



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JANUARY 26, 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: *P* *P* *P* *P* *P* *A* *P*
Mantini, Scandura, Speaker, Farley, Shier Burnett, Delgleize, Livengood

Commissioner Delgleize was absent.

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

Commissioner Delgleize arrived at 5:20 PM.

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

- A-1. CONDITIONAL USE PERMIT NO. 09-012 (APPEAL OF ZONING ADMINISTRATOR'S APPROVAL OF NEWLAND STREET CAR WASH) – Ethan Edwards, Associate Planner**

Staff Presentation – NO ACTION TAKEN

- A-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) – Jane James, Senior Planner**

Staff Presentation – NO ACTION TAKEN

- A-3. GENERAL PLAN CONFORMANCE NO. 09-007 (FRONTAGE ROAD AT BEACH BLVD./ATLANTA AVENUE) – Tess Nguyen, Associate Planner**

Staff Presentation – NO ACTION TAKEN

B. STUDY SESSION ITEMS

- B-1. PLANNING COMMISSION WORKSHOP (REVIEW PROPOSED AGENDA ITEMS) – Chair Blair Farley**

Commission Discussion – NO ACTION TAKEN

C. PUBLIC COMMENTS

Bill Holman, of Michael C. Adams Associates, spoke regarding Item No. SS A-3.

Richard Hwang, applicant, spoke regarding Item No. SS A-1.

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 (Goldenwest Assisted Living) and three Late Communications for Item No. B-2 (Appeal of Zoning Administrator’s Approval of T-Mobile Wireless Facility).

E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Scandura noted that the Subdivision Meeting for “The Ridge” is scheduled for Thursday, January 28th at 3:00 PM in meeting room B-7.

F. PLANNING COMMISSION COMMENTS

Commissioner Livengood indicated that he will be making a motion to move Item No. D-1 (General Plan Conformance) before Item No. B-1.

Commissioner Shier Burnett noted that the applicant for Huntington Shorecliffs Mobile Home Park Conversion, the law firm of Hart, King and Coldren, will be holding a residents’ meeting on Friday, January 29th at 3:00 PM. Director of Planning and Building Scott Hess noted that Hart, King and Coldren sent a new survey to the Huntington Shorecliffs residents approximately a month ago.

Commissioner Scandura asked about the 2010 Planning Commission Committee assignments. Chair Farley indicated that he plans to agendize this topic at the next Planning Commission meeting.

6:09 PM – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Shier Burnett

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

ON A MOTION BY LIVENGOOD, SECONDED BY FARLEY, 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. NEGATIVE DECLARATION NO. 09-001/GENERAL PLAN AMENDMENT NO. 09-001/CONDITIONAL USE PERMIT NO. 09-003 (GOLDENWEST ASSISTED LIVING)

Applicant: Douglas Pancake, AIA, Irwin Pancake Architects **Request:** **ND:** To analyze the potential environmental impacts associated with the construction of an assisted living/convalescent facility. **GPA:** To amend the General Plan floor area ratio (FAR) designation from the existing CO-F1 (Commercial Office-0.35 Max. FAR) designation to the proposed CO-F3 (Commercial Office-1.0 Max. FAR) designation. The amendment would make the General Plan and Huntington Beach Zoning & Subdivision Ordinance FAR designations consistent. **CUP:** To permit an assisted living/convalescent facility that consists of 124 rooms; 144 beds; 48 parking spaces; outdoor amenities such as a courtyard, gardens, and playground; indoor amenities such as communal dining areas, social activity rooms, housekeeping and ancillary offices. **Location:** 17200 Goldenwest Street (east side of Goldenwest Street, between Warner Avenue and Betty Drive) **Project Planner:** Ethan Edwards

STAFF RECOMMENDATION:

Motion to:

- A. “Approve Negative Declaration No. 09-001 with findings and mitigation measures (Attachment No. 1).”

APPROVED 7-0

- B. “Approve General Plan Amendment No. 09-001 by approving the draft City Council Resolution (Attachment No. 2) and forward to the City Council for adoption.”

APPROVED AND FORWARD TO THE CITY COUNCIL, 7-0

- C. “Approve Conditional Use Permit No. 09-003 with findings and suggested conditions of approval (Attachment No. 1).”

APPROVED 7-0

B-2. APPEAL OF THE ZONING ADMINISTRATOR’S APPROVAL OF CONDITIONAL USE PERMIT NO. 09-015 (T-MOBILE WIRELESS COMMUNICATIONS FACILITY)

Applicant: Monica Moretta, Sequoia Deployment Services, Inc. **Request:** To permit the construction of a 55 ft. high wireless communications facility designed as a palm tree “monopalm” with 12 panel antennas and one (1) GPS antenna, including associated equipment surrounded by a 7 ft. 6 in. high blockwall. The request includes the relocation of a 5 ft. high block wall trash enclosure. **Zoning Administrator Approved Re-Design:** On November 4, 2009, the Zoning Administrator approved the construction of a 55 ft. high wireless communications facility as a completely stealth designed church bell tower with six (6) panel antennas and one (1) GPS antenna, including the requirement to completely underground all associated ancillary equipment. **Location:** 6666 Heil Avenue, 92647 (south side of Heil Avenue, east of Edwards Street) **Project Planner:** Jill Arabe

STAFF RECOMMENDATION: Motion to: “Approve Conditional Use Permit No. 09-015 with suggested findings and conditions of approval (Attachment No. 1).”

DENIED WITH FINDINGS, 5-2 (Mantini, Scandura – No)

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED SEPTEMBER 9, 2009

RECOMMENDED ACTION: Motion to: "Approve the September 9, 2009, Planning Commission Minutes as submitted."

APPROVED AS SUBMITTED, 7-0

D. NON-PUBLIC HEARING ITEMS

D-1. GENERAL PLAN CONFORMANCE NO. 09-006 (NEWLAND ST. AND EDISON DRIVE UNDERGROUND UTILITY DISTRICT) Applicant: City of Huntington Beach Request: To determine if proposed underground utility district is in conformance with the goals, objectives, and policies of the General Plan. Location: Newland Street (between Pacific Coast Highway and Hamilton Avenue) and all of Edison Drive. Project Planner: Jane James

STAFF RECOMMENDATION: Motion to: "Adopt Resolution No. 1640, approving General Plan Conformance No. 09-006 with findings (Attachment Nos. 1 and 2)."

APPROVED 7-0

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

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 - NONE

ADJOURNMENT: Adjourned at 9:30 PM to the next regularly scheduled meeting of Tuesday, February 9, 2010.