



# **ACTION AGENDA HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, AUGUST 8, 2006  
HUNTINGTON BEACH CIVIC CENTER  
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648**

**6:00 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)**

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

**ROLL CALL:**      P      A      P      A      P      P      P  
*Burnett, Livengood, Scandura, Dingwall, Ray, Horgan, Dwyer*  
*Chair Dingwall had an excused absence*  
*Commissioner Livengood arrived at 6:05 pm*

## **AGENDA APPROVAL - APPROVED 5-0-2 (Dingwall, Livengood - Absent)**

- A.    PROJECT REVIEW (FUTURE AGENDA ITEMS) - NONE**
- B.    STUDY SESSION ITEMS - NONE**
- C.    AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Herb Fauland**
- D.    PLANNING COMMISSION COMMITTEE REPORTS:**

Commissioner Ray stated he would like to move forward with the Major Projects Review Process committee meetings.

Commissioner Horgan advised she would like to set up another Green Building subcommittee meeting.

- E.    PUBLIC COMMENTS - NONE**
- F.    PLANNING COMMISSION COMMENTS:**

Commissioner Burnett directed the Commissioners to read a late communication regarding Green Building.

Commissioner Scandura advised the Commissioners to use discretion when speaking with members of the press.

**6:30 P.M. – RECESS FOR DINNER**

**7:00 P.M. – COUNCIL CHAMBERS**

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

**PLEDGE OF ALLEGIANCE – Led by Commissioner Ray**

**ROLL CALL:**      P      P      P      A      P      P      P  
*Burnett, Livengood, Scandura, Dingwall, Ray, Horgan, Dwyer*

**AGENDA APPROVAL – THE PLANNING COMMISSION VOTED TO MOVE D-1 TO THE BEGINNING OF THE AGENDA, APPROVED 6-0-1 (Dingwall-Absent)**

THE ACTION AGENDA WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER

**A. ORAL COMMUNICATIONS:**

Three speakers provided comments supporting Item D-2, General Plan Conformance No. 06-01.

**B. PUBLIC HEARING ITEMS:**

- B-1. ANNUAL REVIEW AND MONITORING REPORT – DOWNTOWN PARKING MASTER PLAN (Continued from July 25, 2006, with public hearing to be open): Applicant: City of Huntington Beach Planning Department Request: Annual review of the Downtown Parking Master Plan, documenting building activity and land use changes between June 1, 2004 and June 1, 2005 Location: Downtown Specific Plan area (generally bounded by Pacific Coast Highway, Sixth Street, Acacia Avenue and Second Street) Project Planner: Ron Santos**

**STAFF RECOMMENDATION:** Motion to: “Accept as adequate and complete the annual review and monitoring report of the Downtown Parking Master Plan and forward to the City Council for their review.”

***APPROVED AND FORWARD TO THE CITY COUNCIL, 5-0-2 (Burnett – Abstain, Dingwall – Absent)***

- B-2a. ENVIRONMENTAL IMPACT REPORT NO. 05-01 (NEWLAND STREET RESIDENTIAL): Applicant: WL Direct Huntington Beach, LLC Request: EIR: To analyze the potential environmental impacts associated with the implementation of the proposed project. Location: 21471 Newland Street (northwest corner of the Newland Street/Hamilton Avenue intersection). Project Planner: Jane James**

**STAFF RECOMMENDATION:** Motion to: “Certify EIR No. 05-01 because it adequately analyzes the potential environmental impacts associated with the project, identifies project alternatives and mitigation measures to lessen the project’s impacts consistent with General Plan policies and has been prepared in accordance with the California Environmental Quality Act (CEQA).”

***CERTIFIED EIR IN ACCORDANCE WITH CEQA, 6-0-1 (Dingwall Absent)***

**B-2b. GENERAL PLAN AMENDMENT NO. 04-04/ ZONING MAP AMENDMENT NO. 04-01/ TENTATIVE TRACT MAP NO. 16733/ CONDITIONAL USE PERMIT NO. 04-32 (NEWLAND STREET RESIDENTIAL): Applicant:** WL Direct Huntington Beach, LLC **Request:** **GPA:** To amend the General Plan Land Use designation on 23.1 acres from the current I-F2-d (Industrial – 0.5 Floor Area Ratio – Design Overlay) to the proposed RM (Medium Density Residential) designation. **ZMA:** To amend the Zoning designation from the current IL-O-FP2 (Limited Industrial – Oil District Overlay – Flood Plain) to the proposed RM-FP2 (Medium Density Residential – Flood Plain). **TTM:** To subdivide the property into 21 numbered lots for multi-family residential development and nine lettered lots for private streets, sidewalks, open space, and parkway landscaping. **CUP:** To develop and construct a 204 unit multi-family residential project that a) Abuts an arterial street; b) Includes a dwelling unit more than 150 feet from a public street; c) Includes buildings exceeding 25 feet in height; d) Includes retaining walls up to four feet, six inches in height in lieu of a maximum height of two feet on pads raised approximately three to five feet above existing grade to comply with FEMA floodplain requirements; and e) Includes an eight foot high wall within 11 to 13 feet of the front property line in-lieu of the minimum 15 foot setback required. The proposed project includes dedication and improvement of a 2.0 acre public park. The existing recreational vehicle and boat storage yard on 4.5 acres of the property would be removed. **Location:** 21471 Newland Street (northwest corner of the Newland Street/Hamilton Avenue intersection). **Project Planner:** Jane James

**STAFF RECOMMENDATION:** Motion to:

- A. “Approve General Plan Amendment No. 04-04 by approving the draft City Council Resolution and forward to the City Council for adoption.”
- B. “Approve Zoning Map Amendment No. 04-01 with findings for approval and forward the draft Ordinance to the City Council for adoption.”
- C. “Approve Tentative Tract Map No. 16733 and Conditional Use Permit No. 04-32 with findings and suggested conditions of approval.”
- D. “Approve CEQA Statement of Findings and Fact with a Statement of Overriding Considerations.”

***APPROVED GPA/ZMA AND FORWARD TO THE CITY COUNCIL, 6-0-1 (Dingwall - Absent)***

***APPROVED TTM, CUP AND CEQA STATEMENT OF FINDINGS AND FACTS WITH STATEMENT OF OVERRIDING CONSIDERATIONS, 6-0-1 (Dingwall – Absent)***

**C. CONSENT CALENDAR**

**C-1. PLANNING COMMISSION MINUTES DATED APRIL 25, 2006**

**RECOMMENDED ACTION:** Motion to: “Approve the April 25, 2006, Planning Commission Minutes as submitted.”

***APPROVED WITH MODIFICATIONS, 6-0-1 (Dingwall – Absent)***

**D. NON-PUBLIC HEARING ITEMS:**

- D-1. GENERAL PLAN CONFORMANCE NO. 06-03 (CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2006/07) Applicant:** City of Huntington Beach **Request:** Evaluate Capital Improvement Program for Fiscal Year 2006/07 for compliance with the General Plan. **Location:** City-wide **Project Planner:** Rosemary Medel

**STAFF RECOMMENDATION:** Motion to: "Adopt Resolution No. 1609, approving General Plan Conformance No. 06-03."

*APPROVED, 6-0-1 (Dingwall Absent)*

- D-2. GENERAL PLAN CONFORMANCE NO. 06-01 (PUBLIC STREET VACATIONS - ELLIS/GOLDENWEST QUARTERSECTION: SADDLEBACK LANE, QUARTERHORSE LANE, FAIRCREST DR, AND PORTIONS OF ROCKINGHORSE LANE, AND CHURCHILL DR.: Applicant:** Michael C. Adams **Request:** To determine whether the proposed public street vacations of Saddleback Lane, Quarterhorse Lane, Faircrest Drive, and portions of Rockinghorse Lane and Churchill Drive conform to the goals and policies of the General Plan. **Location:** Ellis Goldenwest quarter section (Bounded by Ellis Avenue, Goldenwest Street, Garfield Avenue, and Edwards Street) **Project Planner:** Rami Talleh

**STAFF RECOMMENDATION:** Motion to: "Adopt Resolution No. 1608 approving General Plan Conformance No. 06-01 with findings."

*APPROVED 4-2-1 (Ray, Horgan – No, Dingwall – Absent)*

**E. PLANNING ITEMS**

- E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING**  
**Herb Fauland, Principal Planner** – reported on the items from the previous City Council meeting.
- E-2. CITY COUNCIL ITEMS FOR NEXT MEETING**  
**Herb Fauland, Principal Planner** – reported on the items scheduled for the next City Council meeting.
- E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING**  
**Herb Fauland, Principal Planner** – reported on the items scheduled for the next Planning Commission meeting.

**F. PLANNING COMMISSION ITEMS**

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

- F-2. PLANNING COMMISSION COMMENTS**

Commissioner Burnett – Provided get well wishes to Chair Dingwall who was out sick.

Commissioner Livengood – Thanked Jane James for her thoroughness on the Newland Street Residential Project and also suggested canceling the Study Session on August 22, 2006.

Vice-Chairperson Scandura – Thanked staff for the Planning Commission Workshop and also thanked the other Commissioners for their support as he ran tonight's meeting.

Chairperson Dingwall – Absent.

Commissioner Ray – Announced his pending resignation from the Planning Commission, however, he is unsure when his last meeting will be.

Commissioner Horgan – Asked staff about a recent lawsuit filed against the City regarding the mobile home ordinance.

Commissioner Dwyer – Thanked staff for the workshop adding that it was very informative. He also welcomed the pending Planning Commission appointee, Mr. Blair Farley.

**ADJOURNMENT:**

**Adjourned at 10:40 p.m. to the next regularly scheduled meeting of August 22, 2006.**