



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JULY 10, 2012
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* *P* *P* *P* *A* *P*
Shier Burnett, Peterson, Bixby, Mantini, Delgleize, Farley, Ryan

Commissioner Farley was absent.

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

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

Vice-Chair Bixby recused himself due to a possible conflict of interest and left the room.

A-1. DEVELOPMENT AGREEMENT NO. 12-01/ ENTITLEMENT PLAN AMENDMENT NO. 12-05 (PACIFIC CITY) – Jane James, Senior Planner

Staff Presentation - NO ACTION TAKEN

Vice-Chair Bixby returned to the meeting.

B. STUDY SESSION ITEMS - NONE

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

One speaker addressed the Planning Commission regarding Item No. A-1.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Herb Fauland

Herb Fauland, Planning Manager, reviewed items for the public hearing portion of the meeting. He noted that there is one Late Communication each for Items Nos. B-1 and B-2.

E. PLANNING COMMISSION COMMITTEE REPORTS - NONE

F. PLANNING COMMISSION COMMENTS

Chair Mantini noted that the Subdivision Committee would be meeting at 4 PM in Room B-7 on Wednesday, July 11, 2012 to discuss the proposed subdivisions for the closed Wardlow and Lamb school sites.

6:17 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE - Led by Commissioner Ryan

P P P P P A P

ROLL CALL: *Shier Burnett, Peterson, Bixby, Mantini, Delgleize, Farley, Ryan*

Commissioner Farley was absent.

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

A. **PUBLIC COMMENTS** - NONE

B. **PUBLIC HEARING ITEMS**

B-1. CONDITIONAL USE PERMIT NO. 11-031 (GREEN & CLEAN DEVELOPMENT)

Applicant: Jeff Bergsma **Property Owner:** Freeway Industrial Park **Request:** To permit 1) the construction of an approximately 3,200 sq. ft. express carwash and 3,400 sq. ft. retail building, and 2) the sales, service, and onsite consumption of alcohol within the proposed 2,650 sq. ft. restaurant and 400 sq. ft. outdoor dining area. **Location:** 7311 Edinger Ave., 92647 (northwest corner of Edinger Avenue and Gothard Street) **Project Planner:** Jill Arabe

STAFF RECOMMENDATION: Motion to: “Approve Conditional Use Permit No. 11-031 with findings and suggested conditions of approval (Attachment No. 1).”

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, 5-1-1 (BIXBY – NO, FARLEY – ABSENT)

B-2. DEVELOPMENT AGREEMENT NO. 12-002 (BEACH WALK APARTMENTS)

Applicant: Harry Alcock, UDR **Property Owner:** DCO Beach Walk LLC **Request:** Development Agreement No. 12-002 represents a request to enter into a Development Agreement between the City of Huntington Beach and DCO Beach Walk LLC (developer) pursuant to approvals for the Beach Walk Apartments Project (Site Plan Review No. 11-005). The Beach Walk Apartments Project site is located within the Beach and Edinger Corridors Specific Plan (BECSP) and is approved for 173 multi-family apartment units, a leasing office, resident fitness and recreation areas and public open space. On March 27, 2012, the Planning and Building Director approved Site Plan Review No. 11-005 for the Beach Walk Apartments Project subject to conditions requiring a development agreement to provide for affordable dwelling units in accordance with Section 2.2.3 of the BECSP and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) as well as specify required traffic mitigation fees. **Location:** 19891 and 19895 Beach Boulevard, 92648 (west side of Beach Boulevard between Utica Avenue and Adams Avenue) **Project Planner:** Jennifer Villasenor

STAFF RECOMMENDATION: Motion to: “Approve Development Agreement No. 12-002 with findings for approval (Attachment No. 1) and forward Draft Ordinance (Attachment No. 2) to the City Council for adoption.”

APPROVED AND FORWARD TO THE CITY COUNCIL, 6-0-1 (Farley – 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

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 7:30 PM to the next regularly scheduled meeting of Tuesday, July 24, 2012.