



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, FEBRUARY 26, 2013
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 A P*
Dingwall, Mandic, Peterson, Bixby, Kalmick, Franklin, Pinchiff

Commissioner Franklin was absent.

AGENDA APPROVAL APPROVED 6-0-1 (FRANKLIN- ABSENT)

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. GENERAL PLAN AMENDMENT NO 12-001 (HOUSING ELEMENT) –
Jennifer Villasenor, Senior Planner

Staff Presentation - NO ACTION TAKEN

B. STUDY SESSION ITEMS

B-1. 2013 PLANNING COMMISSION COMMITTEE ASSIGNMENTS – Chair Bixby

COMMITTEE ASSIGNMENTS APPROVED

B-2. CODE OF ETHICS (ANNUAL REVIEW AND ACKNOWLEDGEMENT) – Chair Bixby

Commission Review – NO ACTION TAKEN

C. PUBLIC COMMENTS – Regarding Project Review and Study Session portions of Meeting

Three speakers addressed the Commission regarding Study Session Item No. A-1.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Jane James

Jane James, Acting Planning Manager, reported that there is one Late Communication item for Public Hearing Item No. B-1. She noted that staff would be recommending a continuance for Item No. B-2 at the applicant's request.

E. PLANNING COMMISSION COMMITTEE REPORTS - NONE

F. PLANNING COMMISSION COMMENTS - NONE

6:30 P.M. – RECESS FOR DINNER

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE– Led by Commissioner Pinchiff

P P P P P A P

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

Commissioner Franklin was absent.

AGENDA APPROVAL

ON A MOTION BY BIXBY, SECONDED BY PINCHIFF, ITEM NO. B-2 WAS MOVED BEFORE ITEM NO. B-1: *APPROVED 6-0-1 (Franklin– Absent)*

THE ACTION AGENDA WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

A. **PUBLIC COMMENTS** - NONE

B. **PUBLIC HEARING ITEMS**

B-1. **CONDITIONAL USE PERMIT NO. 12-029 / VARIANCE NO. 13-001 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION – CONTINUED FROM THE JANUARY 23, 2013 MEETING)** **Applicant:** Marcus Paris, DeRevere & Associates **Property Owner:** Surf City Christian Preschool **Request:** CUP: To permit (a) the expansion of an existing 2,800 sq. ft. preschool by constructing a new 2,800 sq. ft. building, an 18-space parking lot, and site improvements; and (b) approximately 60 linear ft. blockwall and gate measuring 6 ft. high in lieu of a maximum height of 3.5 ft. within five ft. of the front property line adjacent to Graham Place. **VAR:** To permit a 7 ft., 2 in. street side yard setback in lieu of a minimum of 10 ft. street side yard setback for the new preschool building. **Location:** 5432 Heil Avenue, 92649 (southwest corner of Graham Street and Heil Avenue) **Project Planner:** Jill Arabe

STAFF RECOMMENDATION: Motion to “Approve Conditional Use Permit No. 12-029 and Variance No. 13-001 with findings and suggested conditions of approval (Attachment No. 1).

CONTINUED TO THE MARCH 26, 2013 MEETING WITH CONCURRENCE OF THE APPLICANT AND WITH THE PUBLIC HEARING CLOSED , 6-0-1 (Franklin– Absent)

B-2. **APPEAL OF SITE PLAN REVIEW NO. 11-04/VARIANCE NO. 12-04. (CASA RINCON)** **Appellant/Applicant:** Sean Pate, CEO of The Pate Foundation, 575 Anton Blvd., Ste 1100, Costa Mesa, CA 92626 **Property Owner:** Morrie Golcheh, Progressive Real Estate, 10537 Santa Monica Blvd., Suite No. 350, Los Angeles, CA 90025 **Request:** **SPR:** To permit the construction of an approximately 10,900 square foot, four-story affordable housing apartment project with an overall height of 50 feet within the Town Center Neighborhood Segment of Beach & Edinger Corridors Specific Plan (SP 14). The project will consist of 24 affordable housing units containing 4 one-bedroom units (615 sq. ft./unit), 5 two-bedroom units (843 sq. ft./unit), 6 three-bedroom units (1,028 sq. ft./unit) and 9 four-bedroom units (1,224 sq. ft./unit) including a 693 square foot, two-story community recreation building with an overall height of 33 feet. **VAR:** To permit (a) 8 feet high perimeter privacy walls in lieu of a maximum height of 6 feet permitted; (b) a reduction in required public open space from a minimum 1,200 sq. ft. to 925 square feet;

and (c) eliminate the private entry type requirement from the project design. **Location:** 18431 Beach Blvd., Huntington Beach, CA 92648 **Project Planner:** Rosemary Medel

STAFF RECOMMENDATION: Motion to “Deny Site Plan Review No. 11-004 and Variance No. 12-004 with suggested findings of denial (Attachment No. 1).”

CONTINUED TO THE MARCH 26, 2013 MEETING AT THE REQUEST OF THE APPLICANT, 6-0-1 (Franklin– 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 Mandic noted that she recently attended the Farmer’s Market at Peter’s Landing and would recommend it.

ADJOURNMENT: Adjourned at 8:50 PM to the next regularly scheduled meeting of Tuesday, March 12, 2013.