



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, DECEMBER 8, 2009
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:00 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

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

Vice Chair Farley was absent.

AGENDA APPROVAL – APPROVED 6-0-1 (Farley - Absent)

Vice Chair Farley arrived at 6:02 PM.

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

- A-1. ENVIRONMENTAL IMPACT REPORT NO. 08-008 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN) – Rosemary Medel, 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 advised that there are two Late Communications for Item No. B-1 (Coach's Restaurant), four Late Communications for Item No B-2 (Calvary Chapel) and seven Late Communications for Item No. B-3 (Beach and Edinger Corridors). Mr. Fauland also advised that staff is recommending a continuation on Item No. B-3-b (Beach and Edinger Corridors GPA/ZTA/ZMA) to January 12, 2010.

E. PLANNING COMMISSION COMMITTEE REPORTS - NONE

F. PLANNING COMMISSION COMMENTS - NONE

6:30 PM – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Livengood

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

AGENDA APPROVAL – APPROVED 7-0

A. ORAL COMMUNICATIONS - NONE

B. PUBLIC HEARING ITEMS

B-1. CONDITIONAL USE PERMIT NO. 09-017/ENTITLEMENT PLAN AMENDMENT NO. 09-005 (AMENDMENT TO CONDITIONAL USE PERMIT NO. 93-006 – COACH’S RESTAURANT EXPANSION) **Applicant:** Jeff Bergsma, Team Design **Request:** **CUP:** To permit 1) an expansion of an existing restaurant with alcohol sales by occupying the adjacent existing retail suite; 2) to participate in the Downtown Parking In-Lieu Program for 7 parking spaces; and 3) to permit live entertainment consisting of belly dancing performances and family/cultural dancing, and live music. **EPA:** To amend Condition No. 2 of Conditional Use Permit No. 93-006, extending the approved hours of operation. **Location:** 200 Main Street, Suite 105, 92648 (east side of Main Street, between Olive Avenue and Walnut Avenue – Downtown) **Project Planner:** Ethan Edwards

STAFF RECOMMENDATION: Motion to: “Approve Conditional Use Permit No. 09-017 and Entitlement Plan Amendment No. 09-005 with findings and suggested conditions of approval (Attachment No. 1).”

APPROVED WITH MODIFIED CONDITIONS OF APPROVAL, 4-3 (Mantini, Farley, Scandura - No)

B-2. CONDITIONAL USE PERMIT NO. 09-023 (CALVARY CHAPEL OF THE HARBOUR – PETER’S LANDING) **Applicant:** Michael Adams, Michael C. Adams Associates **Request:** To establish a new religious assembly use for Calvary Chapel of the Harbour within an existing vacant 6,680 sq. ft. restaurant space, the first floor of the former Red Onion Restaurant. **Location:** 16450 Pacific Coast Highway, 92649 (Peter’s Landing – east side of Pacific Coast Highway, south of Anderson Street) **Project Planner:** Tess Nguyen

STAFF RECOMMENDATION: Motion to: “Approve Conditional Use Permit No. 09-023 with findings and suggested conditions of approval (Attachment No. 1).”

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

B-3-a. ENVIRONMENTAL IMPACT REPORT NO. 08-008 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN) **Applicant:** City of Huntington Beach. **Request:** To establish a new Specific Plan (SP 14) along a majority of Beach Blvd. and the easterly portion of Edinger Ave. to allow mixed-use and residential development in areas of the city that were not previously designated to permit such uses, as well as to continue to allow commercial uses. The Request includes the following entitlement: **EIR:** To analyze the potential environmental impacts associated with the proposed project. **Location:** The project site extends along Beach Boulevard, from the Coastal Zone boundary in the south to Edinger Avenue, and along Edinger Avenue from Beach Boulevard westward to Goldenwest Street. **Project Planner:** Rosemary Medel

STAFF RECOMMENDATION: Motion to: “Certify EIR No. 08-008 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1638 (Attachment No. 1).

CERTIFIED AS ADEQUATE AND COMPLETE WITH MODIFIED MITIGATION MEASURES, 5-2 (Farley, Livengood – No)

B-3-b. GENERAL PLAN AMENDMENT NO. 08-002/ZONING MAP AMENDMENT NO. 08-002/ZONING TEXT AMENDMENT NO. 08-002 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN) Applicant: City of Huntington Beach. **Request:** To establish a new Specific Plan (SP 14) along a majority of Beach Blvd. and the easterly portion of Edinger Ave. to allow mixed-use and residential development in areas of the city that were not previously designated to permit such uses, as well as to continue to allow commercial uses. The Request includes the following entitlements: **GPA:** To amend the proposed area’s General Plan Land Use Designations from the current Commercial Regional, Commercial Neighborhood, Commercial General, Commercial Office, Mixed Use, Mixed Use Vertical, Mixed Use Horizontal and Residential Medium Density to M-sp-d (Mixed Use – specific plan-design overlay). The existing Floor Area Ratios and density limitations of the General Plan would no longer be in effect for the area, and the auto overlay applicable to property fronting Beach Boulevard from Warner north to Edinger would be removed from the Land Use Map. The General Plan Community District and Subarea Schedule and Map would be amended to reflect the provisions of SP 14. **ZTA:** To amend the Huntington Beach Zoning Ordinance to establish the Beach and Edinger Corridors Specific Plan No. 14. SP 14 sets forth permitted uses and development standards for the area. It does not propose Floor Area Ratios or density factors. SP 14 would allow for development of up to 6,400 Dwelling Units, 738,400 sq. ft. of Retail Space, 350 Hotel Rooms, and 112,000 sq. ft. of Office Space. SP 14 proposes building height limits of two to six stories; current height limits generally range from 45 ft. to 140 ft., though the typical existing limit is 50 ft. The proposed standards also call for reduced front yard setbacks, changes to the location of new parking lots, reduced parking requirements and new standards related to configuration and massing of buildings. **ZMA:** To amend the City’s Zoning Map to reflect the SP-14 designation, thereby changing the existing zoning designations for the Specific Plan area. SP 14 would supersede the Pacifica Community Plan, which would no longer be in effect. **Location:** The project site extends along Beach Boulevard, from the Coastal Zone boundary in the south to Edinger Avenue, and along Edinger Avenue from Beach Boulevard westward to Goldenwest Street. **Project Planner:** Rosemary Medel

STAFF RECOMMENDATION: Motion to: “Continue General Plan Amendment No. 08-002, Zoning Map Amendment No. 08-002, and Zoning Text Amendment No. 08-002 to the January 12, 2010, Planning Commission meeting.”

CONTINUED TO JANUARY 12, 2010 WITH THE PUBLIC HEARING OPEN, 7-0

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION SPECIAL MEETING MINUTES DATED OCTOBER 6, 2009

RECOMMENDED ACTION: Motion to: “Approve the October 6, 2009, Planning Commission Special Meeting Minutes as submitted.”

APPROVED WITH A MODIFICATION, 5-0-2 (Speaker, Shier Burnett - Abstain)

D. NON-PUBLIC HEARING ITEMS - NONE

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING

Scott Hess, Director of Planning - reported on the items from the previous City Council Meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING

Scott Hess, Director of Planning – 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

Vice Chair Farley welcomed Deputy City Attorney III Mike Vigliotta .

Chair Shier Burnett thanked staff for their efforts on the Beach and Edinger Corridors project.

Commissioner Scandura congratulated Chair Shier Burnett on her year of service as the Planning Commission Chair.

ADJOURNMENT: Adjourned at 10:40 PM to the holiday celebration at Oggi's Restaurant at 19461 Main Street on December 15, 2009 at 5:00 PM and then adjourn to the next regularly scheduled meeting of Tuesday, January 12, 2010.

NOTE: The City of Huntington Beach Planning Commission Meeting of December 22, 2009 has been CANCELLED.