



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JANUARY 28, 2014
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* *A* *P* *P* *P* *P* *P*
Dingwall, Posey, Peterson, Bixby, Kalmick, Franklin, Pinchiff

Commissioner Posey was absent.

AGENDA APPROVAL – APPROVED BY ACCLAMATION

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

**A-1. ENTITLEMENT PLAN AMENDMENT NO. 13-005/ SPECIAL PERMIT NO. 13-003
(PACIFIC CITY HOTEL) – Jill Arabe, Associate Planner**

Staff Presentation - NO ACTION TAKEN

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS

Gregory Villegas, WATG Architects, spoke in support of Study Session Item No. A-1 and stated that he was available to answer any questions.

Dennis Reyling, RD Olson Development, spoke in support of Study Session Item No. A-1, expressing excitement for the project.

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

Jane James, Planning Manager, reported that there were Late Communications for Item No. B-1.

E. PLANNING COMMISSION COMMITTEE REPORTS - NONE

F. PLANNING COMMISSION COMMENTS - NONE

6:13 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Chair Bixby

ROLL CALL: *P* *A* *P* *P* *P* *P* *P*
Dingwall, Posey, Peterson, Bixby, Kalmick, Franklin, Pinchiff

Commissioner Posey was absent.

AGENDA APPROVAL – APPROVED 6-0-1 (POSEY – ABSENT)

NOMINATION AND ELECTION OF CHAIRPERSON

Erik Peterson nominated and elected Planning Commission Chair, 6-0-1 (Posey – Absent)

NOMINATION AND ELECTION OF VICE-CHAIRPERSON

Robert Franklin nominated and elected Planning Commission Vice-Chair, 6-0-1 (Posey – Absent)

PRESENTATION OF PLANNING COMMISSION RESOLUTION NO. 1676 AND PLAQUE IN APPRECIATION TO OUTGOING CHAIRPERSON MARK BIXBY – Chair Peterson

Chair Peterson presented Resolution No. 1676 and plaque to Outgoing Chair Bixby.

RECESS TO ALLOW RE-SEATING ARRANGEMENTS FOR NEW CHAIRPERSON, VICE-CHAIRPERSON AND PLANNING COMMISSION

A. PUBLIC COMMENTS - NONE

B. PUBLIC HEARING ITEMS

B-1a. NEGATIVE DECLARATION NO. 13-001 / ZONING TEXT AMENDMENT NO. 13-002 (SENIOR RESIDENTIAL MOBILEHOME PARK OVERLAY) Applicant: City of Huntington Beach **Property Owner:** The ordinance applies citywide. Negative Declaration No. 13-001 includes the analysis of applying the overlay to 10 existing mobilehome parks. A list of these property owners is provided in Attachment No.7 of the staff report. **Request: ND:** To analyze the potential environmental impacts associated with adoption of the proposed Senior Residential Overlay District zoning ordinance and implementation of the proposed Overlay District on 10 existing senior mobilehome parks. **ZTA:** To add Chapter 228 SR Senior Residential Overlay District to the Huntington Beach Zoning and Subdivision Ordinance to establish criteria for 10 existing mobilehome parks to be primarily occupied by seniors 55 years of age and older. The proposed Zoning Text Amendment restricts conversion of these parks to family (non age-restricted) parks. **Location:** The ordinance will apply citywide. The 10 mobilehome parks subject to the Zoning Map Amendments are: Rancho Del Rey Mobilehome Park, 16222 Monterey Ln; Skandia Mobilehome Park, 16444 Bolsa Chica St.; Huntington Harbor Mobilehome Park, 16400 Saybrook St.; Sea Breeze Mobilehome Park, 5200 Heil Ave.; Beachview Mobilehome Park, 17261 Gothard St.; Los Amigos Mobilehome Park, 18601 Newland St.; Brookfield Manor, 9850 Garfield Ave.; Del Mar Mobilehome Park, 19251 Brookhurst St.; Mariners Pointe, 19350 Ward St.; Rancho Huntington Mobilehome Park, 19361 Brookhurst St. **City Contact:** Rosemary Medel, Associate Planner

STAFF RECOMMENDATION: Motion to:

A. “Approve Negative Declaration No. 13-001 with findings for approval (Attachment No. 1)”

APPROVED WITH FINDINGS FOR APPROVAL, 4-2-1 (DINGWALL, PETERSON – NO, POSEY – ABSENT)

B. “Approve Zoning Text Amendment No. 13-002 with findings (Attachment No. 1) and forward Draft Ordinance (Attachment No. 2) to the City Council for adoption. “

APPROVED AND FORWARDED TO THE CITY COUNCIL, 4-2-1 (DINGWALL, PETERSON – NO, POSEY – ABSENT)

B-1b. ZONING MAP AMENDMENT NO. 13-001 (SENIOR RESIDENTIAL MOBILEHOME PARK OVERLAY) Applicant: City of Huntington Beach **Property Owner:** The ordinance applies citywide. The Zoning Map Amendment will add the -SR Overlay designation to eight properties. A list of these property owners is provided in Attachment No. 4 of the staff report. **Request:** To add the Senior Residential Overlay (-SR) to eight existing Senior Mobilehome Parks. **Location:** Skandia Mobilehome Park, 16444 Bolsa Chica St.; Sea Breeze Mobilehome Park, 5200 Heil Ave.; Beachview Mobilehome Park, 17261 Gothard St.; Los Amigos Mobilehome Park, 18601 Newland St.; Brookfield Manor, 9850 Garfield Ave.; Del Mar Mobilehome Park, 19251 Brookhurst St.; Mariners Pointe, 19350 Ward St.; Rancho Huntington Mobilehome Park, 19361 Brookhurst St. **City Contact:** Rosemary Medel, Associate Planner

STAFF RECOMMENDATION: Motion to: “Approve Zoning Map Amendment No. 13-001 with findings (Attachment No. 1) and forward draft ordinance (Attachment No. 3) to the City Council.”

APPROVED AND FORWARDED TO THE CITY COUNCIL, 4-2-1 (DINGWALL, PETERSON – NO, POSEY – ABSENT)

B-1c. ZONING MAP AMENDMENT NO. 13-002 (SENIOR RESIDENTIAL MOBILEHOME PARK OVERLAY) Applicant: City of Huntington Beach **Property Owner:** The ordinance applies citywide. The Zoning Map Amendment will add the -SR Overlay designation to two properties. A list of these property owners is provided in Attachment No. 4 of the staff report. **Request:** To add Senior Residential Overlay (-SR) to two existing Senior Mobilehome Parks. **Location:** Rancho Del Rey Mobilehome Park, 16222 Monterey Ln; Huntington Harbor Mobilehome Park, 16400 Saybrook St. **City Contact:** Rosemary Medel, Associate Planner

STAFF RECOMMENDATION: Motion to: “Approve Zoning Map Amendment No. 13-002 with findings (Attachment No. 1) and forward draft ordinance (Attachment No. 3) to the City Council.”

APPROVED AND FORWARDED TO THE CITY COUNCIL, 4-2-1 (DINGWALL, PETERSON – NO, POSEY – 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, 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 Pinchiff stated that the Huntington Beach Police Department will be holding an internet safety class for parents on Wednesday, January 29, 2014 at 6:00 PM at the Central Library. Commissioner Pinchiff noted that he had recently attended a charity event for The Greatest Save, a division of KinderVision.

ADJOURNMENT: Adjourned at 9:30 PM to the next regularly scheduled meeting of Tuesday, February 11, 2014.