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**

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 9:27 PM to the next regularly scheduled meeting of Tuesday, November 8, 2011.