



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JULY 12, 2011
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CANCELLED – NO STUDY SESSION

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE– Led by Commissioner Mantini

P P P P P P P

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

AGENDA APPROVAL APPROVED 7-0

A. ORAL COMMUNICATIONS – NONE

B. PUBLIC HEARING ITEMS

- B-1. MITIGATED NEGATIVE DECLARATION NO. 09-003/COASTAL DEVELOPMENT PERMIT NO. 09-005/CONDITIONAL USE PERMIT NO. 09-021/VARIANCE NO. 09-003/ SPECIAL PERMIT NO. 09-001/SPECIAL PERMIT NO. 09-002/TENTATIVE PARCEL MAP NO. 09-078 (GARGUIS MIXED-USE DEVELOPMENT) Applicant: Karen Otis, Otis Architecture Property Owner: Garguis Twin Towers, Inc. Request: MND: To analyze the potential environmental impacts associated with the implementation of the proposed project. CDP/CUP: To permit the demolition of a vacant drive-thru restaurant and construction of a three-story, 35 ft. tall, approximately 8,972 sq. ft. mixed-use development consisting of visitor-serving commercial (retail) on the ground floor and a total of four residential units on the second and third floors. Parking for the mixed-use development will be provided at grade and in a semi-subterranean parking garage and includes nine at grade spaces and 14 spaces in a semi-subterranean garage. SPECIAL PERMITS: To permit the following: (1) a 10 ft. street side yard setback in lieu of the minimum required 15 ft. average setback; (2) a 5 ft. interior side yard setback in lieu of the minimum required 7 ft. setback; (3) a 3 ft. 6 in. average third story setback in lieu of a minimum 10 ft. along Pacific Coast Highway; and (4) a slope of 9.91% in lieu of 5% for a parking garage transition ramp serving as back-up for parking stalls, and 18% in lieu of the maximum allowed slope of 10% for a parking garage transition ramp with no adjacent parking stalls. VAR: To permit development on a site with a minimum street frontage (Pacific Coast Highway) of 75 ft. in lieu of a minimum 100 ft. TPM: To permit the consolidation of three parcels totaling 11,528 sq. ft. of net lot area into one lot for condominium purposes. Location: 110 9th Street, 92648 (northeast corner of Pacific Coast Highway and 9th Street) Project Planner: Andrew Gonzales

STAFF RECOMMENDATION: Motion to:

- A. “Approve Mitigated Negative Declaration No. 09-003 with findings and mitigation measures (Attachment No. 1);”
- B. “Approve Coastal Development Permit No. 09-005; Conditional Use Permit No. 09-021; Variance No. 09-003; Special Permit No. 09-001; Special Permit No. 09-002 and Tentative Parcel Map 09-078 with findings and suggested conditions of approval (Attachment No. 1).”

APPROVED WITH FINDINGS, MITIGATION MEASURES, AND CONDITIONS OF APPROVAL, 5-0-2 (Farley, Bixby – No)

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

Commissioner Bixby noted that the next Gastrotruck Fest at Peter’s Landing is scheduled for Sunday, July 17, 2011, from 11:00am to 3:00pm.

Commissioner Mantini indicated that she would not be attending the August 23, 2011, meeting.

ADJOURNMENT: Adjourned at 7:58 PM to the next regularly scheduled meeting of Tuesday, July 26, 2011.