



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, OCTOBER 9, 2012
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: **A** **P** **P** **A** **P** **A** **P**
Shier Burnett, Peterson, Bixby, Mantini, Delgleize, Franklin, Ryan

Commissioners Shier Burnett and Franklin were absent.

Commissioner Shier Burnett arrived at 5:37 PM.

AGENDA APPROVAL

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1-a. ENVIRONMENTAL IMPACT REPORT NO. 09-001 (CIRCULATION ELEMENT UPDATE) – Ricky Ramos, Senior Planner

Staff Presentation - NO ACTION TAKEN

A-1-b. GENERAL PLAN AMENDMENT NO. 11-001 (CIRCULATION ELEMENT UPDATE) – Ricky Ramos, Senior Planner

Staff Presentation - NO ACTION TAKEN

A-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 DEVELOPMENT) – Tess Nguyen, Associate Planner

Staff Presentation - NO ACTION TAKEN

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS - NONE

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Herb Fauland, Planning Manager, reported that there is one Late Communication for Public Hearing Item no. B-1.

Scott Hess, Director of Planning and Building, stated that Mr. Fauland would be presenting Public Hearing Item No. B-1.

E. PLANNING COMMISSION COMMITTEE REPORTS - NONE

F. PLANNING COMMISSION COMMENTS - NONE

6:00 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE- Led by Commissioner Shier Burnett

P P P P P A P

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

Commissioner Franklin was absent.

AGENDA APPROVAL APPROVED 6-0-1 (FRANKLIN – ABSENT)

A. PUBLIC COMMENTS

There was one speaker who addressed the commission regarding neighborhood compatibility in new developments.

B. PUBLIC HEARING ITEMS

B-1. MITIGATED NEGATIVE DECLARATION NO. 08-12, GENERAL PLAN AMENDMENT NO. 08-04, ZONING MAP AMENDMENT NO. 08-04, TENTATIVE TRACT MAP NO. 17239, CONDITIONAL USE PERMIT NO. 08-25 (WARDLOW 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 8.35-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 8.35-acre site from Public-Semipublic (PS) to Residential Low Density (RL) to be consistent with the proposed General Plan Land Use Element designation. **TTM:** To subdivide approximately 8.35 acres of the subject property to accommodate 49 numbered lots with varying lot sizes for new detached single-family homes and seven lettered lots A-G for streets with standard and reduced widths, landscaped areas, and a public parking lot to be dedicated to the City for Wardlow Park. **CUP:** To permit the development of a 49 unit single-family residential subdivision proposed as a Planned Unit Development (PUD) with varying lot sizes (min. 4,152 square feet, max. 5,864 square feet) that average approximately 4,250 square feet (50 feet wide by 85 feet deep) and associated infrastructure and site improvements, including offsite sewer, water and storm drain improvements and development of an approximately 0.82 acre portion of land for the construction of an 80-space public parking lot. 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:** 9191 Pioneer Drive, 92646 (north side of Pioneer Drive, east of Magnolia Avenue) **Project Planner:** Andrew Gonzales

STAFF RECOMMENDATION: Motion to:

- A. “Approve Mitigated Negative Declaration No. 08-12 with findings and mitigation measures (Attachment No. 1);”

***APPROVED WITH FINDINGS AND MITIGATION MEASURES, 6-0-1
(FRANKLIN – ABSENT)***

- B. “Approve General Plan Amendment No. 08-04 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, 6-0-1 (FRANKLIN – ABSENT)

- C. “Approve Zoning Map Amendment No. 08-04 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, 6-0-1 (FRANKLIN – ABSENT)

- D. “Approve Tentative Tract Map No. 17239 with findings and suggested conditions of approval (Attachment No. 1);”

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL, 6-0-1 (FRANKLIN – ABSENT)

- E. “Approve Conditional Use Permit No. 08-25 with findings and suggested conditions of approval (Attachment No. 1).”

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL, 6-0-1 (FRANKLIN – ABSENT)

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED January 10, 2012

RECOMMENDED ACTION: Motion to: “Approve the January 10, 2012, Planning Commission Minutes as submitted.”

APPROVED AS SUBMITTED, 6-0-1 (FRANKLIN – ABSENT)

C-2. PLANNING COMMISSION MINUTES DATED February 14, 2012

RECOMMENDED ACTION: Motion to: “Approve the February 14, 2012, Planning Commission Minutes as submitted.”

APPROVED AS SUBMITTED, 6-0-1 (FRANKLIN – ABSENT)

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 Delgleize noted that she had recently attended the farmer’s market at Peter’s Landing and recommended it to her fellow commissioners.

Commissioner Ryan echoed Commissioner Delgleize’s comments.

Scott Hess, Director of Planning and Building, thanked Andrew Gonzales, Associate Planner, for his work on Item No. B-1 and thanked him for his years of service with the city.

Vice-Chairr Bixby concurred with Mr. Hess’s comments.

Chair Mantini thanked staff for their work on Item No. B-1.

ADJOURNMENT: Adjourned at 8:33 PM to the next regularly scheduled meeting of Tuesday, October 23, 2012.