



# **ACTION AGENDA**

## **HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, AUGUST 12, 2014**  
**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 Commissioner Semeta

**ROLL CALL:**      *P*    *P*    *P*    *P*    *P*    *P*    *P*  
**Semeta, Posey, Franklin, Peterson, Pinchiff, Bixby, Kalmick**

### **AGENDA APPROVAL**

**ITEM NO. D-1 WAS MOVED BEFORE ITEM NO. B-1: *APPROVED 7-0***

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

**PRESENTATION OF PLANNING COMMISSION RESOLUTION NO. 1681 IN APPRECIATION TO OUTGOING PLANNING MANAGER MARY BETH BROEREN**

*Chair Peterson presented Resolution No. 1681 and thanked Ms. Broeren for her 20 years of service to the city.*

**A. PUBLIC COMMENTS - NONE**

**B. PUBLIC HEARING ITEMS**

**B-1. VARIANCE NO. 14-001 – APPEAL (GUPTA RESIDENCE ADDITION) Appellant: Norman and Tsarina Branyan Applicant: John Stutzel Property Owner: Shalesh and Indu Gupta Request: To permit a 12 ft. rear yard setback in lieu of a minimum 20 ft. setback required for a 513 sq. ft. first and second story addition to an existing two-story single family residence. Location: 19636 Village Oaks Circle, 92648 (east side of Village Oaks Circle, south of Dewberry Drive) City Contact: Tess Nguyen, Associate Planner**

**STAFF RECOMMENDATION:** Motion to: “Approve Variance No. 14-001 with findings and suggested conditions of approval (Attachment No. 1).”

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

- B-2. GENERAL PLAN AMENDMENT NO. 13-003/ZONING MAP AMENDMENT NO. 14-002 (BRIGHTWATER AND SANDOVER) Applicant/Property Owner:** Ed Mountford, Signal Landmark **Request: GPA** – To establish the General Plan land use designation of: 1) RL-7 (Residential Low Density – Max 7 dwelling units per acre) on ±0.17 acre, which includes a triangular piece at the terminus of Shelburne Drive and two small areas at the terminus of Hampton Lane in Sandover; 2) RL-7-sp (Residential Low Density – Max 7 dwelling units per acre – Specific Plan Overlay) on ±1.01 acres and add the -sp designation to ±0.357 acre along future Bristol Lane in Brightwater. **ZMA** – To establish RL-CZ (Residential Low Density – Coastal Zone Overlay) on ±0.004 acre near the terminus of Hampton Lane in Sandover. **Location:** Along Hampton Lane and Shelburne Drive in Sandover and along future Bristol Lane in Brightwater (south of Los Patos Avenue and west of Bolsa Chica Street), 92649. **City Contact:** Ricky Ramos, Senior Planner

**STAFF RECOMMENDATION:** Motion to:

- A. “Approve General Plan Amendment No. 13-003 and forward the draft City Council Resolution (Attachment No. 2) to the City Council for adoption.”
- B. “Approve Zoning Map Amendment No. 14-002 with findings (Attachment No. 1) and forward the draft ordinance to the City Council for adoption.”

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

- B-3. ZONING MAP AMENDMENT NO. 13-003/LOCAL COASTAL PROGRAM AMENDMENT NO. 14-001 (SANDOVER) Applicant/Property Owner:** Ed Mountford, Signal Landmark **Request: ZMA** – To change the zoning designation from RA-CZ (Residential Agriculture – Coastal Zone Overlay) to RL-CZ (Residential Low Density – Coastal Zone Overlay) on ±0.29 acre on the east side of Hampton Lane in Sandover. **LCPA** – To amend the City’s Local Coastal Program in accordance with Zoning Map Amendment No. 13-003. **Location:** East side of Hampton Lane in Sandover (south of Los Patos Avenue and west of Bolsa Chica Street), 92649. **City Contact:** Ricky Ramos, Senior Planner

**STAFF RECOMMENDATION:** Motion to:

- A. “Approve Zoning Map Amendment No. 13-003 with findings (Attachment No. 1) and forward the draft ordinance to the City Council for adoption.”
- B. “Approve Local Coastal Program Amendment No. 14-001 with findings (Attachment No. 1) and forward the draft resolution to the City Council for adoption.”

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

**B-4. TENTATIVE TRACT MAP NO. 17662/CONDITIONAL USE PERMIT NO. 14-010 (BRIGHTWATER AND SANDOVER) Applicant/Property Owner:** Ed Mountford, Signal Landmark **Request: TTM** – To subdivide ±3.17 acres of land into seven residential lots for purposes of developing seven single family residences and eight lettered lots for streets, landscaping, and utility/fire access. In Sandover, one residential lot is located at the terminus of Shelburne Drive and the other two residential lots are located along Hampton Lane to the north and south of the gated entry. The four residential lots in Brightwater are located along future Bristol Lane. **CUP** – To permit a max 3.5 foot high retaining wall topped with a max 6 foot high block wall along the north (along Los Patos) and east (along fire lane) lot lines of lot 3 located at the terminus of Shelburne Drive in Sandover. This request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues such as window alignments, building pad height, and floor plan layout. **Location:** Along Hampton Lane and Shelburne Drive in Sandover and along future Bristol Lane in Brightwater (south of Los Patos Avenue and west of Bolsa Chica Street), 92649. **City Contact:** Ricky Ramos, Senior Planner

**STAFF RECOMMENDATION:** Motion to:

- A. “Approve Tentative Tract Map No. 17662 with suggested findings and conditions of approval (Attachment No. 1).”
- B. “Approve Conditional Use Permit No. 14-010 with suggested findings and conditions of approval (Attachment No. 1).”

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

**C. CONSENT CALENDAR**

**C-1. PLANNING COMMISSION MINUTES DATED MAY 13, 2014**

**RECOMMENDED ACTION:** Motion to: “Approve the May 13, 2014, Planning Commission Minutes as submitted.”

***APPROVED AS SUBMITTED 6-0-1 (Semeta – Abstain)***

**C-2. PLANNING COMMISSION MINUTES DATED MAY 14, 2014**

**RECOMMENDED ACTION:** Motion to: “Approve the May 14, 2014, Planning Commission Minutes as submitted.”

***APPROVED AS SUBMITTED 5-0-2 (Semeta, Franklin – Abstain)***

**D. NON-PUBLIC HEARING ITEMS**

- D-1. GENERAL PLAN CONFORMANCE NO. 14-004 (CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2014/15)** **Applicant:** Public Works Department, City of Huntington Beach **Property Owner:** City of Huntington Beach **Request:** To determine if the 2014/15 Capital Improvement Program (CIP) is in conformance with the goals, objectives, and policies of the General Plan. **Location:** Citywide **City Contact:** Rosemary Medel, Associate Planner

**STAFF RECOMMENDATION:** Motion to: “Adopt Resolution No. 1680, approving General Plan Conformance No. 14-004 with findings (Attachment Nos. 1 and 2).”

***ADOPTED RESOLUTION NO. 1680 WITH FINDINGS FOR APPROVAL, 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**

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**

Vice-Chair Franklin noted that he had attended the recent US Open of Surfing and commended the changes made this year.

Commissioner Semeta noted that she recently attended the Homeless Asset Mapping Project, held at the Central Library on July 23, 2014.

Chair Peterson thanked Vans for their work with the US Open of Surfing.

**ADJOURNMENT:** Adjourned at 7:38 PM to the next regularly scheduled meeting of Tuesday, August 26, 2014.