



# **ACTION AGENDA**

## **HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, APRIL 27, 2010**  
**HUNTINGTON BEACH CIVIC CENTER**  
**2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648**

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

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

**ROLL CALL:**        *P*        *P*        *P*        *P*        *P*        *P*        *P*  
**Mantini, Scandura, Speaker, Farley, Shier Burnett, Delgleize, Livengood**

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

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

- A-1. CONDITIONAL USE PERMIT NO. 10-003 (CHRIST PRESBYTERIAN CHURCH WIRELESS COMMUNICATIONS FACILITY, 20112 MAGNOLIA AVENUE, 92646) – Hayden Beckman, Planning Aide**

***Staff Presentation – NO ACTION TAKEN***

- A-2. CONDITIONAL USE PERMIT NO. 10-007 (TATTOO AND BODY PIERCING STUDIO, 18822 BEACH BOULEVARD #113. 92648) – Tess Nguyen, Associate Planner**

***Staff Presentation – NO ACTION TAKEN***

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

#### **C. PUBLIC COMMENTS – NONE**

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

Herb Fauland, Planning Manager, reviewed the items for tonight's meeting. He noted that there are five Late Communications for Item No. B-1 ("The Ridge").

#### **E. PLANNING COMMISSION COMMITTEE REPORTS**

Commissioner Delgleize reported on her attendance at the Downtown Economic Development meeting on April 22, 2010.

Commissioner Shier Burnett reported on her attendance at the Subdivision Committee meeting for Harmony Cove held on April 21, 2010. She noted that the Committee approved the subdivision map for the project.

Commissioner Scandura reported on his attendance at the Subdivision Committee meeting for Harmony Cove held on April 21, 2010. He noted that Harmony Cove is a complicated project, as parts of the site are submerged.

**F. PLANNING COMMISSION COMMENTS**

Commissioner Mantini reported that there will be a Boeing Rocket Launch on May 1, 2010, which is being sponsored by the Discovery Science Center. It will be held at the Boeing Plant greenbelt from approximately 9:30 AM -2:00 PM.

Commissioner Delgleize reported on her attendance at the Cell Tower Facility Workshop held at Fountain Valley City Hall on April 23, 2010. She noted that it was presented by the Orange County Division of the League of California Cities.

Commissioner Scandura noted that he will be making a motion to move Item No. D-1 before Item No. B-1.

Commissioner Scandura asked if the City Council's approval of T-Mobile Conditional Use Permit No. 09-015 had been appealed. Deputy City Attorney III Mike Vigliotta said no, but noted that the 60 day appeal period is still open.

**5:42 PM – RECESS FOR DINNER**

**7:00 P.M. – COUNCIL CHAMBERS**

**CALL PLANNING COMMISSION MEETING TO ORDER**

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

**ROLL CALL:           *P        P        P        P        P        P        P*  
*Mantini, Scandura, Speaker, Farley, Shier Burnett, Delgleize, Livengood***

**AGENDA APPROVAL**

**ON A MOTION BY SCANDURA, SECONDED BY SPEAKER, ITEM NO. D-1 WAS MOVED AHEAD OF ITEM NO. B-1 – APPROVED 7-0**

**THE ACTION AGENDA WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.**

**A. ORAL COMMUNICATIONS – NONE**

**B. PUBLIC HEARING ITEMS**

- B-1. RECIRCULATED MITIGATED NEGATIVE DECLARATION NO. 08-016/GENERAL PLAN AMENDMENT NO. 08-011/ZONING MAP AMENDMENT NO. 08-007/ZONING TEXT AMENDMENT NO. 09-008/LOCAL COASTAL PROGRAM AMENDMENT NO. 09-002/TENTATIVE TRACT MAP No. 17294/COASTAL DEVELOPMENT PERMIT NO. 08-022/CONDITIONAL USE PERMIT NO. 08-046 (The “Ridge” 22-unit Planned Unit Development (PUD) Applicant: Ed Mountford, Hearthside Homes Request: Recirculated MND: to analyze the potential environmental impacts associated with the project and legislative amendments; GPA: to amend the Land Use Designation from Open Space – Park (OS-P) to Residential Low Density (RL); ZMA: to amend the existing zoning designation of Residential Agriculture – Coastal Zone Overlay (RA-CZ) to Residential Low Density – Coastal Zone Overlay (RL-CZ); ZTA: to amend Chapter 210.12 – PUD Supplemental Standards and Provisions to allow flexibility in accommodating the total number of required parking spaces within a PUD development; LCPA: to amend the certified Land Use Plan from Open Space – Park (OS-P) to Residential Low Density (RL) and to reflect the proposed Zoning Map and Text Amendments; TTM: to subdivide the approximately 5-acre lot into 22 single-family residential parcels and nine lettered lots; CDP: to subdivide the subject property and construct 22 single-family residences, common open space and associated infrastructure in the coastal zone; and CUP: to permit construction on a site with greater than a three-foot grade differential. The applicant, as part of the proposed public benefit for the PUD development, is also proposing to improve an existing 30-foot wide City-owned parcel north of the project site to enhance public coastal access. The City-owned parcel extends from Bolsa Chica Street to the eastern boundary of the subject property. Location: 17202 Bolsa Chica Street (5-acre site located southeast of the intersection of Bolsa Chica Street and Los Patos Avenue) Project Planner: Jennifer Villasenor**

**STAFF RECOMMENDATION:**

Motion to:

- A. “Approve Recirculated Mitigated Negative Declaration No. 08-016 with findings (Attachment No. 1);”

***APPROVED WITH FINDINGS, 5-2 (Farley, Shier Burnett – No)***

- B. “Approve General Plan Amendment No. 08-011 by approving the draft City Council Resolution No. \_\_\_\_ (Attachment No. 2) and forward to the City Council for adoption;”

***APPROVED AND FORWARD TO THE CITY COUNCIL, 4-3 (Farley, Shier Burnett, Livengood – No)***

- C. “Approve Zoning Map Amendment No. 08-007 with findings for approval (Attachment No. 1) by approving the draft City Council Ordinance No. \_\_\_\_ (Attachment No. 3) and forward to the City Council for adoption;”

***APPROVED AND FORWARD TO THE CITY COUNCIL, 4-3 (Farley, Shier Burnett, Livengood – No)***

- D. "Approve Zoning Text Amendment No. 09-008 with findings for approval (Attachment No. 1) by approving the draft City Council Ordinance No. \_\_\_\_\_ (Attachment No. 4) and forward to the City Council for adoption;"

***APPROVED AND FORWARD TO THE CITY COUNCIL, 4-3 (Farley, Shier Burnett, Livengood – No)***

- E. "Approve Local Coastal Program Amendment No. 09-002 with findings for approval (Attachment No. 1) by approving the draft City Council Resolution No. \_\_\_\_\_ (Attachment No. 5) and forward to the City Council for adoption;"

***APPROVED AND FORWARD TO THE CITY COUNCIL, 4-3 (Farley, Shier Burnett, Livengood – No)***

- F. "Approve Tentative Tract Map No. 17294 with findings and suggested conditions of approval (Attachment No. 1);"

***APPROVED 4-3 (Farley, Shier Burnett, Livengood – No)***

- G. "Approve Coastal Development Permit No. 08-022 with findings and suggested conditions of approval (Attachment No. 1)."

***APPROVED 4-3 (Farley, Shier Burnett, Livengood – No)***

- H. "Approve Conditional Use Permit No. 08-046 with findings and suggested conditions of approval (Attachment No. 1)."

***APPROVED 4-3 (Farley, Shier Burnett, Livengood – No)***

**C. CONSENT CALENDAR**

**C-1. PLANNING COMMISSION MINUTES DATED FEBRUARY 9, 2010**

**RECOMMENDED ACTION:** Motion to: "Approve the February 9, 2010, Planning Commission Minutes as submitted."

***APPROVED AS SUBMITTED, 7-0***

**C-2. PLANNING COMMISSION MINUTES DATED FEBRUARY 23, 2010**

**RECOMMENDED ACTION:** Motion to: "Approve the February 23, 2010, Planning Commission Minutes as submitted."

***APPROVED AS SUBMITTED, 7-0***

**D. NON-PUBLIC HEARING ITEMS**

- D-1. GENERAL PLAN CONFORMANCE NO. 09-008 (HB DENTAL ALLEY VACATION – CONTINUED FROM THE FEBRUARY 23, 2010 MEETING AT THE APPLICANT’S REQUEST) Applicant: City of Huntington Beach Request: To determine if the vacation of an approximately 2,864 square foot portion of an unimproved alley right-of-way is in conformance with the goals, objectives, and policies of the General Plan. Location: South of Warner Avenue, West of Ash Lane Project Planner: Hayden Beckman**

**STAFF RECOMMENDATION:** Motion to: “Adopt Resolution No. 1642, approving General Plan Conformance No. 09-008 with findings (Attachment No. 1).”

***APPROVED 7-0***

**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**  
Mary Beth Broeren, 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 Mantini thanked staff for their efforts on Item No. B-1.

Commissioner Shier Burnett wished her daughter a Happy 7<sup>th</sup> Birthday.

Commissioner Delgleize thanked staff for their efforts on Item No. B-1.

Commissioner Livengood noted that he will not be in attendance at the Planning Commission meeting of May 25, 2010.

**ADJOURNMENT:** Adjourned at 10:15 PM to the next regularly scheduled meeting of Tuesday, May 11, 2010.