



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, APRIL 23, 2013
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 – Led by Chair Bixby

A P P P P P P

ROLL CALL: *Dingwall, Mandic, Peterson, Bixby, Kalmick, Franklin, Pinchiff*

Commissioner Dingwall was absent.

AGENDA APPROVAL APPROVED 6-0-1 (*Dingwall– Absent*)

A. **PUBLIC COMMENTS** – NONE

B. **PUBLIC HEARING ITEMS**

B-1a. **ENVIRONMENTAL IMPACT REPORT NO. 07-001 (WARNER NICHOLS)** **Applicant/Property Owner:** Jerry Moffatt, Rainbow Environmental Services **Request:** To analyze the potential environmental impacts associated with a proposal to change the land use and zoning designations on the subject property and demolish or remove existing structures that meet state criteria for historic resources. **Location:** 7622-7642 Warner Avenue, 92647 (southeast corner of Warner Ave. and Nichols St.) **City Contact:** Ricky Ramos

STAFF RECOMMENDATION: Motion to: Certify Environmental Impact Report No. 07-001 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1669 (Attachment No. 1);

CONTINUED TO THE MAY 28, 2013 MEETING WITH THE PUBLIC HEARING CLOSED, 6-0-1 (Dingwall– Absent)

B-1b. **GENERAL PLAN AMENDMENT NO. 05-001/ZONING MAP AMENDMENT NO. 05-001 (WARNER NICHOLS)** **Applicant/Property Owner:** Jerry Moffatt, Rainbow Environmental Services **Request:** **GPA:** To change the General Plan land use designation from RM-15 (Residential Medium Density - Max 15 dwelling units per acre) to CG-F1 (Commercial General – Maximum Floor Area Ratio of 0.35) on a ± 1.1 gross acre portion fronting on Warner Ave. and to I-F2-d (Industrial – Maximum Floor Area Ratio of 0.5 – Design Overlay) on a ± 3.3 gross acre portion fronting on Nichols St. **ZMA:** To change the zoning designation from RM (Residential Medium Density) to CG (Commercial General) on a ± 1.1 gross acre portion fronting on Warner Ave. and to IG (General

Industrial) on a ±3.3 gross acre portion fronting on Nichols St. **Location:** 7622-7642 Warner Avenue, 92647 (southeast corner of Warner Ave. and Nichols St.) **City Contact:** Ricky Ramos

STAFF RECOMMENDATION: Motion to:

- A. “Approve CEQA Findings of Fact with a Statement of Overriding Considerations (Attachment No. 6)”
- B. “Approve General Plan Amendment No. 05-001 and forward draft City Council Resolution (Attachment No. 2) to the City Council for adoption;”
- C. “Approve Zoning Map Amendment No. 05-001 with findings (Attachment No. 1) and forward draft ordinance to the City Council for adoption.”

CONTINUED TO THE MAY 28, 2013 MEETING WITH THE PUBLIC HEARING CLOSED, 6-0-1 (Dingwall– Absent)

- B-2. COASTAL DEVELOPMENT PERMIT NO. 09-001/ CONDITIONAL USE PERMIT NO. 09-019 (ATLANTA AVENUE WIDENING)** **Applicant:** Public Works Department, City of Huntington Beach **Property Owner:** City of Huntington Beach and 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 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 retaining wall (zero to seven feet) in lieu of the maximum allowable height of 42 inches within the 10-foot front yard setback along Atlanta Avenue. 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) **City Contact:** 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).”

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL, 6-0-1 (Dingwall– Absent)

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, Acting 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 Pinchiff noted that he had attended the 9/11 Memorial Fundraiser luncheon. He encouraged the public to attend The Taste of Huntington Beach this Sunday, and noted that there will be two events regarding the beach bonfire issue this coming Sunday, April 28, 2013.

Commissioner Mandic noted that there will be an anniversary event for the Farmer's Market at Peter's Landing.

ADJOURNMENT: Adjourned at 10:09 PM to the next regularly scheduled meeting of Tuesday, May 14, 2013.