

**REVISED AGENDA  
HUNTINGTON BEACH PLANNING COMMISSION**

**TUESDAY, JUNE 10, 2014**

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



**CHAIR ERIK PETERSON**

**VICE-CHAIR ROBERT FRANKLIN  
COMMISSIONER MIKE POSEY  
COMMISSIONER MARK BIXBY**

**COMMISSIONER LYN ROSSI SEMETA  
COMMISSIONER EDWARD PINCHIFF  
COMMISSIONER DAN KALMICK**

**DIRECTOR OF PLANNING AND BUILDING, SCOTT HESS, AICP  
LEGAL COUNSEL, PAUL D'ALESSANDRO  
PLANNING MANAGER, JANE JAMES**

**THE 7:00 PM PORTION OF THE MEETING IS TELEVISED LIVE ON CABLE TV CHANNEL 3 AND ON THE CITY'S WEBSITE ([HTTP://WWW.HUNTINGTONBEACHCA.GOV/](http://www.huntingtonbeachca.gov/)). 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 AND BUILDING DEPARTMENT, THE CENTRAL LIBRARY AND ON THE CITY'S WEBSITE FOR PUBLIC INSPECTION. ANY PERSON HAVING QUESTIONS ON ANY AGENDA ITEM MAY CALL THE PLANNING AND BUILDING 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.

**PUBLIC COMMENTS** (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 Public Comments. Please be advised that testimony provided on Public Hearing items during Public Comments 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 comments 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.

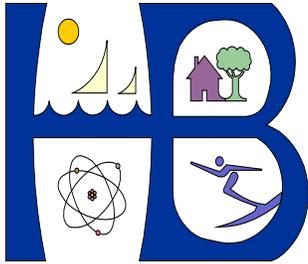
**CONSENT CALENDAR** Consent Calendar items are considered routine items that normally do not require separate consideration. The Planning Commission may make one motion for approval of all items listed under the CONSENT CALENDAR.

**NON-PUBLIC HEARING ITEMS** These items are considered by the Planning Commission separately and require separate motions. These transactions are considered ministerial 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 and Building Director for the information of the Planning Commission and the public.

**Adjournment**



# AGENDA

## HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JUNE 10, 2014  
HUNTINGTON BEACH CIVIC CENTER  
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

**CANCELLED – NO STUDY SESSION**

7:00 P.M. – COUNCIL CHAMBERS

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

### **PLEDGE OF ALLEGIANCE**

**ROLL CALL: Rossi Semeta, Posey, Franklin, Peterson, Pinchiff, Bixby, Kalmick**

### **AGENDA APPROVAL**

#### **A. PUBLIC COMMENTS**

Anyone wishing to speak during PUBLIC COMMENTS must fill out and submit a form to speak. The Planning Commission can take no action on this date, unless the item is agendaized. 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 PUBLIC COMMENTS. 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 PUBLIC COMMENTS. 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 PUBLIC COMMENTS 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. CONDITIONAL USE PERMIT NO. 12-026/ COASTAL DEVELOPMENT PERMIT NO. 12-001/ NOISE DEVIATION PERMIT NO. 13-009/ ENVIRONMENTAL IMPACT REPORT NO. 13-003 (SURF CITY NIGHTS): Applicant: City of Huntington Beach, Office of Business Development, Kellee Fritzal, 2000 Main Street, Huntington Beach, CA 92648/ Downtown Business Improvement District, Susan Welfinger, 315 3<sup>rd</sup> Street, Suite E, Huntington Beach, CA 92648 Property Owner: City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648 Request: CUP/ CDP: To permit the temporary closure of Main Street and 5<sup>th</sup> Street every Tuesday night between 2:00 PM and 10:00 PM to accommodate a Street Fair and Certified Farmers' Market consisting of: live entertainment including amplified music, street performances, children's games and activities, local merchant displays, sidewalk sales, a food-court, and the sale of prepackaged food and handcrafted items. NDP: To permit temporary and periodic noise increases to ambient noise levels already in excess of City standards. EIR: To analyze the potential environmental impacts associated with Surf City Nights, a weekly Street Fair and Certified Farmers' Market. Location: Public streets and their adjoining public and private sidewalks including Main Street, between Pacific Coast Highway and Orange Avenue and extending onto the adjoining half blocks of Walnut Avenue and Olive Avenue, continuing onto the first block of 5<sup>th</sup> Street, bounded by Pacific Coast Highway and Walnut Avenue. City Contact: Ethan Edwards, Associate Planner**

**STAFF RECOMMENDATION:** Motion to:

- A. "Certify Environmental Impact Report No. 13-003 as adequate and complete in accordance with CEQA requirements by approving Resolution No. \_\_\_\_\_ (Attachment No. 1);"
- B. "Approve Conditional Use Permit No. 12-026, Coastal Development Permit No. 12-001 and Noise Deviation Permit No. 13-009 with suggested findings and conditions for approval (Attachment No. 2)."
- C. "Approve CEQA Findings of Fact with a Statement of Overriding Considerations – EIR No. 13-003 (Attachment No. 3)"

- B-2. GENERAL PLAN AMENDMENT NO. 14-001/ ZONING MAP AMENDMENT NO. 14-001/ CONDITIONAL USE PERMIT NO. 14-003/ TENTATIVE TRACT MAP NO. 17716/ NEGATIVE DECLARATION NO. 14-001 (AIRPORT CIRCLE RESIDENTIAL) Applicant: Sandi Gottlieb, The Olson Company, 3010 Old Ranch Parkway, Suite 100, Seal Beach, CA 90740 Property Owner: Aileen T. Nerio, 4993 Norris Road, Fremont, CA 94536/ Patricia M. Nerio, 5444 Century Meadow Court, San Jose, CA 95111/ Lisa Nerio c/o Art M. Nerio, 17122 Marina View Place, Huntington Beach, CA 92647/ Stephen Nerio, 17341 Coronado Lane, Huntington Beach, CA 92647 Request: GPA: To amend the General Plan land use designation from Residential Medium Density (northern portion) and Commercial General (southern portion) to Residential Medium High Density, and to amend the General Plan Land Use Element by removing the subject area from Subarea 8A of the Sub-Area Map. ZMA: To amend the zoning designation from Residential Medium Density to Residential Medium High Density. CUP: To develop an existing approximately 2.5 acre site with a grade differential of three feet consisting of: a) 45 for-sale townhome units and associated open space and infrastructure, b) 44 inch high walls within the front yard setback for four private yards, and c) removal of existing red curb along the west side of Airport Circle to allow for on-street parking adjacent to the project site. TTM: One-lot subdivision on an approximately 2.5 acre site for development of 45 attached townhome units. ND: To analyze the environmental impacts associated with the**

proposed development. **Location:** 16911 Airport Circle, 92649 (west side of Airport Circle, north of Warner Avenue) **City Contact:** Jill Arabe, Associate Planner

**STAFF RECOMMENDATION:** Motion to:

- A. "Approve Negative Declaration No. 14-001 with findings (Attachment No. 1);"
- B. "Approve General Plan Amendment No. 14-001 by approving draft City Council Resolution No. \_\_\_\_ (Attachment No. 2) and forward to the City Council for adoption;"
- C. "Approve Zoning Map Amendment No. 14-001 with findings (Attachment No. 1) by approving draft City Council Ordinance No. \_\_\_\_ (Attachment No. 3) and forward to the City Council for adoption;"
- D. "Approve Tentative Tract Map No. 17716 with findings and suggested conditions of approval (Attachment No. 1);"
- E. "Approve Conditional Use Permit No. 14-001 with findings and suggested conditions of approval (Attachment No. 1)"

**C. CONSENT CALENDAR**

**C-1. PLANNING COMMISSION MINUTES DATED JANUARY 28, 2014**

**RECOMMENDED ACTION:** Motion to: "Approve the January 28, 2014, Planning Commission Minutes as submitted."

**C-2. PLANNING COMMISSION MINUTES DATED FEBRUARY 11, 2014**

**RECOMMENDED ACTION:** Motion to: "Approve the February 11, 2014, Planning Commission Minutes as submitted."

**C-3. PLANNING COMMISSION MINUTES DATED FEBRUARY 25, 2014**

**RECOMMENDED ACTION:** Motion to: "Approve the February 25, 2014, Planning Commission Minutes as submitted."

**D. NON-PUBLIC HEARING ITEMS**

- D-1. GENERAL PLAN CONFORMANCE NO. 14-002 (BOLSA CHICA STREET EASEMENT VACATION) **Applicant:** Public Works Department, City of Huntington Beach **Property Owner:** City of Huntington Beach **Request:** To determine if the vacation of an existing right of way easement is in conformance with the goals, objectives, and policies of the General Plan. **Location:** East side of Bolsa Chica Street, south of Warner Avenue. **City Contact:** Hayden Beckman, Assistant Planner**

**STAFF RECOMMENDATION:** Motion to: "Adopt Resolution No. 1677, approving General Plan Conformance No. 14-002 with findings (Attachment Nos. 1 and 2)."

- D-2. GENERAL PLAN CONFORMANCE NO. 14-003 (PEDESTRIAN EASEMENT VACATION) **Applicant:** Public Works Department, City of Huntington Beach **Property Owner:** City of Huntington Beach **Request:** To determine if the vacation of a portion of an**

existing public access right of way easement is in conformance with the goals, objectives, and policies of the General Plan. **Location:** East side of Mauna Lane, south of Halawa Drive (Between lots 238 and 239 of Tract 4305) **City Contact:** Hayden Beckman, Assistant Planner

**STAFF RECOMMENDATION:** Motion to: "Adopt Resolution No. 1678, approving General Plan Conformance No. 14-003 with findings (Attachment Nos. 1 and 2)."

**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 Rossi Semeta –  
Commissioner Posey –  
Vice-Chairperson Franklin –  
Chairperson Peterson –  
Commissioner Pinchiff –  
Commissioner Bixby –  
Commissioner Kalmick –**

**ADJOURNMENT: Adjourn to the next regularly scheduled meeting of Tuesday, June 24, 2014.**

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 Eighty-Seven Dollars (\$1,587.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Three Thousand Forty-Five Dollars (\$3,045.00) 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 and Building Department and on the City's website (<http://www.huntingtonbeachca.gov/>), 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 PLANNING AND BUILDING DEPARTMENT.**

## 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 and Building 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.