



# ACTION AGENDA

## HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, AUGUST 25, 2015  
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

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. **GENERAL PLAN CONFORMANCE NO. 15-004 (CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2015/16):** To evaluate the Capital Improvement Program for Fiscal Year 2015/16 for compliance with the General Plan. **Location:** Citywide **City Contact:** John Ramirez, Contract Planner

*Staff Presentation - NO ACTION TAKEN*

- A-2. **GENERAL PLAN AMENDMENT NO. 15-001 (HOUSING ELEMENT UPDATE):** Staff presentation of requirements and components of a Housing Element. **Location:** Citywide **City Contact:** Jennifer Villasenor, Planning Manager

*Staff Presentation - NO ACTION TAKEN*

#### B. STUDY SESSION ITEMS - NONE

#### C. PUBLIC COMMENTS - NONE

#### D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Jane James, Planning Manager

Jane James, Planning Manager, noted that there were two Late Communication items for Public Hearing Item Nos. B-1 and B-2.

#### E. PLANNING COMMISSION COMMITTEE REPORTS - NONE

#### F. PLANNING COMMISSION COMMENTS - NONE

6:37 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

### CALL PLANNING COMMISSION MEETING TO ORDER

#### PLEDGE OF ALLEGIANCE

P P P P P P P

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

### AGENDA APPROVAL

ITEM NO. D-1 WILL BE MOVED BEFORE ITEM NO. B-1 AND ITEM NO. B-6 WILL BE MOVED AFTER ITEM NO. B-4: *APPROVED 7-0*

THE ACTION AGENDA WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

A. PUBLIC COMMENTS - NONE

B. PUBLIC HEARING ITEMS

- B-1. VARIANCE NO. 15-002 – APPEAL (JACKSON RESIDENCE) Appellant/Property Owner: Charles and Corrine Jackson Applicant: Ron Wikstrom Request: To permit an approximately 2,211 sq. ft. 1<sup>st</sup> and 2<sup>nd</sup> floor addition with 451 sq ft. attached garage to an existing 912 sq. ft. single family residence with nonconforming side yard setbacks in lieu of a maximum 50% addition of 456 sq. ft. 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: 824 Geneva Avenue, 92648 (east side of Geneva Ave., between Indianapolis Ave. and Hill St.) City Contact: Joanna Cortez, Assistant Planner

STAFF RECOMMENDATION: Motion to: “Approve Variance No. 15-002 with suggested findings and conditions of approval (Attachment No. 1).”

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

- B-2. CONDITIONAL USE PERMIT NO. 15-022 (Q TATTOO ESTABLISHMENT) Applicant: Love Nguyen Property Owner: Jake Newman Request: To permit the establishment of an approximately 1,150 sq. ft. tattoo business within an existing commercial building. Location: 8450 Edinger Avenue, 92647 (southwest corner of Edinger Ave. and Newland St.) City Contact: Jill Arabe, Associate Planner

STAFF RECOMMENDATION: Motion to: “Approve Conditional Use Permit No. 15-022 with suggested findings and conditions of approval (Attachment No.1).”

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

- B-3. PLANNING APPLICATION NO. 2015-137 (APPEAL OF DIRECTOR’S DECISION REGARDING MEDICAL MARIJUANA DISPENSARY) Appellant/Applicant: Medical Aid Program, d.b.a. Med-Aid HB Property Owner: Sheren Truong/Nhu Truong Request: To obtain zoning approval to establish a medical marijuana dispensary in the IG (Industrial General) zone at 17511 Griffin Lane, #6 Location: 17511 Griffin Lane, #6, 92647 (west side of Griffin Lane, south side of Slater Avenue) City Contact: Jane James, Planning Manager

STAFF RECOMMENDATION: Motion to: “Deny Planning Application No. 2015-137 (Appeal of Director’s Decision) with findings (Attachment No. 1).”

*DENIED WITH FINDINGS, 7-0*

- B-4. PLANNING APPLICATION NO. 2015-145 (APPEAL OF DIRECTOR'S DECISION REGARDING MEDICAL MARIJUANA DISPENSARY) Appellant/Applicant: Daniel G. Richmond, c/o Cristian L. Peirano, Peirano and Associates, Inc. Property Owner: Phan Property Management Request: To obtain zoning approval to establish a medical marijuana dispensary at 17416 Beach Blvd. Location: 17416 Beach Blvd., 92647 (east side of Beach Blvd., approximately 350 feet north of Slater Avenue) City Contact: Jane James, Planning Manager**

**STAFF RECOMMENDATION:** Motion to: "Deny Planning Application No. 2015-145 (Appeal of Director's Decision) with findings (Attachment No. 1)."

***DENIED WITH FINDINGS, 7-0***

- B-5. PLANNING APPLICATION NO. 2015-146 (APPEAL OF DIRECTOR'S DECISION REGARDING MEDICAL MARIJUANA DISPENSARY) Appellant/Applicant: CHC Organization, Inc. d.b.a. Surf City Collective by Solomon Fishman President/CEO Property Owner: Demond Request: To obtain zoning approval to establish a medical marijuana dispensary at 19142 Beach Blvd., Suite Y. Location: 19142 Beach Blvd., Suite Y, 92648 (east side of Beach Blvd., approximately 725 feet south of Garfield Avenue) City Contact: Jane James, Planning Manager**

**STAFF RECOMMENDATION:** Motion to: "Deny Planning Application No. 2015-146 (Appeal of Director's Decision) with findings (Attachment No. 1)."

***DENIED WITH FINDINGS, 7-0***

- B-6. PLANNING APPLICATION NO. 2015-147 (APPEAL OF DIRECTOR'S DECISION REGARDING MEDICAL MARIJUANA DISPENSARY) Appellant/Applicant: HBCG Cooperative, Inc. by way of Daniel G. Richmond Property Owner: Phan Property Management Request: To obtain zoning approval to establish a medical marijuana dispensary at 17416 Beach Blvd. Location: 17416 Beach Blvd., 92647 (east side of Beach Blvd., approximately 350 feet north of Slater Avenue) City Contact: Jane James, Planning Manager**

**STAFF RECOMMENDATION:** Motion to: "Deny Planning Application No. 2015-147 (Appeal of Director's Decision) with findings (Attachment No. 1)."

***DENIED WITH FINDINGS, 7-0***

**C. CONSENT CALENDAR - NONE**

- C-1. PLANNING COMMISSION MINUTES DATED MARCH 10, 2015**

**RECOMMENDED ACTION:** Motion to: "Approve the March 10, 2015, Planning Commission Minutes as submitted."

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

- C-2. PLANNING COMMISSION MINUTES DATED MARCH 24, 2015**

**RECOMMENDED ACTION:** Motion to: "Approve the March 24, 2015, Planning Commission Minutes as submitted."

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

**D. NON-PUBLIC HEARING ITEMS**

- D-1. GENERAL PLAN CONFORMANCE NO. 15-004 (CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2015/16) Applicant: City of Huntington Beach, Public Works Department Property Owner: City of Huntington Beach Request: To evaluate the Capital Improvement Program for Fiscal Year 2015/16 for compliance with the General Plan. Location: Citywide City Contact: John Ramirez, Contract Planner**

**STAFF RECOMMENDATION:** Motion to: "Adopt Resolution No. 1689, approving General Plan Conformance No. 15-004, with findings (Attachment Nos. 1 and 2)."

***ADOPTED RESOLUTION NO. 1689 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**

Commissioner Mandic inquired with staff regarding alcohol conditional use permits being heard before the Zoning Administrator. Ms. James gave a brief overview of the process for determining which public body a conditional use permit is brought to.

Commissioner Brenden reported on various community events he had recently attended.

Commissioner Hoskinson described his recent trip to Toronto and shared his observations about the increase of high density projects in that area without corresponding increase in public transportation.

Chair Kalmick noted his opinion that the City Council should revisit the policy to prohibit medical marijuana dispensaries.

**ADJOURNMENT: Adjourned at 9:02 PM to the next regularly scheduled meeting of Wednesday, September 9, 2015.**