



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, NOVEMBER 24, 2009
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

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

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *P* *P* *P* *A* *P* *A* *P*
Speaker, Mantini, Farley, Shier Burnett, Scandura, Livengood, Delgleize

Commissioner Livengood was absent. Chair Shier Burnett arrived at 5:40 PM.

AGENDA APPROVAL – ***APPROVED 5-0-2 (Shier Burnett, Livengood - Absent)***

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. CONDITIONAL USE PERMIT NO. 09-023 (CALVARY CHAPEL OF THE HARBOUR) – Tess Nguyen, Associate Planner

Staff Presentation – NO ACTION TAKEN

A-2. CONDITIONAL USE PERMIT NO. 09-017/ENTITLEMENT PLAN AMENDMENT NO. 09-005 (AMENDMENT TO CONDITIONAL USE PERMIT NO. 93-006 – COACH'S RESTAURANT EXPANSION) – Ethan Edwards, Associate Planner

Staff Presentation – NO ACTION TAKEN

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS

Mike Adams, applicant for Calvary Chapel of the Harbour, spoke in support of Item No. A-1.

Doug Shea, representing the landlord of Peter's Landing, spoke in support of Item No. A-1.

Amber Zaky, member of Calvary Chapel of the Harbour, spoke in favor of Item No. A-1.

George Mitchell, member of Calvary Chapel of the Harbour, spoke in favor of Item No. A-1.

Richard Plummer, representing Huntington Beach Residents for a Balanced Downtown, spoke in opposition to Item No. A-2 (Coach's Restaurant Expansion).

Jeff Bergsma, applicant for Coach's Restaurant Expansion, spoke in support of Item No. A-2.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Herb Fauland, Planning Manager, reviewed the items for tonight’s meeting. He advised that there are five Late Communications for Item No. D-2 (Brethren Christian High School) and that staff is recommending this item be continued to a date uncertain.

E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Speaker spoke regarding his attendance at recent Design Review Board meetings. He noted that on November 19, 2009, the DRB approved the colors and design for the proposed Goldenwest Assisted Living Facility. He also noted that on November 12, 2009, the DRB approved two wall signs for the Visitor Information Kiosk at Pier Plaza.

F. PLANNING COMMISSION COMMENTS

Chair Shier Burnett noted that at the City Council meeting of November 16, 2009, Council upheld the Planning Commission’s denial of Huntington Shorecliffs Mobile Home Park Conversion (Tentative Tract Map No. 17296).

5:58 PM – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Farley

P P P P P A P

ROLL CALL: *Speaker, Mantini, Farley, Shier Burnett, Scandura, Livengood, Delgleize*

Commissioner Livengood was absent.

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

A. ORAL COMMUNICATIONS

Terry Crowther, resident, spoke regarding Item No. D-2 (Brethren Christian High School)

Stephen Miles, representing Miles Chen Law Group, spoke regarding Item No. D-2 (Brethren Christian High School)

B. PUBLIC HEARING ITEMS

- B-1. ZONING TEXT AMENDMENT NO. 07-001 (DESIGN REVIEW BOARD) Applicant:** City Initiated. **Request:** To amend the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to change Chapter 244 to modify the composition and scope of the Design Review Board (DRB), including associated changes to Chapters 210, 211, 212, 213 and 214 to reference Chapter 244 Design Review and amend Chapter 233 to eliminate need for signs in redevelopment project areas to be reviewed by the DRB. **Location:** Citywide. **Project Planner:** Rosemary Medel

STAFF RECOMMENDATION: Motion to: "Approve Zoning Text Amendment No. 07-001 with findings for approval (Attachment No. 1) and forward Draft Ordinances (Attachment No. 2) to the City Council for adoption."

APPROVED WITH MODIFICATIONS AND FORWARD TO THE CITY COUNCIL, 5-1-1 (Farley – No, Livengood - Absent)

- B-2. ZONING TEXT AMENDMENT NO. 09-009 (EMERGENCY SHELTERS/TRANSITIONAL HOUSING) Applicant:** City of Huntington Beach **Request:** To amend the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to establish Emergency Shelters, Supportive Housing, Target Population, and Transitional Housing within Chapter 203 Definitions, establish Supportive Housing and Transitional Housing within Chapter 204 Use Classifications, list Supportive Housing and Transitional Housing as permitted uses within Residential districts (Chapter 210), reference Emergency Shelter standards and guidelines within Chapter 211 Commercial Districts, identify Emergency Shelters as permitted uses within the Industrial districts (Chapter 212), and establish objective Emergency Shelter standards and guidelines within Chapter 230 Site Standards in order to address requirements of Senate Bill 2. **Location:** Citywide **Project Planner:** Hayden Beckman

STAFF RECOMMENDATION: Motion to: "Approve Zoning Text Amendment No. 09-009 with findings for approval (Attachment No. 1) and forward Draft Ordinances (Attachment Nos. 2-7) to the City Council for adoption."

APPROVED AND FORWARD TO THE CITY COUNCIL, 6-0-1 (Livengood - Absent)

C. CONSENT CALENDAR - NONE

D. NON-PUBLIC HEARING ITEMS

- D-1. GENERAL PLAN CONFORMANCE NO. 09-005 (DAVENPORT ISLAND STREET VACATION) Applicant:** City of Huntington Beach **Request:** To determine if the vacation of a right of way easement is in conformance with the goals, objectives, and policies of the General Plan. **Location:** Northeast of Baruna Lane and Davenport Drive **Project Planner:** Hayden Beckman

STAFF RECOMMENDATION: Motion to: "Adopt Resolution No. 1637, approving General Plan Conformance No. 09-005 with findings (Attachment Nos. 1 and 2)."

APPROVED 6-0-1 (Livengood - Absent)

- D-2. **REVIEW OF CONDITIONAL USE PERMIT NO. 08-052 (BRETHREN CHRISTIAN HIGH SCHOOL)** **Applicant:** Kevin Coleman **Request:** To review the public complaints and violations of Conditional Use Permit No. 08-052 that permitted the construction of a 27,000 sq. ft. gymnasium, assorted uses of the gymnasium, football games, up to four portable lights, and associated on-site improvements. The review may result in a scheduled public hearing to consider modifications to the conditions of approval or revocation of the entitlements. **Location:** 21141 Strathmoor Lane **Project Planner:** Jason Kelley

STAFF RECOMMENDATION: Motion to: "Direct staff to schedule a study session on January 12, 2010, and a public hearing on January 26, 2010 to consider the possible modifications to the conditions of approval or the revocation of Conditional Use Permit No. 08-052."

CONTINUED TO A DATE UNCERTAIN, 5-1-1 (Farley – No, Livengood - Absent)

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING

Scott Hess, Director of Planning - reported on the items from the previous City Council Meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING

Scott Hess, Director of Planning – 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

Vice Chair Farley congratulated Senior Deputy City Attorney Leonie Mulvihill on her new position with the City of Newport Beach.

Commissioner Scandura also congratulated Ms. Mulvihill and thanked her for her years of service to the City of Huntington Beach.

ADJOURNMENT: Adjourned at 8:10 PM to the next regularly scheduled meeting of Tuesday, December 8, 2009.