



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MAY 28, 2013
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 Dingwall

P A P P P P P

ROLL CALL: *Dingwall, Mandic, Peterson, Bixby, Kalmick, Franklin, Pinchiff*

Commissioner Mandic was absent.

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

A. **PUBLIC COMMENTS** – NONE

B. **PUBLIC HEARING ITEMS**

- B-1. **ENVIRONMENTAL IMPACT REPORT NO. 07-001/ GENERAL PLAN AMENDMENT NO. 05-001/ZONING MAP AMENDMENT NO. 05-001 (WARNER NICHOLS) Applicant/ Property Owner:** Jerry Moffatt, Rainbow Environmental Services **Request:** **EIR:** To analyze the potential environmental impacts associated with a proposal to change the land use and zoning designations on the subject property and demolish or remove existing structures that meet state criteria for historic resources. **GPA:** To change the General Plan land use designation from RM-15 (Residential Medium Density - Max 15 dwelling units per acre) to CG-F1 (Commercial General – Maximum Floor Area Ratio of 0.35) on a ± 1.1 gross acre portion fronting on Warner Ave. and to I-F2-d (Industrial – Maximum Floor Area Ratio of 0.5 – Design Overlay) on a ± 3.3 gross acre portion fronting on Nichols St. **ZMA:** To change the zoning designation from RM (Residential Medium Density) to CG (Commercial General) on a ± 1.1 gross acre portion fronting on Warner Ave. and to IG (General Industrial) on a ± 3.3 gross acre portion fronting on Nichols St. **Location:** 7622-7642 Warner Avenue, 92647 (southeast corner of Warner Ave. and Nichols St.) **City Contact:** Ricky Ramos

STAFF RECOMMENDATION: Motion to: “Continue Environmental Impact Report No. 07-001, General Plan Amendment No. 05-001, and Zoning Map Amendment No. 05-001 to June 25, 2013 at the applicant’s request.”

CONTINUED TO THE JUNE 25, 2013 MEETING AT THE APPLICANT’S REQUEST, 6-0-1 (MANDIC– ABSENT)

B-2. DEVELOPMENT AGREEMENT NO. 13-001 (ELAN DEVELOPMENT AGREEMENT)

Applicant: Dan Milich **Property Owner:** Elan Huntington Beach, LLC, c/o Greystar Capital Partners **Request:** Development Agreement No. 13-001 represents a request to enter into a Development Agreement between the City of Huntington Beach and Elan Huntington Beach, LLC (c/o Greystar) pursuant to approvals for the Beach and Ellis Mixed Use project (Site Plan Review No. 12-001). The project was approved for 274 apartment units (includes six live-work units), 8,500 sq. ft. of retail space, a leasing office and private recreational amenities including a public open space plaza. The project formerly known as the Beach and Ellis Mixed Use was approved by the Planning Commission and the City Council in 2012. Condition of Approval No. 6.b. requires an affordable housing agreement for 27 units to be approved by the City Council and recorded to provide affordable dwelling units in accordance with the Huntington Beach Zoning and Subdivision Ordinance. **Location:** 18502-18552 Beach Boulevard, 92648 (southeast corner of Beach Boulevard and Ellis Avenue) **City Contact:** Rosemary Medel

STAFF RECOMMENDATION: Motion to: “Approve Development Agreement No. 13-001 with findings for approval (Attachment No. 1) and forward Draft Ordinance (Attachment No. 2) to the City Council for adoption.”

APPROVED WITH FINDINGS AND FORWARD TO CITY COUNCIL, 4-2-1 (DINGWALL, PETERSON– NO, MANDIC– 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

Mary Beth Broeren, 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

Chair Bixby acknowledged the surfboard presented to the City by the “Donate for Life” organization. He noted that he believes it is an important cause and would like everyone to be aware of their program.

ADJOURNMENT: Adjourned at 7:27 PM to the next regularly scheduled meeting of Tuesday, June 11, 2013.