



# **ACTION AGENDA**

## **HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, JULY 24, 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*            *A*            *P*            *P*  
*Shier Burnett, Peterson, Bixby, Mantini, Delgleize, Farley, Ryan*

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

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

**A-1. MITIGATED NEGATIVE DECLARATION NO. 11-007/COASTAL DEVELOPMENT PERMIT NO. 11-012/CONDITIONAL USE PERMIT NO. 11-021/VARIANCE NO. 11-005/DESIGN REVIEW NO. 11-015 (PIERSIDE PAVILION EXPANSION) – Ethan Edwards, Associate Planner**

*Staff Presentation - NO ACTION TAKEN*

#### **B. STUDY SESSION ITEMS - NONE**

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

Four speakers addressed the Planning Commission regarding Item No. A-1.

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

Ricky Ramos, Senior Planner, requested that non-public hearing Item No. D-1 be heard before public hearing Item No. B-1. Mr. Ramos noted that there was one late communication for Item No. D-1. Jane James, Senior Planner, noted that there were three late communications for Item No. B-2.

#### **E. PLANNING COMMISSION COMMITTEE REPORTS**

Chair Mantini noted that the Subdivision Committee was held on Wednesday, July 11, 2012, and the proposed subdivisions for the closed Wardlow and Lamb school sites were recommended for approval.

#### **F. PLANNING COMMISSION COMMENTS - NONE**

**6:22 P.M. – RECESS FOR DINNER**

**7:00 P.M. – COUNCIL CHAMBERS**

**CALL PLANNING COMMISSION MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE** Led by Commissioner Delgleize

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

**AGENDA APPROVAL**

ITEM NO. D-1 WAS MOVED BEFORE ITEM NO. B-1: **APPROVED 7-0**

THE ACTION AGENDA WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER

A. **PUBLIC COMMENTS - NONE**

B. **PUBLIC HEARING ITEMS**

B-1. **ZONING TEXT AMENDMENT NO. 12-02 (PARK FEE)** **Applicant:** City of Huntington Beach **Property Owner:** Not Applicable **Request:** To: 1) amend Chapter 254 (Dedications and Reservations) of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to delete the site-specific-appraisal approach for determining park in lieu fees for residential projects that require tentative maps and replace it with standard citywide fees and incorporate other related changes; and 2) delete Section 230.20 of the HBZSO pertaining to park fees for projects not requiring a tentative map. **Location:** Citywide **Project Planner:** Ricky Ramos

**STAFF RECOMMENDATION:** Motion to: "Continue Zoning Text Amendment No. 12-02 to the August 14, 2012 meeting with the public hearing to be opened at staff's request."

***CONTINUED TO THE AUGUST 14, 2012 MEETING WITH THE PUBLIC HEARING TO BE OPENED, 7-0***

B-2. **ENTITLEMENT PLAN AMENDMENT NO. 12-005 and DEVELOPMENT AGREEMENT NO. 12-001 (AMENDMENTS TO CONDITIONAL USE PERMIT NO. 02-20/TENTATIVE TRACT MAP NO. 16338 AND TO ENTER INTO A DEVELOPMENT AGREEMENT - PACIFIC CITY)** **Applicant and Property Owner:** Chaim Elkoby, 21002 HB, LLC, 2200 Biscayne Boulevard, Miami, FL, 33137 **Request:** **EPA:** To amend the conditions of approval for Conditional Use Permit No. 02-20, Special Permit No. 02-04, Coastal Development Permit No. 02-12, and Tentative Tract Map No. 16338 for the Pacific City project. The Pacific City project is approved for 191,100 square feet of retail, office, restaurant, cultural, and entertainment uses; an eight-story 250 room hotel, spa, and health club; a 2.03 acre open space/park easement; and 516 multifamily residential units above subterranean parking. The applicant proposes to amend conditions of approval pertaining to affordable housing (TTM: No. 2.b.), school impact mitigation requirements (TTM: No. 3.g.), park land in-lieu fee requirements (TTM: No. 11.), project phasing (CUP: No. 3.), and description of public open space amenities (CUP: No. 6.c.). **DA:** To enter into a development agreement between the City of Huntington Beach and 21002 HB, LLC for a term of 10 years for the Pacific City project. The applicant requests the development agreement to provide assurances that the land use designations and development standards are vested, to establish that a delay fee will be paid to the City if more than 50 percent of the residential units are constructed prior to construction of the retail or hotel

components of the project, to establish future condominium sale provisions, and to establish affordable housing provisions for the project. **Location:** 21002 Pacific Coast Highway, 92648 (bounded by Pacific Coast Highway, First Street, Atlanta Avenue, and Huntington Street) **Project Planner:** Jane James, Senior Planner

**STAFF RECOMMENDATION:** Motion to: "Approve Entitlement Plan Amendment No. 12-005 with findings and suggested conditions of approval and approve Development Agreement No. 12-001 with findings for approval (Attachment No. 1) and forward Draft Ordinance (Attachment No. 2) to the City Council for adoption."

**APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL AND FORWARD DRAFT ORDINANCE TO THE CITY COUNCIL FOR ADOPTION, 6-0-1 (Bixby – Abstain)**

C. **CONSENT CALENDAR - NONE**

D. **NON-PUBLIC HEARING ITEMS**

- D-1. **GENERAL PLAN CONFORMANCE NO. 12-003 (CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2012/13)** **Applicant:** City of Huntington Beach Public Works Department **Property Owner:** City of Huntington Beach **Request:** To determine if the 2012/13 Capital Improvement Program (CIP) is in conformance with the goals, objectives, and policies of the General Plan. The 2012/13 CIP is a list of proposed projects recommended for planning, initiation, or construction during the next fiscal year.. **Location:** Citywide **Project Planner:** Rosemary Medel

**STAFF RECOMMENDATION:** Motion to: "Adopt Resolution No. 1662, approving General Plan Conformance No. 12-003 with findings (Attachment Nos. 1 and 2)."

**ADOPTED RESOLUTION NO. 1662 WITH FINDINGS, 6-0-1 (Bixby – Abstain)**

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**

Ricky Ramos, Senior Planner– 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**

Chairperson Mantini noted that she will be absent from the August 28, 2012 meeting.

**ADJOURNMENT:** Adjourn to the next regularly scheduled meeting of Tuesday, August 14, 2012.

**DVDs OF MEETINGS ARE AVAILABLE FOR PUBLIC CHECK OUT AT THE CENTRAL LIBRARY,  
AND FOR DUPLICATION SERVICES IN THE CITY CLERK'S OFFICE.**