



# **ACTION AGENDA**

## **HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, APRIL 14, 2015**  
**HUNTINGTON BEACH CIVIC CENTER**  
**2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648**

**5:45 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)**

### **CALL PLANNING COMMISSION MEETING TO ORDER**

*P P P P P P P*

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

### **AGENDA APPROVAL – APPROVED 7-0**

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

**A-1. ZONING TEXT AMENDMENT NO. 15-004 (MEDICAL MARIJUANA DISPENSARIES) –  
Tess Nguyen, Associate Planner**

*Staff Presentation - NO ACTION TAKEN*

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

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

Bill Dunlap, Mariner’s Church, spoke regarding Planning Commission Item No. B-3, citing concerns with potential impacts to religious assembly, if conditional use permits are required for first floor assembly vs. second floor assembly.

Jon Stevenson, Mariner’s Church, spoke regarding Planning Commission Item No. B-3. He stated that currently it is difficult to find a location that will allow religious assembly. He cited his concerns with Zoning Text Amendment 15-003 which will require a conditional use permit for religious assembly on the first floor of a commercial building.

Clem Dominguez, resident, spoke regarding Planning Commission Item No. B-3, citing concerns with the proposed Amcal project. He noted that the project is not located in the Beach and Edinger Corridors Specific Plan. He also commented that he was not clear if the medical Marijuana Zoning Text Amendment will allow deliveries originating from outside the city to locations within the City of Huntington Beach.

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

Scott Hess, Director of Planning and Building, noted that there were that there were two Late Communications for Public Hearing Item No. B-1, one Late Communication for Item No. B-2, and several Late Communications for Item B-3.

#### **E. PLANNING COMMISSION COMMITTEE REPORTS – NONE**

**F. PLANNING COMMISSION COMMENTS**

Commissioner Crowe stated that due to a potential conflict, he would recuse himself from Item B-3, Zoning Text Amendment 15-003 Beach and Edinger Corridors Specific Plan Amendment. He noted that the church he attends has a request for a modification on the item.

**6:13 P.M. – RECESS FOR DINNER**

**7:23 P.M. – COUNCIL CHAMBERS**

**CALL PLANNING COMMISSION MEETING TO ORDER**

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

*P P P P P P P*

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

**AGENDA APPROVAL APPROVED 7-0**

**A. PUBLIC COMMENTS - NONE**

**B. PUBLIC HEARING ITEMS**

**B-1. CONDITIONAL USE PERMIT NO. 15-001 (24-HOUR FITNESS CLUB) Applicant: Keith Bohr Property Owner: Huntington South Center LLC Request: To permit the establishment of (a) an approximately 32,022 sq. ft., 24-hour commercial recreation and entertainment use (health club) within a vacant tenant space (formerly Albertsons) in an existing shopping center, and (b) a 19-space parking reduction based on a parking survey and shared parking analysis. Location: 9051 Atlanta Avenue, 92646 (northeast corner of Atlanta Avenue and Magnolia Street) City Contact: Jill Arabe, Associate Planner**

**STAFF RECOMMENDATION:** Motion to: “Approve Conditional Use Permit No. 14-029 with suggested findings and conditions of approval (Attachment No. 1).”

***APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, 7-0***

**B-2. ZONING TEXT AMENDMENT NO. 15-004 (MEDICAL MARIJUANA DISPENSARIES) Applicant: City of Huntington Beach Request: To amend the Huntington Beach Zoning and Subdivision Ordinance to expressly prohibit medical marijuana dispensaries within the City. Location: Citywide City Contact: Tess Nguyen, Associate Planner**

**STAFF RECOMMENDATION:** Motion to: “Approve Zoning Text Amendment No. 15-004 with findings (Attachment No. 1) and forward Draft Ordinance (Attachment No. 2) to the City Council for adoption.”

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

**B-3. ZONING TEXT AMENDMENT NO. 15-003 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN AMENDMENT) Applicant: City of Huntington Beach Request: To amend the Beach and Edinger Corridors Specific Plan (BECSP) to reduce the residential Maximum Amount of Net New Development (MAND) from 4,500 units to 2,100 units; require a Conditional Use Permit (CUP) for all residential and mixed use (residential/commercial) projects; increase the residential parking requirements; increase front yard setbacks on all public streets; limit maximum building height to four stories;**

create an upper-story setback above the third floor; require all residential projects to include retail/commercial uses at the street level; modify development standards for auto dealers; allow deviation to Edinger frontage road requirements for commercial projects; and allow assembly uses on the ground floor in certain districts with a CUP. **Location:** Beach and Edinger Corridors Specific Plan (SP 14) **City Contact:** Jennifer Villasenor, Acting Planning Manager

**STAFF RECOMMENDATION:** Motion to: “Approve Zoning Text Amendment No. 15-003 with findings (Attachment No. 1) and forward Draft Resolution (Attachment No. 2) to the City Council for adoption.”

**APPROVED WITH MODIFICATIONS AND FORWARDED TO THE CITY COUNCIL, 5-0-2 (CROWE, PINCHIFF ABSTAIN)**

**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**

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 Hoskinson thanked staff for their hard work and thanked the residents that attended the meeting.

Commissioner Brenden noted that there was still more work to do on the Beach and Edinger Corridors Specific Plan. He thanked staff for their hard work, and thanked the residents for being involved and attending the meeting.

Commissioner Mandic thanked staff for their hard work.

Commissioner Semeta also thanked staff for their hard work.

Vice-Chair Pinchiff noted that the Volunteer Expo would be held on Saturday, April 18, 2015, at the Central Library from 10:00 a.m. to 2:00 p.m. He also noted the “Wine, Cheese, and Chocolate Please,” event benefitting Project Self Sufficiency will be held on Sunday, April 19, 2015, at the Newland Center.

Chair Kalmick thanked staff for their work on the Beach and Edinger Corridors Specific Plan Amendment.

**ADJOURNMENT:** Adjourned at 1:32 AM to the Planning Commission Workshop on Thursday, April 16, 2015, and then to the next regularly scheduled meeting of Tuesday, April 28, 2015.