



# **ACTION AGENDA**

## **HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, FEBRUARY 8, 2005**  
**HUNTINGTON BEACH CIVIC CENTER**  
**2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648**

**4:30 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)**

### **CALL PLANNING COMMISSION MEETING TO ORDER**

**ROLL CALL:**      *A*      *P*      *P*      *P*      *P*      *P*      *P*  
*Dwyer, Scandura, Dingwall, Ray, Livengood, Burnett, Fuhrman*  
*Commissioner Livengood arrived at 5:00 p.m.*

### **AGENDA APPROVAL**

#### **A.      STUDY SESSION ITEMS**

**A-1.      INTRODUCTION OF PLANNING DEPARTMENT STAFF – Herb Fauland**

*STAFF INTRODUCTIONS*

**A-2.      PARK AVENUE MARINA – Paul DaVeiga**

*STAFF PRESENTATION – NO ACTION TAKEN*

**A-3.      DOWNTOWN PARKING MASTER PLAN ANNUAL REVIEW – Ron Santos**

*STAFF PRESENTATION – NO ACTION TAKEN*

**A-4.      BROWN ACT/PROPOSITION 59 – Leonie Mulvihill**

*STAFF PRESENTATION – NO ACTION TAKEN*

**A-5.      LEAGUE OF CALIFORNIA CITIES PLANNERS INSTITUTE – Steve Ray**

*COMMISSION DISCUSSION*

#### **B.      AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Herb Fauland**

Herb Fauland identified the items scheduled for public hearing and informed the Commission that no new information was received on either item.

#### **C.      PLANNING COMMISSION COMMITTEE REPORTS - NONE**

#### **D.      PUBLIC COMMENTS – Regarding Study Session portion of Meeting**

One speaker provided comments on Item No. A-2 (Park Avenue Marina).

**6:30 P.M. – RECESS FOR DINNER**

**PLEDGE OF ALLEGIANCE**

**CALL PLANNING COMMISSION MEETING TO ORDER**

**A P P P P P P**

**ROLL CALL: Dwyer, Scandura, Dingwall, Ray, Livengood, Burnett, Fuhrman**

**AGENDA APPROVAL – APPROVED, 6-0-1 (DWYER-ABSENT)**

**A. ORAL COMMUNICATIONS**

One speaker provided comments on Public Hearing Item No. B-2 (Downtown Specific Plan Timeshares), and one speaker provided comments on condominium conversions.

**B. PUBLIC HEARING ITEMS**

**B-1. ANNUAL REVIEW OF THE HOLLY-SEACLIFF DEVELOPMENT AGREEMENT**

**(NO. 90-1) COMPLIANCE REPORT** Applicant: City of Huntington Beach

Request: Annual review of the Holly-Seacliff Development Agreement

Compliance Report. Location: Approximately 490 acres located between Ellis Avenue on the north, Huntington Street on the east, Edwards Street on the west, and the Seacliff Golf Course on the South. **Project Planner: Mary Beth Broeren**

**STAFF RECOMMENDATION:** Motion to: “Determine that the Developer is in compliance with the Holly Seacliff Development Agreement, approve the 2004 Compliance Report and forward to the City Council for review and acceptance.”

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

**B-2. GENERAL PLAN AMENDMENT NO. 03-03, LOCAL COAST PROGRAM AMENDMENT NO. 03-02, ZONING TEXT AMENDMENT NO. 03-03**

**(DOWNTOWN SPECIFIC PLAN-TIMESHARES):** Applicant: Robert Mayer Corp., Shawn Milbern Request: To amend the Huntington Beach General Plan Land Use Element, Huntington Beach Coastal Element (Local Coastal Program), and Downtown Specific Plan (DTSP) to permit “timeshares” as an allowed use subject to a conditional use permit from the Planning Commission within District 7 (Visitor-Serving Commercial) and District 9 (Commercial Recreation) of the Downtown Specific Plan. Location: Downtown Specific Plan District 7 & 9 Commercial Visitor District (north side of Pacific Coast Highway between Beach Blvd. and First Street.) **Project Planner: Rosemary Medel**

**STAFF RECOMMENDATION:** Motion to: A) “Recommend approval of General Plan Amendment No. 03-03 by approving the draft Resolution and forward to the City Council for adoption;” B) “Recommend approval of Zoning Text Amendment No. 03-03 with findings by approving the draft Ordinances and forward to the City Council for adoption;” and C) “Recommend approval of Local Coastal Program Amendment No. 03-02 with findings by approving the draft Resolution and forward to the City Council for adoption.”

***APPROVED WITH ADDITIONAL TEXT AND FORWARD TO THE CITY COUNCIL, 6-1-1 (Dingwall-No, Dwyer-Absent)***

C. **CONSENT CALENDAR – NONE.**

D. **NON-PUBLIC HEARING ITEMS – NONE.**

E. **PLANNING COMMISSION ITEMS**

E-1. **PLANNING COMMISSION REQUEST ITEMS – NONE.**

E-2. **PLANNING COMMISSION COMMENTS**

**Commissioner Dwyer** – Absent.

**Commissioner Scandura** – stated that he was proud of the hotel development in the City, but identified a need to diversify the City’s stock in hotel rooms by encouraging development of more moderately priced hotels for families, senior citizens and business travelers. He voiced concerns about competing with neighboring coastal communities to attract high scale hotels and suggested that the City pay attention to quality, mid-priced hotels such as Embassy Suites, Homewood Suites, etc.

**Commissioner Dingwall** – None.

**Commissioner Ray** – thanked the Commission and staff for a great discussion. He discussed public hearing procedure and guidelines within Robert’s Rules of Order, including the proper way to make an amendment, calling for a vote, objecting to a call for a vote, asking questions, and the number of amendments allowable for a motion on the floor. He also stressed the importance of Commissioner’s using the call button when they wish to be recognized by the Chair.

**Commissioner Livengood** – requested that staff provide a status report on the residential development at Ellis Avenue and Beach Blvd. Staff responded that an update on the project is provided in the City Administrator’s Newsletter and will be forwarded to the Commission.

**Commissioner Burnett** – stated that she was pleased with timeshare opportunities in the City.

**Commissioner Fuhrman** – referred to Robert’s Rules of Order and the voting process, voicing concerns about final action being taken on Public Hearing Item No. 2 (timeshares within the Downtown Specific Plan) without considering certain amendments to the request discussed during the hearing. He also voiced concerns about late delivery of the staff report and how certain information provided within it raised questions related to the City’s hotel base. He appreciated the Commission looking at new ideas and staying focused during the timeshare discussion.

**F. PLANNING ITEMS**

**F-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING**

**Scott Hess, Planning Manager** – reported that no Planning Department items were heard before the City Council on February 7, 2005.

**F-2. CITY COUNCIL ITEMS FOR THE NEXT MEETING**

**Scott Hess, Planning Manager** – reported on the Planning Department items scheduled before the City Council on February 22, 2005.

**F-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING**

**Herb Fauland, Principal Planner** – reminded the Commission that the regular meeting of February 23, 2005 has been cancelled, and reported on the items scheduled for March 8, 2005.

**ADJOURNMENT:** Adjourned at 10:00 p.m. to the next regularly scheduled meeting of March 8, 2005. The February 23, 2005 meeting has been canceled.