



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, SEPTEMBER 22, 2009
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:00 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

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

Commissioner Mantini arrived at 5:05 PM.

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

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

- A-1. ENVIRONMENTAL IMPACT REPORT NO. 08-008/GENERAL PLAN AMENDMENT NO. 08-002/ZONING MAP AMENDMENT NO. 08-002/ZONING TEXT AMENDMENT NO. 08-002 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN) – Rosemary Medel, Associate Planner**

Staff Presentation – NO ACTION TAKEN

- A-2. ENTITLEMENT PLAN AMENDMENT NO. 07-001 (PIERSIDE PAVILION – REVISED MIX OF USES) – Rami Talleh, Senior Planner**

Staff Presentation – NO ACTION TAKEN

- A-3. ZONING MAP AMENDMENT NO. 06-003/ANNEXATION NO. 06-002/MITIGATED NEGATIVE DECLARATION NO. 08-017 (GOODELL PROPERTY PRE-ZONING/ANNEXATION) – Jennifer Villasenor, Associate Planner**

Staff Presentation – NO ACTION TAKEN

- A-4. ZONING TEXT AMENDMENT NO. 09-006 (RELIGIOUS ASSEMBLY – COMMERCIAL VISITOR – SERVING ZONE) – Rosemary Medel, Associate Planner**

Staff Presentation – NO ACTION TAKEN

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS

Roy Reynolds of PRT Strategies spoke regarding Item No. A-1 (Beach and Edinger Corridors) and mass transit.

Gerald Chapman, Bolsa Chica Land Trust, spoke regarding Item No. A-3 (Goodell Property) and Item No. A-1 (Beach and Edinger Corridors)

Scott Seaton, Peter's Landing Marina Manager, spoke regarding Item No. A-4 (Religious Assembly).

Howard Burns, resident, spoke regarding Item No. A-1 (Beach and Edinger Corridors).

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Herb Fauland

Herb Fauland, Planning Manager, reviewed the items for tonight's meeting. He advised that there is one Late Communication for Item No. B-1 and five Late Communications for Item No. B-2. Senior Planner Rami Talleh gave a brief overview of the Late Communications for Item No. B-2.

Chair Shier Burnett asked if Item No. B-2 could be continued if needed and Mr. Talleh said yes.

E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Mantini noted that there will be an Orange County Transit Authority meeting regarding the expansion of the 405 freeway, to be held at the city's Central Library on September 23, 2009 from 6:00-8:00 PM.

F. PLANNING COMMISSION COMMENTS

Vice Chair Farley noted that on September 11, 2009, he appealed the Environmental Assessment Committee's environmental review determination of a Mitigated Negative Declaration for "The Ridge".

6:37 PM – RECESS FOR DINNER

7:05 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Farley

P P P P P P P

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

AGENDA APPROVAL – APPROVED 7-0

A. ORAL COMMUNICATIONS - NONE

B. PUBLIC HEARING ITEMS

B-1. ZONING TEXT AMENDMENT NO. 09-001 (FLOOD ORDINANCE REVISIONS)

Applicant: City of Huntington Beach **Request:** To amend Chapter 222 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to bring it into compliance with Federal Emergency Management Agency (FEMA) requirements. The proposed amendment would, among others, clarify and supplement definitions and standards of construction. **Location:** Citywide **Project Planner:** Ricky Ramos

STAFF RECOMMENDATION: Motion to "Approve Zoning Text Amendment No. 09-001 with findings (Attachment No.1) and forward the draft ordinance (Attachment No. 2) to the City Council for adoption."

APPROVED AND FORWARD TO THE CITY COUNCIL, 7-0

B-2. TENTATIVE TRACT MAP NO. 17296 (HUNTINGTON SHORECLIFFS MOBILE HOME PARK CONVERSION) Applicant: Boyd Hill, Hart, King & Coldren **Request:** To a) subdivide approximately 39.2 acres into 309 numbered lots and 31 lettered lots for purposes of converting an existing 304 space for-rent mobile home park into 309 lots for ownership purposes and b) create five additional lots for mobile home coaches, increasing the total number of units from 304 to 309. The applicant proposes to convert the for-rent park to enable the existing park residents to purchase their own lots. The project also includes an appeal filed by the applicant of the applicable code requirements. **Location:** 20701 Beach Blvd., 92648 (west side of Beach Blvd., south of Indianapolis Ave.) **Project Planner:** Rami Talleh

STAFF RECOMMENDATION: Motion to: “Deny Tentative Tract Map No. 17296 with findings for denial (Attachment No. 1).”

DENIED WITH FINDINGS, 7-0

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED AUGUST 11, 2009

RECOMMENDED ACTION: Motion to: “Approve the August 11, 2009, Planning Commission Minutes as submitted.”

APPROVED AS SUBMITTED, 5-0-2 (Speaker, Shier Burnett –Abstain)

D. NON-PUBLIC HEARING ITEMS - NONE

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 - NONE

F. PLANNING COMMISSION ITEMS

F-1. PLANNING COMMISSION REQUEST ITEMS - NONE

F-2. PLANNING COMMISSION COMMENTS

The Planning Commission congratulated Chair Shier Burnett on the recent birth of her daughter.

ADJOURNMENT: Adjourned at 8:45 PM to the special meeting of Tuesday, October 6, 2009.