

**AGENDA**  
**HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, OCTOBER 6, 2009**

**SPECIAL MEETING**

**HUNTINGTON BEACH CIVIC CENTER**  
**2000 MAIN STREET**  
**HUNTINGTON BEACH, CALIFORNIA 92648**



**CHAIR ELIZABETH SHIER BURNETT**

**VICE-CHAIR BLAIR FARLEY**  
**COMMISSIONER JANIS MANTINI**  
**COMMISSIONER TOM LIVENGOOD**

**COMMISSIONER FRED SPEAKER**  
**COMMISSIONER JOHN SCANDURA**  
**COMMISSIONER BARBARA DELGLEIZE**

**DIRECTOR OF PLANNING, SCOTT HESS, AICP**  
**LEGAL COUNSEL, LEONIE MULVIHILL**  
**PLANNING MANAGER, HERB FAULAND**

**THE 7:00 PM PORTION OF THE MEETING IS TELEVISED LIVE ON CABLE TV CHANNEL 3. DVDs OF MEETINGS ARE AVAILABLE FOR PUBLIC CHECKOUT AT THE CENTRAL LIBRARY. COPIES OF STAFF REPORTS AND/OR WRITTEN MATERIALS ON EACH AGENDA ITEM ARE ON FILE IN THE PLANNING DEPARTMENT, THE CENTRAL LIBRARY AND ON THE CITY'S WEBSITE ([WWW.SURFCITY-HB.ORG](http://WWW.SURFCITY-HB.ORG)) FOR PUBLIC INSPECTION. ANY PERSON HAVING QUESTIONS ON ANY AGENDA ITEM MAY CALL THE PLANNING DEPARTMENT TO MAKE AN INQUIRY CONCERNING THE NATURE OF THE AGENDA ITEM AT (714) 536-5271.**

## Planning Commission Agenda Information Sheet

The following is a brief explanation of the Planning Commission Agenda Structure:

**AGENDA APPROVAL** The Planning Commission will announce if any closed public hearing items will be re-opened and may wish to change the order of the items on the agenda.

**ORAL COMMUNICATION** (FILL OUT REQUEST TO SPEAK FORM) Anyone wishing to address the Planning Commission, only on items not on tonight's agenda, must fill out and mark the appropriate box and submit a form to speak prior to Oral Communication. Please be advised that testimony provided on Public Hearing items during Oral Communications are not part of the permanent entitlement record. The speaking forms are available at the lower entrance to the Council Chambers. Give the form to the Secretary. Staff will call all speakers by name. There is a four-minute time limit per speaker. Time may not be donated to another. All proceedings are recorded. No action can be taken by the Planning Commission on these communications on this date, unless agendized.

**PUBLIC HEARING ITEMS** (FILL OUT REQUEST TO SPEAK FORM) Public hearings allow citizens the opportunity to speak in favor or against specific items. More detailed information on public hearings may be found on the page attached to the back of this agenda. Complete the form by marking the appropriate box and indicating the hearing item you wish to provide testimony on. Please note if the public hearing items have been closed or are still open for testimony. The agenda and staff report will indicate if the public hearing is open or closed. The Planning Commission at their discretion may re-open a closed public hearing and the Commission will make the announcement during Agenda Approval. The speaking forms are available at the lower entrance to the Council Chambers. Give the form to the Secretary. Staff will call all speakers by name. There is a four-minute time limit per speaker. Individuals may choose to donate their 4 minutes of time to another speaker, and the maximum time donation limit is 8 minutes (2 individuals), for a total of 12 minutes per speaker. Individuals who donate time must be present when the item is being discussed. All proceedings are recorded. If you have documents to distribute, there should be enough copies for all Planning Commissioners, staff, and the public. The documents become part of the public record and will not be returned.

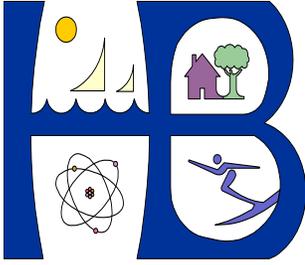
**CONSENT CALENDAR** Consent Calendar items are considered routine items that normally do not require separate consideration. The Planning Commission may make one motion for approval of all items listed under the CONSENT CALENDAR.

**NON-PUBLIC HEARING ITEMS** These items are considered by the Planning Commission separately and require separate motions. These transactions are considered administrative and public testimony is not heard.

**PLANNING COMMISSION ITEMS / INQUIRIES** Items of business or concern are presented by Planning Commissioners and discussed with staff. Informational updates and reports are made by Commissioners who serve as liaisons to various committees.

**PLANNING ITEMS** Updates and reports from the Planning Director for the information of the Planning Commission and the public.

### **Adjournment**



# AGENDA – SPECIAL MEETING

## HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, OCTOBER 6, 2009  
HUNTINGTON BEACH CIVIC CENTER  
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 PM – ROOM B-8 (CITY HALL LOWER LEVEL)

CANCELLED – NO STUDY SESSION

## 6:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE

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

AGENDA APPROVAL

### A. ORAL COMMUNICATIONS

Anyone wishing to speak during ORAL COMMUNICATIONS must fill out and submit a form to speak. The Planning Commission can take no action on this date, unless the item is agendized. Anyone wishing to speak on items not on tonight's agenda, a closed public hearing item, or on non-public hearing items may do so during ORAL COMMUNICATIONS. Please note comments on closed public hearing items will not be part of the permanent entitlement record. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

### B. PUBLIC HEARING ITEMS

Anyone wishing to speak during an open PUBLIC HEARING must fill out and submit a form to speak. The public may address the Planning Commission only during the open PUBLIC HEARING items or during ORAL COMMUNICATIONS. Please review the agenda to determine whether the PUBLIC HEARING item is open or closed. If the PUBLIC HEARING on an item is closed, you will not be permitted to speak during that portion of the agenda and may wish to address your concerns during the ORAL COMMUNICATIONS portion of the agenda. Speakers on items scheduled for PUBLIC HEARING will be invited to speak during the public hearing. (4 MINUTES PER PERSON, WITH A MAXIMUM TIME DONATION OF 8 MINUTES, FOR A TOTAL OF 12 MINUTES PER SPEAKER)

PROCEDURE: Commission Disclosure Statement(s), Staff Report Presentation, Commission Questions, Public Hearing, Discussion/Action.

**B-1-a. ENVIRONMENTAL IMPACT REPORT NO. 08-001 (DOWNTOWN SPECIFIC PLAN UPDATE)**

**Applicant:** City of Huntington Beach **Request:** to analyze the environmental impacts associated with the DTSP Update. **Location:** 336-acre existing Downtown Specific Plan area. No changes to the existing boundaries are proposed. **Project Planner:** Jennifer Villasenor

**STAFF RECOMMENDATION:** Motion to: “Certify EIR No. 08-001 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1635 (Attachment No. 1).”

**B-1-b. GENERAL PLAN AMENDMENT NO. 08-007/LOCAL COASTAL PROGRAM NO. 08-002/ZONING TEXT AMENDMENT NO. 08-004 (SPECIFIC PLAN NO. 5 – DOWNTOWN SPECIFIC PLAN UPDATE)**

**Applicant:** City of Huntington Beach **Request:** Downtown Specific Plan Update – a City-initiated proposal to update Specific Plan No. 5 – Downtown Specific Plan (DTSP) to accommodate future development in the downtown area. The project proposes to reconfigure the existing 11 Specific Plan districts into 7 districts, modify development and parking standards, which includes provisions for tiered beach parking structures, incorporate design guidelines and provide recommendations for street improvements, public amenities, circulation enhancements, infrastructure and public facility improvements and parking strategies. The project also proposes revised parking requirements and modified parking ratios, the elimination of the Downtown Parking Master Plan, a Cultural Arts Overlay in the northern portion of the DTSP area on the site of the existing Main Street Branch library and a Neighborhood Overlay on 1<sup>st</sup> and 2<sup>nd</sup> Street between Walnut Avenue and Orange Avenue. The DTSP Update requires the following entitlements: **General Plan Amendment No. 08-007:** to amend the Land Use and Circulation Elements to reflect the various changes in land use and development standards, including increases in allowable building heights and densities and elimination of Floor Area Ratio (FAR) requirements proposed in the DTSP Update, as well as the reconfiguration of the districts. Changes to the General Plan include revisions to the Land Use Map and modifications to the Land Use Schedule and Community District and Subarea Schedule and Map in the Land Use Element. These changes consist of revisions to the subarea map and schedule as a result of deleting, creating and re-numbering subareas. Due to these revisions, subarea 3D, located outside of the DTSP area, is also proposed to be revised. This subarea would be re-numbered only and does not propose substantive changes in terms of standards, principles or permitted uses. The amendment to the Circulation Element includes a revision to Figure CE-9: Trails and Bikeways as a result of recommendations proposed in the DTSP Update and traffic study for the project. **Local Coastal Program Amendment No. 08-002:** to amend the Implementation Program (IP), specifically the Downtown Specific Plan, and the Land Use Plan/Coastal Element of the City’s certified Local Coastal Program. Amendments to the Coastal Element will involve changes that are consistent with the changes to the Land Use and Circulation Elements in addition to several policies that are proposed to be updated based on proposed changes to the DTSP. The proposed LCPA is also subject to certification by the California Coastal Commission. **Zoning Text Amendment No. 08-004:** to amend the existing text of the Downtown Specific Plan. **Location:** 336-acre existing Downtown Specific Plan area. No changes to the existing boundaries are proposed. **Project Planner:** Jennifer Villasenor

**STAFF RECOMMENDATION:** Motion to:

- A. “Approve General Plan Amendment No. 08-007 by approving the draft City Council Resolution (Attachment No. 4) and forward to the City Council for adoption.”
- B. “Approve Local Coastal Program Amendment No. 08-002 with findings for approval (Attachment No. 3) by approving the draft City Council Resolution (Attachment No. 6) and forward to the City Council for adoption.”
- C. “Approve Zoning Text Amendment No. 08-004 with the errata to the June 2009 draft DTSP Update (Attachment No. 1) with findings for approval (Attachment No. 2) by approving the draft City Council Resolution (Attachment No. 5) and forward to the City Council for adoption.”
- D. “Approve CEQA Findings of Fact with a Statement of Overriding Considerations – EIR No. 08-001 (Attachment No. 15).”

- C. **CONSENT CALENDAR** - NONE
- D. **NON-PUBLIC HEARING ITEMS** - NONE
- E. **PLANNING ITEMS**
  - E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING
  - E-2. CITY COUNCIL ITEMS FOR NEXT MEETING
  - E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING
- F. **PLANNING COMMISSION ITEMS**
  - F-1. **PLANNING COMMISSION REQUEST ITEMS** - NONE
  - F-2. **PLANNING COMMISSION COMMENTS**
    - Commissioner Speaker –
    - Commissioner Mantini –
    - Vice Chairperson Farley –
    - Chairperson Shier Burnett –
    - Commissioner Scandura –
    - Commissioner Livengood –
    - Commissioner Delgleize –

**ADJOURNMENT:** Adjourn to the next regularly scheduled meeting of Tuesday, October 13, 2009.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission is final unless an appeal is filed to the City Clerk by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Five Hundred Forty-One Dollars (\$1,541.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property or Two Thousand Three Hundred Seventy-Nine Dollars (\$2,379.00) if the appeal is filed by any other party. The appeal shall be submitted to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action.

Copies of staff reports and/or written materials on each agenda item are on file in the Planning Department, for inspection by the public. A copy of the agenda packet is also available at the Central Library (7111 Talbert Avenue).

**DVDs OF MEETINGS ARE AVAILABLE FOR PUBLIC CHECK OUT AT THE CENTRAL LIBRARY, AND FOR DUPLICATION SERVICES IN THE CITY CLERK'S OFFICE.**

## HUNTINGTON BEACH PLANNING COMMISSION

### Public Hearing Procedures

This statement has been prepared to provide a better understanding of the procedures for public hearings before the Planning Commission.

Regular meetings of the Planning Commission are held on the second and fourth Tuesdays of each month beginning at 5:15 p.m. in Room B-8 for a study session and then at 7:00 PM in the Council Chambers. Adjourned meetings, special meetings, and Study Sessions may be scheduled at other times.

Planning Commission proceedings are governed by the Planning Commission By-Laws, Robert's Rules of Order and the Brown Act. The following is the typical sequence of events on public hearing items:

- A. The Chairperson shall announce the item and if the public hearing is open or closed.
- B. The Planning Commission shall disclose any discussions, conversations, etc., with applicants, applicant's representatives or property owners.
- C. The staff report is presented.
- D. Questions by the Planning Commission concerning the staff report may be answered at this time.
- E. The public hearing is opened by the Chairperson.
- F. The applicant or appellant is given an opportunity to address the Commission. Time is not limited but left to the Chairperson's discretion.
- G. Public Comments: Staff will call all speakers by name. Please proceed to the podium. Individuals favoring and opposing the proposal are given an opportunity to address the Commission (up to four (4) minutes), or may choose to donate their time to another speaker if the "Request to Speak" form is filled out and given to the Secretary. A speaker who addresses the Commission on behalf of individuals who donate time are allowed a maximum of 12 minutes. Individuals who donate time must be present when the item is being discussed. Please state your name before addressing the Commission.
- H. The Commission may ask questions of speakers addressing the Commission.
- I. The public hearing is closed.
- J. The Commission will deliberate the matter at this time.
- K. The Commission then acts on the matter by continuing, approving, conditionally approving, or denying the petition.

The Planning Commission receives a staff report packet on the Tuesday preceding the meeting, allowing time to review each case and make further investigations in the field prior to the scheduled meeting.

Staff reports are available in the Planning Department, the Central Library and on the City's website ([www.surfcity-hb.org](http://www.surfcity-hb.org)) anytime on Wednesday preceding the Tuesday Planning Commission meeting.