

AGENDA
HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MARCH 27, 2012

HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET
HUNTINGTON BEACH, CALIFORNIA 92648



CHAIR JANIS MANTINI

VICE-CHAIR MARK BIXBY
COMMISSIONER ERIK PETERSON
COMMISSIONER BARBARA DELGLEIZE

COMMISSIONER ELIZABETH SHIER BURNETT
COMMISSIONER BLAIR FARLEY
COMMISSIONER TIMOTHY J. RYAN

DIRECTOR OF PLANNING AND BUILDING, SCOTT HESS, AICP
LEGAL COUNSEL, MIKE VIGLIOTTA
PLANNING MANAGER, HERB FAULAND

THE 7:00 PM PORTION OF THE MEETING IS TELEVISED LIVE ON CABLE TV CHANNEL 3. DVDs OF MEETINGS ARE AVAILABLE FOR PUBLIC CHECKOUT AT THE CENTRAL LIBRARY. COPIES OF STAFF REPORTS AND/OR WRITTEN MATERIALS ON EACH AGENDA ITEM ARE ON FILE IN THE PLANNING AND BUILDING DEPARTMENT, THE CENTRAL LIBRARY AND ON THE CITY'S WEBSITE (WWW.SURFCITY-HB.ORG) FOR PUBLIC INSPECTION. ANY PERSON HAVING QUESTIONS ON ANY AGENDA ITEM MAY CALL THE PLANNING AND BUILDING DEPARTMENT TO MAKE AN INQUIRY CONCERNING THE NATURE OF THE AGENDA ITEM AT (714) 536-5271.

Planning Commission Agenda Information Sheet

The following is a brief explanation of the Planning Commission Agenda Structure:

AGENDA APPROVAL The Planning Commission will announce if any closed public hearing items will be re-opened and may wish to change the order of the items on the agenda.

PUBLIC COMMENTS (FILL OUT REQUEST TO SPEAK FORM) Anyone wishing to address the Planning Commission, only on items not on tonight's agenda, must fill out and mark the appropriate box and submit a form to speak prior to Public Comments. Please be advised that testimony provided on Public Hearing items during Public Comments are not part of the permanent entitlement record. The speaking forms are available at the lower entrance to the Council Chambers. Give the form to the Secretary. Staff will call all speakers by name. There is a four-minute time limit per speaker. Time may not be donated to another. All proceedings are recorded. No action can be taken by the Planning Commission on these comments on this date, unless agendized.

PUBLIC HEARING ITEMS (FILL OUT REQUEST TO SPEAK FORM) Public hearings allow citizens the opportunity to speak in favor or against specific items. More detailed information on public hearings may be found on the page attached to the back of this agenda. Complete the form by marking the appropriate box and indicating the hearing item you wish to provide testimony on. Please note if the public hearing items have been closed or are still open for testimony. The agenda and staff report will indicate if the public hearing is open or closed. The Planning Commission at their discretion may re-open a closed public hearing and the Commission will make the announcement during Agenda Approval. The speaking forms are available at the lower entrance to the Council Chambers. Give the form to the Secretary. Staff will call all speakers by name. There is a four-minute time limit per speaker. Individuals may choose to donate their 4 minutes of time to another speaker, and the maximum time donation limit is 8 minutes (2 individuals), for a total of 12 minutes per speaker. Individuals who donate time must be present when the item is being discussed. All proceedings are recorded. If you have documents to distribute, there should be enough copies for all Planning Commissioners, staff, and the public. The documents become part of the public record and will not be returned.

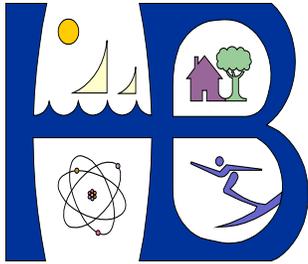
CONSENT CALENDAR Consent Calendar items are considered routine items that normally do not require separate consideration. The Planning Commission may make one motion for approval of all items listed under the CONSENT CALENDAR.

NON-PUBLIC HEARING ITEMS These items are considered by the Planning Commission separately and require separate motions. These transactions are considered ministerial and public testimony is not heard.

PLANNING COMMISSION ITEMS / INQUIRIES Items of business or concern are presented by Planning Commissioners and discussed with staff. Informational updates and reports are made by Commissioners who serve as liaisons to various committees.

PLANNING ITEMS Updates and reports from the Planning and Building Director for the information of the Planning Commission and the public.

Adjournment



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HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MARCH 27, 2012
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CANCELLED – NO STUDY SESSION

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE

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

AGENDA APPROVAL

A. PUBLIC COMMENTS

Anyone wishing to speak during PUBLIC COMMENTS must fill out and submit a form to speak. The Planning Commission can take no action on this date, unless the item is agendized. Anyone wishing to speak on items not on tonight's agenda, a closed public hearing item, or on non-public hearing items may do so during PUBLIC COMMENTS. Please note comments on closed public hearing items will not be part of the permanent entitlement record. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

B. PUBLIC HEARING ITEMS

Anyone wishing to speak during an open PUBLIC HEARING must fill out and submit a form to speak. The public may address the Planning Commission only during the open PUBLIC HEARING items or during PUBLIC COMMENTS. Please review the agenda to determine whether the PUBLIC HEARING item is open or closed. If the PUBLIC HEARING on an item is closed, you will not be permitted to speak during that portion of the agenda and may wish to address your concerns during the PUBLIC COMMENTS portion of the agenda. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (4 MINUTES PER PERSON, WITH A MAXIMUM TIME DONATION OF 8 MINUTES, FOR A TOTAL OF 12 MINUTES PER SPEAKER)

PROCEDURE: Commission Disclosure Statement(s), Staff Report Presentation, Commission Questions, Public Hearing, Discussion/Action.

- B-1. DEVELOPMENT AGREEMENT NO. 11-002/ COASTAL DEVELOPMENT PERMIT NO. 09-011/ CONDITIONAL USE PERMIT NO. 09-037/ SPECIAL PERMIT NO. 12-001 (WATERFRONT DEVELOPMENT AGREEMENT & HILTON EXPANSION – CONTINUED FROM THE MARCH 13, 2012 MEETING WITH THE PUBLIC HEARING TO BE OPENED) Applicant: Shawn Millbern, The Robert Mayer Corporation Property Owner: City of Huntington Beach Request: DA: To permit a 5 year extension of time to the existing Amended and Restated Development Agreement adopted on October 21, 1998. The existing Development Agreement is set to expire on October 21, 2013 and the 5-year extension would permit the Development Agreement to expire on October 21, 2018. CDP/CUP: To permit: a) the expansion of the Hilton Waterfront Beach Resort including a nine-story tower providing a total of 156 new guestrooms with appurtenant facilities. It will also include approximately 13,700 sq. ft. of meeting space, business center, restaurants, grocery/gift store, retail/recreational services store, health spa, and two pools. The project will host all inclusive events such as weddings, conferences, parties, meetings and permit dancing, live entertainment, and sale and consumption of alcoholic beverages at the restaurants, ballrooms, meeting rooms, lounges, pool deck, and function lawns. The hotel expansion proposes a one level semi-subterranean parking structure with 261 parking spaces, a loading dock and other back-of-house facilities. b) To permit 100% valet parking service (no self-parking) with approximately 35% tandem parking spaces; and, c) To permit the term of Conditional Use Permit No. 09-037/Coastal Development Permit No. 09-011/Special Permit No. 12-001 to run concurrently with the term of the Development Agreement. SP: a) To permit a combination of landscaping materials including: trees and plants and decorative hardscape (paving for the secondary driveway) treatments within the minimum 20 ft. building setback area fronting Pacific View Avenue in lieu of the setback entirely landscaped. b) To permit the encroachment of structures exceeding 42 inches in height into the minimum perimeter setback areas including: glass windscreens, landscape retaining walls along Pacific Coast Highway, exterior exit stair at Twin Dolphin Drive, and an enclosure for Edison equipment at Pacific Avenue; c) To permit approximately 32% of the parking stalls with a dimension of 9 ft. wide by 18 ft. deep; d) To permit approximately 21% of the parking stalls with less than the required 3 ft. clearance to adjacent walls or columns; and, e) To permit a 13% maximum ramp slope within the parking garage in lieu of 10%. Location: 21100 Pacific Coast Highway, 92648 (bounded on the north by Pacific Avenue, on the east by Twin Dolphin Drive, on the south by Pacific Coast Highway, and on the west by the existing Hilton Waterfront Beach Resort) Project Planner: Ethan Edwards**

STAFF RECOMMENDATION: Motion to:

- A. “Approve Development Agreement No. 11-002 with findings for approval (Attachment No. 1) and forward Draft Ordinance (Attachment No. 6) to the City Council for adoption.”
- B. “Approve Coastal Development Permit No. 09-011, Conditional Use Permit No. 09-037, and Special Permit No. 12-001 with findings and suggested conditions of approval (Attachment No. 1).”

B-2a. ENVIRONMENTAL IMPACT REPORT NO. 10-009 (SKATE PARK PROJECT)

Applicant: VF Outdoor, Inc. **Property Owner:** City of Huntington Beach **Request:** To analyze the potential environmental impacts associated with the implementation of the proposed skate park project that includes a 14,000 sq. ft. skate plaza area, a 13,000 sq. ft. skate bowl area, a 3,500 sq. ft. skate shop/concession/restroom building, a 15,000 sq. ft. turf/walking area, a 480 sq. ft. restroom structure, and a 200 sq. ft. entrance kiosk. The main parking lot (approximately 27 spaces) is accessed from Center Avenue and a secondary parking area (approximately 39 spaces), which is used only for special events, is accessed from McFadden Avenue. The project includes up to 15 special event days throughout the year, expected to draw between 300 to 2,500 spectators with overflow parking located at the Huntington Beach Sports Complex. In order to allow for potential future development of a transit stop, the proposed project includes a 20-foot wide by 300-foot long “transit reserve area” at the southeast corner of the site. **Location:** 7461 Center Avenue, Huntington Beach, CA 92647 (2.7-acre vacant site on Center Avenue, approximately 500 ft. east of Gothard Street) **Project Planner:** Tess Nguyen

STAFF RECOMMENDATION: Motion to: “Certify EIR No. 10-009 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1660 (Attachment No. 1).”

B-2b. GENERAL PLAN AMENDMENT NO. 11-002/ZONING TEXT AMENDMENT NO. 11-002 (SKATE PARK PROJECT)

Applicant: VF Outdoor, Inc. **Property Owner:** City of Huntington Beach **Request:** **GPA:** To amend the Housing Element: 1) to remove the reference to the project site on Page IV-16; 2) to remove Site #5 from Table IV-7 (Sites for Potential Rezoning to Exclusively Residential Use) on Page IV-17; and 3) to remove the discussion of Site #5 on Page IV-18. **ZTA:** To amend the Beach and Edinger Corridors Specific Plan to remove the “Residential Required” designation (yellow dashed lines) from the subject property. **Location:** 7461 Center Avenue, Huntington Beach, CA 92647 (2.7-acre vacant site on Center Avenue, approximately 500 ft. east of Gothard Street) **Project Planner:** Tess Nguyen

STAFF RECOMMENDATION: Motion to:

- A. “Approve General Plan Amendment No. 11-002 by approving the draft City Council Resolution (Attachment No. 1) and forward to the City Council for adoption.”
- B. “Approve Zoning Text Amendment No. 11-002 with findings for approval (Attachment No. 2) and forward the draft ordinance (Attachment No. 3) to the City Council for adoption.”
- C. “Approve CEQA Findings of Fact with a Statement of Overriding Considerations – EIR No. 10-009 (Attachment No. 7).”

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED OCTOBER 11, 2011

RECOMMENDED ACTION: Motion to: "Approve the October 11, 2011, Planning Commission Minutes as submitted."

D. NON-PUBLIC HEARING ITEMS

D-1. PROJECT REVIEW PROCESS (AMENDMENT TO APPLICABILITY SECTION) – Herb Fauland, Planning Manager

STAFF RECOMMENDATION: Motion to: "Approve Project Review Process as amended."

E. PLANNING ITEMS

- E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING**
- E-2. CITY COUNCIL ITEMS FOR NEXT MEETING**
- E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING**

F. PLANNING COMMISSION ITEMS

F-1. PLANNING COMMISSION REQUEST ITEMS - NONE

F-2. PLANNING COMMISSION COMMENTS

Commissioner Shier Burnett –
Commissioner Peterson –
Vice-Chairperson Mantini –
Chairperson Delgleize –
Commissioner Farley –
Commissioner Bixby –
Commissioner Ryan –

ADJOURNMENT: Adjourn to the next regularly scheduled meeting of Tuesday, April 24, 2012. Please note the April 12, 2012 Planning Commission meeting is cancelled.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission is final unless an appeal is filed to the City Clerk by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Five Hundred Eighty-Seven Dollars (\$1,587.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Three Thousand Forty-Five Dollars (\$3,045.00) if the appeal is filed by any other party. The appeal shall be submitted to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action.

Copies of staff reports and/or written materials on each agenda item are on file in the Planning and Building Department and on the City's website (<http://www.huntingtonbeachca.gov/>), for inspection by the public. A copy of the agenda packet is also available at the Central Library (7111 Talbert Avenue).

**DVDs OF MEETINGS ARE AVAILABLE FOR PUBLIC CHECK OUT AT THE CENTRAL LIBRARY,
AND FOR DUPLICATION SERVICES IN THE CITY CLERK'S OFFICE.**

HUNTINGTON BEACH PLANNING COMMISSION

Public Hearing Procedures

This statement has been prepared to provide a better understanding of the procedures for public hearings before the Planning Commission.

Regular meetings of the Planning Commission are held on the second and fourth Tuesdays of each month beginning at 5:15 p.m. in Room B-8 for a study session and then at 7:00 PM in the Council Chambers. Adjourned meetings, special meetings, and Study Sessions may be scheduled at other times.

Planning Commission proceedings are governed by the Planning Commission By-Laws, Robert's Rules of Order and the Brown Act. The following is the typical sequence of events on public hearing items:

- A. The Chairperson shall announce the item and if the public hearing is open or closed.
- B. The Planning Commission shall disclose any discussions, conversations, etc., with applicants, applicant's representatives or property owners.
- C. The staff report is presented.
- D. Questions by the Planning Commission concerning the staff report may be answered at this time.
- E. The public hearing is opened by the Chairperson.
- F. The applicant or appellant is given an opportunity to address the Commission. Time is not limited but left to the Chairperson's discretion.
- G. Public Comments: Staff will call all speakers by name. Please proceed to the podium. Individuals favoring and opposing the proposal are given an opportunity to address the Commission (up to four (4) minutes), or may choose to donate their time to another speaker if the "Request to Speak" form is filled out and given to the Secretary. A speaker who addresses the Commission on behalf of individuals who donate time are allowed a maximum of 12 minutes. Individuals who donate time must be present when the item is being discussed. Please state your name before addressing the Commission.
- H. The Commission may ask questions of speakers addressing the Commission.
- I. The public hearing is closed.
- J. The Commission will deliberate the matter at this time.
- K. The Commission then acts on the matter by continuing, approving, conditionally approving, or denying the petition.

The Planning Commission receives a staff report packet on the Tuesday preceding the meeting, allowing time to review each case and make further investigations in the field prior to the scheduled meeting.

Staff reports are available in the Planning and Building Department, the Central Library and on the City's website (www.surfcity-hb.org) anytime on Wednesday preceding the Tuesday Planning Commission meeting.