



# **ACTION AGENDA**

## **HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, FEBRUARY 9, 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:**      *A*      *P*      *P*      *P*      *P*      *P*      *P*  
*Mantini, Scandura, Speaker, Farley, Shier Burnett, Delgleize, Livengood*

Commissioner Mantini was absent.

### **AGENDA APPROVAL** – *APPROVED 6-0-1 (Mantini – Absent)*

Commissioner Mantini arrived at 5:18 PM.

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

- A-1. CONDITIONAL USE PERMIT NO. 09-034 (ENDLESS FOOD AND FUN - 7227 EDINGER AVENUE) – Andrew Gonzales, Associate Planner**

*Staff Presentation – NO ACTION TAKEN*

- A-2. DESIGN REVIEW NO. 09-031 (APPEAL OF DESIGN REVIEW BOARD'S DENIAL OF WELLS FARGO ATM/KIOSK - 101 MAIN STREET) – Jill Arabe, Assistant Planner**

*Staff Presentation – NO ACTION TAKEN*

- A-3. GENERAL PLAN CONFORMANCE NO. 09-008 (HB DENTAL ALLEY VACATION) – Hayden Beckman, Planning Aide**

*Staff Presentation – NO ACTION TAKEN*

#### **B. STUDY SESSION ITEMS**

- B-1. 2010 PLANNING COMMISSION COMMITTEE ASSIGNMENTS – Chair Farley**

*COMMITTEE ASSIGNMENTS APPROVED, 7-0*

#### **C. PUBLIC COMMENTS**

Janette Ditkowsky, owner of Freeway Industrial Park, spoke in support of Item No. SS A-1 (Endless Food and Fun) and provided the Planning Commission with a parking tabulation handout.

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

Herb Fauland, Planning Manager, reviewed the items for tonight’s meeting. He noted that there is one Late Communication for Item No. B-1 (Newland Car Wash), four Late Communications for Item No. B-2 (Ward/Garfield Specific Plan) and two Late Communications for Item No. D-1 (Beach Frontage Road Vacation).

**E. PLANNING COMMISSION COMMITTEE REPORTS**

Commissioner Mantini reported on her attendance at the Environmental Board meeting of February 4, 2010.

Commissioner Scandura reported on his attendance at the Subdivision Committee meeting for “The Ridge” on January 28, 2010.

**F. PLANNING COMMISSION COMMENTS**

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

Commissioner Scandura said that he has concerns with the number of Walgreens and CVS Drug Stores being proposed in the city. He asked for an update on the proposed Walgreens at the northwest corner of Bolsa Chica and Warner Avenue. Mr. Fauland noted that this project site is undergoing on-site remediation and the need to relocate the existing on-site uses to a different site.

**6:05 PM – RECESS FOR DINNER**

**7:00 P.M. – COUNCIL CHAMBERS**

**CALL PLANNING COMMISSION MEETING TO ORDER**

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

*P P P P P P P*

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

**AGENDA APPROVAL**

**ON A MOTION BY LIVENGOOD, SECONDED BY DELGLEIZE, ITEM 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. APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF CONDITIONAL USE PERMIT NO. 09-012 (NEWLAND CAR WASH)** **Applicant:** Thomas Hwang, 616 Imperial LLC **Appellant:** Larry Kennepohl **Request:** **CUP:** To permit the construction of an approximately 2,336 sq. ft. express service carwash building and associated site improvements, on a 22,363 sq. ft. vacant lot. This request was approved by the Zoning Administrator on November 18, 2009. **Location:** 8471 Warner Avenue (northwest corner of Warner Avenue and Newland Street). **Project Planner:** Ethan Edwards

**STAFF RECOMMENDATION:** Motion to: "Approve Conditional Use Permit No. 09-012 with findings and suggested conditions of approval (Attachment No. 1)."

***CONTINUED TO THE MARCH 9, 2010 MEETING, 7-0***

- B-2. GENERAL PLAN AMENDMENT NO. 09-002/ZONING MAP AMENDMENT NO. 09-002/ZONING TEXT AMENDMENT NO. 09-007/CONDITIONAL USE PERMIT NO. 09-024/NEGATIVE DECLARATION NO. 09-006 (WARD GARFIELD SPECIFIC PLAN/RECREATIONAL VEHICLE STORAGE)** **Applicant:** Michael Adams, Michael C. Adams Associates **Request:** **GPA:** To amend the Land Use designation and add a Specific Plan suffix ("sp") to the existing Public land use designation. **ZMA:** To amend the existing zoning map from the current Residential Low Density designation to the Ward Garfield Specific Plan No. 16 designation. **ZTA:** To establish the Ward Garfield Specific Plan No. 16 document. **CUP:** To permit a 557-space recreational vehicle storage facility on 13.52 acres of the total 43.60-acre specific plan area, and **ND:** To analyze the potential environmental impacts associated with the project and legislative amendments. **Location:** 19118 Ward Street (43.60-acre site southeast of the intersection of Ward Street and Garfield Avenue **Project Planner:** Jane James

**STAFF RECOMMENDATION:** Motion to:

- A. "Approve Negative Declaration No. 09-006 with findings (Attachment No. 1);"

***APPROVED 6-1 (Farley – No)***

- B. "Approve General Plan Amendment No. 09-002 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, 5-2 (Farley, Livengood – No)***

- C. "Approve Zoning Map Amendment No. 09-002 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, 5-2 (Farley, Livengood – No)***

- D. "Approve Zoning Text Amendment No. 09-007 by approving the draft City Council Resolution No. \_\_\_\_ (Attachment No. 4) and forward to the City Council for adoption;"

***APPROVED AND FORWARD TO THE CITY COUNCIL, 5-2 (Farley, Livengood – No)***

- E. "Approve Conditional Use Permit No. 09-024 with findings and suggested conditions of approval (Attachment No. 1)."

***APPROVED WITH MODIFIED CONDITIONS OF APPROVAL, 4-3 (Farley, Delgleize, Livengood – No)***

**C. CONSENT CALENDAR**

**C-1. PLANNING COMMISSION MINUTES DATED NOVEMBER 24, 2009**

**RECOMMENDED ACTION:** Motion to: "Approve the November 24, 2009, Planning Commission Minutes as submitted."

***APPROVED AS SUBMITTED, 5-0-2 (Shier Burnett, Livengood – Abstain)***

**D. NON-PUBLIC HEARING ITEMS**

**D-1. GENERAL PLAN CONFORMANCE NO. 09-007 (BEACH BOULEVARD PUBLIC FRONTAGE ROAD VACATION) Applicant:** City of Huntington Beach **Request:** To determine if the proposed vacation of the frontage road along the existing shopping center at the southeast corner of Beach Boulevard and Atlanta Avenue is in conformance with the goals, objectives, and policies of the General Plan. **Location:** East side of Beach Boulevard, south of Atlanta Avenue **Project Planner:** Tess Nguyen

**STAFF RECOMMENDATION:** Motion to: "Adopt Resolution No. 1641, approving General Plan Conformance No. 09-007 with findings (Attachment Nos. 1 and 2)."

***APPROVED 7-0***

**E. PLANNING ITEMS**

**E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING**

Herb Fauland, Planning Manager - reported on the items from the previous City Council Meeting.

**E-2. CITY COUNCIL ITEMS FOR NEXT MEETING**

Herb Fauland, Planning Manager – reported on the items for the next City Council Meeting.

**E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING**

Herb Fauland, 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 Scandura thanked staff for their efforts on Item Nos. B-1 and B-2.

Commissioner Livengood complimented Planning and Public Works staff on their efforts.

**ADJOURNMENT:** Adjourned at 10:20 PM to the next regularly scheduled meeting of Tuesday, February 23, 2010.