MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, AUGUST 23, 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

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

Vice Chair Mantini and Commissioner Farley were absent.

AGENDA APPROVAL

A MOTION WAS MADE BY RYAN, SECONDED BY SHIER BURNETT, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF AUGUST 23, 2011, BY THE FOLLOWING VOTE:

AYES: **Shier Burnett, Peterson, Delgleize, Bixby, Ryan**
NOES: **None**
ABSENT: **Mantini, Farley**
ABSTAIN: **None**

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. CONDITIONAL USE PERMIT NO. 11-001 (TAPHOUSE RESTAURANT) – Ethan Edwards, Associate Planner

Ethan Edwards, Associate Planner, gave a brief overview of the proposed project.

Commissioner Ryan confirmed with the applicant, Dwight Chornomud, that this restaurant is not associated with the Taphouse Grill franchise.

Commissioner Bixby asked staff how potential parking conflicts with the adjacent property to the west would be addressed. Mr. Edwards indicated that there were several possibilities, including signage, cones to restrict parking access placed at peak times. Mr. Edwards noted that the property management company had indicated that they had enforced parking restrictions in the past with similar uses.

Commissioner Shier Burnett asked staff to include the elevation of the storage area in the public hearing staff report.

A-2. CONDITIONAL USE PERMIT NO. 11-014 (CHILE VERDE RESTAURANT ALCOHOL SALES) – Tess Nguyen, Associate Planner

Tess Nguyen, Associate Planner, gave a brief overview of the proposed project.

The Commission had no questions.

A-3. GENERAL PLAN CONFORMANCE NO. 11-01 (MARIGAYLE CIRCLE EASEMENT VACATION) – Hayden Beckman, Planning Aide

Hayden Beckman, Planning Aide, gave a brief overview of the proposed project.

Commissioner Bixby noted that the project has been proposed since 2007 and asked staff to explain why the project has taken this long. Mr. Beckman clarified that the applicant submitted a conceptual plan in 2007 and has been working with city staff on the easement vacation process.

Commissioner Bixby confirmed with staff that all of the property owners are in favor of the vacation.

There was a brief discussion of previous easement vacation projects.

There was a brief discussion regarding the privacy concerns of the residents requesting the vacation.

B. STUDY SESSION ITEMS – NONE

C. PUBLIC COMMENTS – NONE

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Ricky Ramos, Senior Planner, noted that there was one Late Communication for Public Hearing Item B-1, a memo from Public Works staff requesting a continuance.

E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Ryan reported on the recent Design Review Board meeting.

F. PLANNING COMMISSION COMMENTS – NONE

PLANNING ITEMS E-1 AND E-2 WERE MOVED AFTER STUDY SESSION ITEM F BY ACCLAMATION.

THE MINUTES WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

6:17 P.M – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE– Led by Commissioner Peterson

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

Vice Chair Mantini and Commissioner Farley were absent.

AGENDA APPROVAL

A MOTION WAS MADE BY SHIER BURNETT, SECONDED BY RYAN, TO APPROVE THE PLANNING COMMISSION AGENDA OF AUGUST 23, 2011, BY THE FOLLOWING VOTE:

AYES: **Shier Burnett, Delgleize, Bixby, Ryan**
NOES: **None**
ABSENT: **Mantini, Farley**
ABSTAIN: **Peterson**

MOTION APPROVED

A. PUBLIC COMMENTS - NONE

B. PUBLIC HEARING ITEMS

B-1. COASTAL DEVELOPMENT PERMIT NO. 09-001/ CONDITIONAL USE PERMIT NO. 09-019 (ATLANTA AVENUE WIDENING PROJECT) Applicant: Public Works Department, City of Huntington Beach **Property Owner:** Atlanta Avenue ROW: City of Huntington Beach; Pacific Mobile Home Park, LLC **Request:** Coastal Development Permit No. 09-001 and Conditional Use Permit No. 09-019 represent a City proposed request to widen Atlanta Avenue from Huntington Street to Delaware Street to comply with the primary arterial street classification in the General Plan Circulation Element. The proposed project would also bring the subject segment of Atlanta Avenue into compliance with the Orange County Master Plan of Arterial Highways (MPAH). As defined in the General Plan, the primary arterial street classification provides a 100 foot right-of-way cross-section with sidewalk, curb, gutter, a bike lane, and two through lanes in each direction of travel, separated by a striped median. The coastal development permit is required to allow construction of the project and associated improvements within the non-appealable area of the coastal zone. The conditional use permit is required to allow an eight-foot tall block wall atop a variable height (zero to seven feet) retaining wall in lieu of the maximum 42-inch allowable height within the 10-foot front yard setback. Construction of the proposed street improvements will require the acquisition of an additional 25 feet of public street right-of-way south of the centerline of Atlanta Avenue. The additional 25 feet of right-of-way will come from the Pacific Mobile Home Park located immediately south of Atlanta Avenue. The acquisition of the 25 feet would require resident relocation, pursuant to the Federal Uniform Act and all applicable laws, of eight units (Unit Nos. 101, 102, 201, 301, 302, 401, 501, and 502) within the park. **Location:** Atlanta Avenue Right-of-Way: between Huntington Street and Delaware Street; Pacific Mobile Home Park: 80 Huntington Street (south side of Atlanta Avenue, between Huntington Street and Delaware Street) **Project Planner:** Jennifer Villasenor

STAFF RECOMMENDATION: Motion to: "Approve Coastal Development Permit No. 09-001 and Conditional Use Permit No. 09-019 subject to the suggested findings and conditions for approval (Attachment No. 1)."

Ricky Ramos, Senior Planner, reported that the applicant is requesting a continuance to a date uncertain.

A MOTION WAS MADE BY SHIER BURNETT, SECONDED BY PETERSON, TO CONTINUE COASTAL DEVELOPMENT PERMIT NO. 09-001 AND CONDITIONAL USE PERMIT NO. 09-019 TO A DATE UNCERTAIN, BY THE FOLLOWING VOTE:

AYES:	**Shier Burnett, Peterson, Delgleize, Bixby, Ryan**
NOES:	**None**
ABSENT:	**Mantini, Farley**
ABSTAIN:	**None**

MOTION APPROVED

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
Ricky Ramos, Senior Planner – 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 7:04 PM to the next regularly scheduled meeting of Tuesday, September 13, 2011.

APPROVED BY:

Scott Hess, Secretary

Barbara Delgleize, Chairperson