



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, SEPTEMBER 11, 2007
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

P P P P P P P
ROLL CALL: Shier-Burnett, Speaker, Livengood, Scandura, Shaw, Dwyer, Farley

AGENDA APPROVAL - APPROVED 7-0

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

Chair Scandura and Commissioner Farley left the room.

A-1. MITIGATED NEGATIVE DECLARATION NO. 06-008/CONDITIONAL USE PERMIT NO. 06-035/VARIANCE NO. 07-001 (FIRST CHRISTIAN CHURCH REMODEL/EXPANSION – STAFF UPDATE) 1207 Main Street, 92648 – Ron Santos

STAFF UPDATE – NO ACTION TAKEN

Chair Scandura and Commissioner Farley returned.

B. STUDY SESSION ITEMS - NONE

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

Herb Fauland, Principal Planner, reviewed the Agenda items for the 7:00 PM portion of the meeting and stated that Staff is recommending continuance of Item B-1. He advised of two Late Communications for Item B-2, and reported three new Late Communications and three Late Communications which were previously received by Staff for Item B3.

D. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Farley reported on the last Environmental Board Meeting.

Commissioner Speaker reported on the upcoming Design Review Board meeting.

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

One local resident spoke in opposition to Study Session Item A-1 and the Applicant for Item A-1 said that he was present and available to answer questions.

F. PLANNING COMMISSION COMMENTS

Chair Scandura thanked Sandy Henderson and welcomed Linda Wine. He gave a special "Chairman's Presentation" award plaque to Commissioner Shier-Burnett, and thanked her for her successful "Green Buildings" presentation to the City Council. Scandura also requested that the Planning Commission change the order of the agenda by moving Items C-1 and C-2 ahead of Item B-3.

Commissioner Livengood stated that he would explain the process for public hearing Item B-3 to the public and the Planning Commission prior to the hearing.

Commissioner Shaw welcomed Linda Wine.

6:20 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – led by Jacques Pelletier, Fire Division Chief

ROLL CALL: P P P P P P P
Shier-Burnett, Speaker, Livengood, Scandura, Shaw, Dwyer, Farley

AGENDA APPROVAL – MOVE ITEMS C-1 AND C-2 AHEAD OF B-3, APPROVED 7-0

A. ORAL COMMUNICATIONS

There were two citizens who spoke in opposition to Item B-1 and two speakers who voiced concerns regarding Item B-3.

B. PUBLIC HEARING ITEMS:

B-1. ZONING TEXT AMENDMENT NO. 07-003 (MEDICAL MARIJUANA DISPENSARIES)(CONTINUED FROM AUGUST 14, 2007 WITH PUBLIC HEARING CLOSED) Applicant: City of Huntington Beach Request: To amend Chapters 204 and 212 of the Huntington Beach Zoning and Subdivision Ordinance to delete all references to medical marijuana dispensaries. Location: Industrial Districts Citywide Project Planner: Ricky Ramos

STAFF RECOMMENDATION: Motion to: "Continue Zoning Text Amendment No. 07-003 to the September 25, 2007 Planning Commission meeting."

CONTINUED TO SEPTEMBER 25, 2007, 6-1 (DWYER - NO)

B-2. NEGATIVE DECLARATION NO. 06-002/ANNEXATION NO. 06-001/ZONING TEXT AMENDMENT NO. 06-001/ZONING MAP AMENDMENT NO. 06-001 (BRIGHTWATER SPECIFIC PLAN) Applicant: Hearthside Homes (Ed Mountford) Request: ND: To analyze the potential environmental impacts associated with the implementation of the proposed project. ANX: To annex approximately 105.3 acre Brightwater Development Project (BDP) into the City of Huntington Beach; ZTA: To create the Brightwater Specific Plan (SP 15); ZMA: To amend the City of Huntington Beach Zoning Map to: 1) prezone with the

Brightwater Specific Plan a 105.235 acre portion of the BDP site presently located within an unincorporated portion of Orange County; 2) prezone a 0.065 acre portion of the unincorporated area with Residential Low Density (RL) zoning for inclusion in the Sandover project; and 3) rezone 0.365 acres of the subject property currently located within the City of Huntington Beach from RL to Brightwater Specific Plan. **Location:** Northeast corner of the Bolsa Chica Mesa and generally bounded by Los Patos Avenue to the north, Warner Avenue to the northwest and the terminus of Bolsa Chica Street to the east. **Project Planner:** Sandra Campbell

STAFF RECOMMENDATION: Motion to:

- A. "Approve Negative Declaration No. 06-02 with findings (No. 1)."
- B. "Recommend approval of Zoning Text Amendment No. 06-01 with findings for approval (Attachment No. 1) and forward the Draft Resolution (Attachment No. 3) to the City Council for adoption."
- C. "Recommend approval of Zoning Map Amendment No. 06-01 with findings for approval (Attachment No. 1) and forward Draft Ordinance (Attachment No. 2) to the City Council for adoption."
- D. "Approve Annexation No. 06-01 as a minute action and forward recommendation to the City Council."

APPROVED "A" 7-0

APPROVED "B", "C", AND "D" WITH AMENDMENTS AND FORWARD TO CITY COUNCIL, 7-0

- B-3. MITIGATED NEGATIVE DECLARATION NO. 06-008/CONDITIONAL USE PERMIT NO. 06-035/VARIANCE NO. 07-001 (FIRST CHRISTIAN CHURCH REMODEL/EXPANSION) (CONTINUED FROM AUGUST 28, 2007 WITH PUBLIC HEARING TO BE OPENED) Applicant:** Art Cueto. **Request:** . **MND:** To analyze the potential environmental impacts associated with implementation of the proposed project. **CUP:** To permit the expansion and remodel of an existing church complex, including construction of a three-level parking structure; **VAR:** To permit joint use parking (298 spaces) located at a distance in excess of 250 feet from the project site (at Huntington Beach High School) during the construction phase **Location:** 1207 Main Street, 92648 (southeast corner of Adams Avenue and 17th Street). **Project Planner:** Ron Santos

STAFF RECOMMENDATION: Motion to:

- A. "Approve Mitigated Negative Declaration No. 06-008 with findings and suggested mitigation measures (Attachment No. 1 to Planning Commission Staff Report dated August 28, 2007);"
- B. "Approve Conditional Use Permit No. 06-035/ Variance No. 07-001 with findings and suggested conditions of approval (Attachment No. 1 to Planning Commission Staff Report dated August 28, 2007)."

APPROVED "A" 5-0-2 (SCANDURA, FARLEY ABSTAIN)

APPROVED "B" WITH AMENDED FINDINGS AND AMENDED CONDITIONS OF APPROVAL, 5-0-2 (SCANDURA, FARLEY ABSTAIN)

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED MAY 8, 2007

RECOMMENDED ACTION: Motion to “Approve the May 8, 2007, Planning Commission Minutes as submitted.”

APPROVED AS SUBMITTED, 7-0

C-2. PLANNING COMMISSION MINUTES DATED JULY 10, 2007

RECOMMENDED ACTION: Motion to “Approve the July 10, 2007, Planning Commission Minutes as submitted.”

APPROVED AS SUBMITTED, 6-0-1 (DWYER ABSTAIN)

D. NON-PUBLIC HEARING ITEMS - NONE

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING

Scott Hess, Director of Planning – none reported from the previous City Council meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING

Scott Hess, Director of Planning – none reported 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 Shier-Burnett - None
Commissioner Speaker - None
Vice Chairperson Livengood – None
Chairperson Scandura - None
Commissioner Shaw - None
Commissioner Dwyer - None
Commissioner Farley - None

ADJOURNMENT: Adjourned at 12:05 AM to the next regularly scheduled meeting of September 25, 2007.