



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, OCTOBER 23, 2012
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 Peterson

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

AGENDA APPROVAL APPROVED 7-0

A. PUBLIC COMMENTS - NONE

B. PUBLIC HEARING ITEMS

Vice-Chair Bixby recused himself on Item No. B-1 due to a possible conflict of interest and left the room.

- B-1. ENTITLEMENT PLAN AMENDMENT NO. 12-007 (AMENDMENTS TO SITE PLAN, FLOOR PLANS, AND ELEVATIONS APPROVED UNDER CONDITIONAL USE PERMIT NO. 02-20/COASTAL DEVELOPMENT PERMIT NO. 02-12/SPECIAL PERMIT NO. 02-04/TENTATIVE TRACT MAP NO. 16338 - PACIFIC CITY RESIDENTIAL) Applicant and Property Owner: Chaim Elkoby, 21002 HB, LLC Request: To amend the site plan, floor plans, and elevations for a 516 unit multi-family residential development originally approved under 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 plans for the 17.23 acre residential portion only at this time. The proposed modifications include redesigning the cluster building layout, relocating the public open space from the center of the project to the northern edge of Pacific View Avenue while maintaining the previous 2.03 acre size, relocating the pedestrian corridor from the middle to the perimeter, expanding the common recreational area within the project center, rearranging the layout of the two levels of subterranean parking, and complying with the previous Special Permit requests to allow encroachments of retaining walls and private patio wall in the required perimeter residential setback areas and to exceed maximum parking ramp slopes. Access points to the project and the subterranean parking remain the same. The proposed project also includes amendments to the floor plans and elevations. Changes to the elevations, building colors and materials consist of amending the project design from traditional Mediterranean to a contemporary, modern aesthetic. Although the original project was**

approved as condominiums the applicant intends to lease the units as apartments at this time. Overall, the original count of 516 multi-family units remains the same. **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. 2012-007 with findings and suggested conditions of approval (Attachment No. 1).”

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL, 6-0-1 (BIXBY-ABSTAIN)

Vice-Chair Bixby returned to the meeting.

- B-2. MITIGATED NEGATIVE DECLARATION NO. 12-004, ZONING MAP AMENDMENT NO. 08-001, CONDITIONAL USE PERMIT NO. 08-014, COASTAL DEVELOPMENT PERMIT NO. 08-008, VARIANCE NO. 11-007, TENTATIVE PARCEL MAP NO. 11-138 (HARMONY COVE MARINA DEVELOPMENT) Applicant/Property Owner:** Joe Daichendt, Harmony Cove LLC, c/o TheoryR Properties **Request: MND:** To analyze the potential environmental impacts associated with the implementation of the proposed project and legislative amendment. **ZMA:** To amend the existing zoning designation of the land portion of the site from Residential Low Density–Coastal Zone–Flood Plain 2 (RL-CZ-FP2) to Open Space–Parks and Recreation–Coastal Zone–Flood Plain 2 (OS-PR-CZ-FP2). **CUP:** To permit the development of a 23-boat slip marina, an eating and drinking establishment with outdoor dining and alcoholic beverage sales, ancillary uses to the marina (marina office, retail/rental uses), metered parking, and outdoor display of sale and rental equipment. **CDP:** To “approve in concept” of the development of a 23-boat slip marina, an eating and drinking establishment with outdoor dining and alcoholic beverage sales, ancillary uses to the marina (marina office, retail/rental uses), metered parking, and outdoor display of sale and rental equipment. **VAR:** To permit reductions in required setbacks for buildings, rooftop mechanical equipment, backflow prevention device, trash enclosure, and reductions in minimum landscaping requirements. **TPM:** To subdivide the existing privately-owned portion of the site (1.91 acre parcel) into two parcels (0.94 acre parcel for the marina portion of the site and 0.97 acre for the land portion of the site). **Location:** 3901 Warner Avenue, 92649 (2.28-acre site on the north side of Warner Avenue, west of Weatherly Lane) **Project Planner:** Tess Nguyen

STAFF RECOMMENDATION: Motion to:

- A. “Approve Mitigated Negative Declaration No. 2012-004 with findings and mitigation measures (Attachment No. 1);”

APPROVED WITH FINDINGS AND MITIGATION MEASURES, 7-0

- B. “Approve Zoning Map Amendment No. 2008-001 with findings for approval (Attachment No. 1) by approving the draft City Council Ordinance No. ____ (Attachment No. 2) and forward to the City Council for adoption;”

APPROVED AND FORWARDED TO THE CITY COUNCIL, 7-0

- C. “Approve Conditional Use Permit No. 2008-014 and Variance No. 2011-007 as modified with findings and suggested conditions of approval (Attachment No. 1);”

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, 5-2 (BIXBY, MANTINI – NO)

- D. "Approve in Concept Coastal Development Permit No. 2008-008 as modified with findings and suggested conditions of approval (Attachment No. 1);"

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL, 7-0

- E. "Deny Tentative Parcel Map No. 2011-138 with findings (Attachment No. 1)."

DENIED WITH FINDINGS, 6-0-1 (RYAN – NO)

Commissioner Delgleize recused herself on Item No. B-3 due to a possible conflict of interest and left the room.

- B-3. **DRAFT MITIGATED NEGATIVE DECLARATION NO. 08-13, GENERAL PLAN AMENDMENT NO. 08-05, ZONING MAP AMENDMENT NO. 08-05, TENTATIVE TRACT MAP NO. 17238, CONDITIONAL USE PERMIT NO. 08-26 (LAMB RESIDENTIAL SUBDIVISION)** **Applicant:** Michael Adams, Michael C. Adams Associates, and Thomas Grable, Tri Pointe Homes, LLC **Property Owner:** Fountain Valley School District **Request:** **MND:** To analyze the potential environmental impacts associated with the implementation of the proposed project. **GPA:** To amend the existing Land Use Element designation of an approximately 11.65-acre site from Public with an underlying designation of Residential Low Density (P-RL) to Residential Low Density (RL-7), which allows a maximum density of seven units per net acre. **ZMA:** To amend the existing zoning designation of an approximately 11.65-acre site from Public-Semipublic (PS) to Residential Low Density (RL) to be consistent with the proposed General Plan Land Use Element designation. **TTM/CUP:** To permit (a) the subdivision of an approximately 11.65-acre site to accommodate 81 numbered lots with reduced lot sizes for new detached single-family homes and eight lettered lots A-H for streets with reduced widths and landscaping; and (b) development of an 81 unit single-family residential subdivision proposed as a Planned Unit Development (PUD) with varying lot sizes (min. 3,659 square feet, max. 6,695 square feet) that average approximately 3,600 square feet (45 feet wide by 80 feet deep) in lieu of the minimum 6,000 square feet and 60 feet wide standard for RL (Residential Low Density) lots, including associated infrastructure and site improvements, and mutual benefits that include offsite sewer, water and storm drain improvements. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/ privacy issues, such as window alignments, building pad height, and floor plan layout. **Location:** 10251 Yorktown Avenue, 92646 (north side of Yorktown Avenue, east of Brookhurst Street) **Project Planner:** Jane James

STAFF RECOMMENDATION: Motion to:

- A. "Approve Mitigated Negative Declaration No. 08-13 with findings and mitigation measures (Attachment No. 1);"

APPROVED WITH FINDINGS AND MITIGATION MEASURES, 5-1-1 (BIXBY – NO, DELGLEIZE – ABSTAIN)

- B. "Approve General Plan Amendment No. 08-05 by approving draft City Council Resolution No. _____ (Attachment No. 7) and forward to the City Council for adoption;"

APPROVED AND FORWARDED TO THE CITY COUNCIL, 5-1-1 (BIXBY – NO, DELGLEIZE – ABSTAIN)

- C. "Approve Zoning Map Amendment No. 08-05 with findings (Attachment No. 1) by approving draft City Council Ordinance No. _____ (Attachment No. 8) and forward to the City Council for adoption;"

APPROVED WITH FINDINGS AND FORWARDED TO THE CITY COUNCIL, 5-1-1 (BIXBY – NO, DELGLEIZE – ABSTAIN)

- D. "Approve Tentative Tract Map No. 17238 with findings and suggested conditions of approval (Attachment No. 1);"

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL, 5-1-1 (BIXBY – NO, DELGLEIZE – ABSTAIN)

- E. "Approve Conditional Use Permit No. 08-26 with findings and suggested conditions of approval (Attachment No. 1)."

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL, 5-1-1 (BIXBY – NO, DELGLEIZE – ABSTAIN)

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED January 24, 2012

RECOMMENDED ACTION: Motion to: "Approve the January 24, 2012, Planning Commission Minutes as submitted."

APPROVED AS SUBMITTED, 5-0-2 (DELGLEIZE, FRANKLIN – ABSTAIN)

C-2. PLANNING COMMISSION MINUTES DATED March 13, 2012

RECOMMENDED ACTION: Motion to: "Approve the March 13, 2012, Planning Commission Minutes as submitted."

APPROVED AS SUBMITTED, 5-0-2 (DELGLEIZE, FRANKLIN – ABSTAIN)

C-3. PLANNING COMMISSION MINUTES DATED March 15, 2012

RECOMMENDED ACTION: Motion to: "Approve the March 15, 2012, Planning Commission Minutes as submitted."

APPROVED AS SUBMITTED, 5-0-2 (DELGLEIZE, FRANKLIN – ABSTAIN)

C-4. PLANNING COMMISSION MINUTES DATED March 27, 2012

RECOMMENDED ACTION: Motion to: "Approve the March 27, 2012, Planning Commission Minutes as submitted."

APPROVED AS SUBMITTED, 5-0-2 (DELGLEIZE, FRANKLIN – ABSTAIN)

C-5. PLANNING COMMISSION MINUTES DATED April 24, 2012

RECOMMENDED ACTION: Motion to: "Approve the April 24, 2012, Planning Commission Minutes as submitted."

APPROVED AS SUBMITTED, 5-0-2 (DELGLEIZE, FRANKLIN – ABSTAIN)

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

Jane James, 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

Commissioner Bixby reported that he attended the community meeting on the 7-Eleven Alcohol Conditional Use Permit. He also asked staff to work on providing digital plans in lieu of paper plans.

Commissioner Ryan reported that he went to the Farmer's Market at Peter's Landing and recommended it.

Chair Mantini thanked staff for their efforts on tonight's public hearing items.

ADJOURNMENT: Adjourned at 10:23 PM to the next regularly scheduled meeting of Tuesday, November 13, 2012.