



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, SEPTEMBER 28, 2010
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* *P* *P* *P* *P*
Mantini, Scandura, Speaker, Farley, Shier Burnett, Delgleize, Livengood

AGENDA APPROVAL – APPROVED 7-0

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

- A-1. GENERAL PLAN AMENDMENT NO. 10-002/ZONING TEXT AMENDMENT NO. 10-002/ZONING MAP AMENDMENT NO. 10-001/LOCAL COASTAL PROGRAM AMENDMENT NO. 10-001/ANNEXATION NO. 10-001/DRAFT NEGATIVE DECLARATION NO. 10-005 (SUNSET BEACH SPECIFIC PLAN AND ANNEXATION) – Mary Beth Broeren, Planning Manager**

Staff Presentation – NO ACTION TAKEN

- A-2. GENERAL PLAN CONFORMANCE NO. 10-004 (DISPOSITION OF SEVEN SURPLUS CITY PARCELS) – Rosemary Medel, Associate Planner**

Staff Presentation – NO ACTION TAKEN

B. STUDY SESSION ITEMS

- B-1 CONDITIONAL USE PERMIT NO. 08-052 (BRETHREN CHRISTIAN HIGH SCHOOL UPDATE) – Jason Kelley, Senior Planner**

Staff Presentation – NO ACTION TAKEN

C. PUBLIC COMMENTS – Regarding Project Review and Study Session portions of Meeting

Two speakers addressed the Planning Commission regarding Item No. SS B-1.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Herb Fauland, Planning Manager, reviewed the items for tonight's meeting. He noted that there is one Late Communication for Item No. B-1 and three Late Communications for Item No. B-2.

E. PLANNING COMMISSION COMMITTEE REPORTS – NONE

F. PLANNING COMMISSION COMMENTS

Commissioner Livengood asked staff for to report on a proposal for a WalMart at Edinger Avenue and Goldenwest Street. Scott Hess, Director of Planning and Building, stated that no proposal has been submitted.

6:15 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Livengood

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

AGENDA APPROVAL

ON A MOTION BY LIVENGOOD, SECONDED BY SCANDURA, ITEM NOS. C-1 AND D-1 WERE MOVED AHEAD OF ITEM NO. B-1 – APPROVED 7-0

THE ACTION AGENDA WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

A. ORAL COMMUNICATIONS - NONE

B. PUBLIC HEARING ITEMS

B-1. APPEAL OF ZONING ADMINISTRATOR’S APPROVAL OF CONDITIONAL USE PERMIT NO. 10-017 (PIERSIDE PAVILLION CARTS) Applicant: Michael Adams, Michael C. Adams Associates Property Owner: Joe Daichendt, Pierside Pavilion LLC Request: To permit the establishment and operation of 18 carts and kiosks within the Pierside Pavilion development along Main Street (public property) and Pacific Coast Highway (private property). This request was approved by the Zoning Administrator on June 16, 2010. Location: 300 Pacific Coast Highway, 92648 (northeast corner of Pacific Coast Highway and Main Street) Project Planner: Ethan Edwards

STAFF RECOMMENDATION: Motion to: “Approve Conditional Use Permit No. 10-017 with suggested findings and conditions of approval (Attachment No. 1).”

APPROVED WITH MODIFIED FINDINGS AND MODIFIED CONDITIONS, 7-0

B-2. GENERAL PLAN AMENDMENT NO. 10-002/ZONING TEXT AMENDMENT NO. 10-002/ZONING MAP AMENDMENT NO. 10-001/LOCAL COASTAL PROGRAM AMENDMENT NO. 10-001/ANNEXATION NO. 10-001/DRAFT NEGATIVE DECLARATION NO. 10-005 (SUNSET BEACH SPECIFIC PLAN AND ANNEXATION)

Applicant: The City of Huntington Beach **Property Owner:** Various **Request:** **Annexation No. 10-001** is a City-initiated proposal to annex the approximately 134 acre unincorporated Sunset Beach community to the City of Huntington Beach. The property is currently located within the jurisdiction of the County of Orange. **General Plan Amendment No. 10-002** is a request to amend the General Plan Land Use Map (Figure LU-5) to establish General Plan land use designations for the Sunset Beach area as follows - approximately 22.3 acres for Residential High Density-30, 9.2 acres for Visitor Serving Commercial-Mixed Use Overlay, 13.0 acres for Public, 3.4 acres for Open Space-Water Recreation and 57.7 acres for Open Space-Shoreline. The remainder of the area is right-of-way. The entire area would also have a Specific Plan Overlay. The General Plan Amendment would designate the Sunset Beach area as Subarea 4L on the Community District and Subarea Schedule (Figure LU-6 and Table LU-4) and would amend Table LU-3 to add a reference to "specific plans" for the Mixed Use Overlay. In addition, the General Plan Amendment would update figures to reflect the change in the City's boundary, would make minor wording changes to the Utility Element and would update the Recreation and Community Services Element to reflect updated recreational amenity information. **Zoning Text Amendment No. 10-002** is a request to create the Sunset Beach Specific Plan (Specific Plan 17) that will provide development standards for the Specific Plan area. The Sunset Beach area is currently governed by a County of Orange Sunset Beach Specific Plan. **Zoning Map Amendment No. 10-001** is a request to amend the City of Huntington Beach Zoning Map to pre-zone the Sunset Beach area with the Sunset Beach Specific Plan. **Local Coastal Program Amendment No. 10-001** is a request to amend the City of Huntington Beach Local Coastal Program Land Use Plan and Implementation Plan to: 1) amend the certified Land Use Plan (Figure C-5) to establish City Land Use Designations for the Sunset Beach area consistent with the General Plan Land Use Designations described above, including designating it as Subarea 4L on the Community District and Subarea Schedule (Figure C-10 and Table C-2); 2) amend Land Use Plan Table C-1 to add a reference to "specific plans" for the Mixed Use Overlay; 3) amend various text sections of the Land Use Plan to include descriptions of the Sunset Beach area and update the figures to reflect the change in City boundary; and 4) amend the Implementation Plan to reflect the Zoning Map Amendment and Zoning Text Amendment described above. **Draft Negative Declaration No. 10-005** analyzes the potential environmental impacts associated with the General Plan Amendment, Zoning Text Amendment, pre-zoning, Local Coastal Program Amendment and annexation of Sunset Beach. **Location:** Unincorporated Sunset Beach, located between Warner Avenue and Anderson Street on either side of Pacific Coast Highway, including the beach area **Project Planner:** Mary Beth Broeren

STAFF RECOMMENDATION: Motion to:

- A. "Approve Negative Declaration No. 10-005 with findings (Attachment No. 1)."

APPROVED WITH MODIFICATIONS AND FORWARD TO THE CITY COUNCIL, 7-0

- B. "Approve General Plan Amendment No. 10-002 by approving the Draft City Council Resolution No. ____ (Attachment No. 2) and forward to the City Council for adoption."

APPROVED AND FORWARD TO THE CITY COUNCIL, 7-0

- C. "Approve Zoning Text Amendment No. 10-002 with findings for approval (Attachment No. 1) by approving the Draft City Council Resolution No. ____ (Attachment No. 3) and forward to the City Council for adoption."

APPROVED WITH MODIFICATIONS AND FORWARD TO THE CITY COUNCIL, 7-0

- D. "Approve Zoning Map Amendment No. 10-001 with findings for approval (Attachment No. 1) and forward Draft Ordinance (Attachment No. 4) to the City Council for adoption."

APPROVED AND FORWARD TO THE CITY COUNCIL, 7-0

- E. "Approve Local Coastal Program Amendment No. 10-001 with findings for approval (Attachment No. 1) by approving the Draft City Council Resolution No. ____ (Attachment No. 5) and forward to the City Council for adoption."

APPROVED AND FORWARD TO THE CITY COUNCIL, 7-0

- F. "Approve Annexation No. 10-001 as a minute action and forward recommendation to the City Council."

APPROVED AND FORWARD TO THE CITY COUNCIL, 6-1 (Farley - No)

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED AUGUST 10, 2010

RECOMMENDED ACTION: Motion to: "Approve the August 10, 2010, Planning Commission Minutes as submitted."

APPROVED AS SUBMITTED, 6-0-1 (Scandura– Abstain)

D. NON-PUBLIC HEARING ITEMS

- D-1. GENERAL PLAN CONFORMANCE NO. 10-004 (DISPOSITION OF SEVEN SURPLUS CITY PARCELS) Applicant: Economic Development Department, City of Huntington Beach Property Owner: City of Huntington Beach Request: To determine that the disposition of 7 City owned surplus parcels are in conformance with the goals, objectives, and policies of the General Plan. Location: 7752 Alhambra (APN: 142-103-02), 7802 Alhambra (APN: 142-103-05), 7882 Alhambra (APN: 142-103-20), 7761 Garfield (APN: 159-121-20), 19002 Delaware (APN: 159-151-15), Alhambra Street (APN: 024-206-13), 18451 Patterson Lane (APN: 157-341-22) Huntington Beach, CA 92648 Project Planner: Rosemary Medel**

STAFF RECOMMENDATION: Motion to "Adopt Resolution No. 1647, approving General Plan Conformance No. 10-004 with findings (Attachment Nos.1 and 2)."

APPROVED 7-0

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 Scandura expressed condolences to the family and friends of Cody Kessler, a recently deceased Huntington Beach teenager.

ADJOURNMENT: Adjourned at 9:50 PM to the next regularly scheduled meeting of October 26, 2010.

NOTE: The Planning Commission meeting of October 12, 2010, is tentatively scheduled to be canceled.