



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, APRIL 26, 2011
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– Led by Commissioner Farley

ROLL CALL: P P P P P P P
Shier Burnett, Peterson, Mantini, Delgleize, Farley, Bixby, Ryan

AGENDA APPROVAL

ON A MOTION BY SHIER BURNETT, SECONDED BY PETERSON, ITEM NO. B-2 WAS CONTINUED TO A DATE UNCERTAIN: *APPROVED 7-0*

A. ORAL COMMUNICATIONS – NONE

B. PUBLIC HEARING ITEMS

Commissioner Farley recused himself and left the room.

- B-1. APPEAL OF DIRECTOR'S APPROVAL OF SIGN CODE EXCEPTION NO. 10-001 (FIRST CHRISTIAN CHURCH SIGNS) Applicant: Curtis Templeton Appellant: Council Member Connie Boardman Property Owner: First Christian Church Request: To permit the total sign area of approximately 440 sq. ft. (a total of 17 signs - 12 freestanding signs and 5 wall signs) in lieu of 32 sq. ft. for the First Christian Church complex. Location: 1211 Main Street, 92648 (southwest corner of Main Street and Adams Avenue) Project Planner: Tess Nguyen

STAFF RECOMMENDATION: Motion to: "Approve Sign Code Exception No. 10-001 with suggested findings and conditions of approval (Attachment No. 1)."

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL, 5-1-1 (Bixby – No, Farley – Absent)

B-2. ENVIRONMENTAL IMPACT REPORT NO. 10-003 (Beach and Warner Mixed-Use Project) **Applicant:** City of Huntington Beach **Property Owner:** Decron Properties, Len Lichter, City of Huntington Beach Redevelopment Agency **Request:** To review the environmental impacts associated with the Beach and Warner Mixed Use Project to permit the development of 279 residential units, 29,600 square feet of additional retail space and 6,000 square feet of restaurant space on 9.4 acres. Project improvements would include development of two mixed use structures from one to six stories with podium design parking allowing for retail at the ground level, residential units constructed above both parking structures and at ground level along Cypress Avenue and Elm Street. Live work units will front Warner. Under the proposed project, the existing fifteen-story 196,000 square-foot (sf) office building; the 18,531 sf retail/restaurant building along Warner Avenue; the 7,205 sf restaurant on Beach Boulevard; and the six-story, 863 stall parking structure located at the northeast corner of Sycamore Avenue and Ash Street would remain. All other existing buildings on the project site would be demolished and replaced with new development. The project is located within the Beach and Edinger Corridors Specific Plan (BECSP), adopted in March 2010. Development on the project site was included in the Notice of Preparation for the BECSP EIR and analyzed as part of the larger scope of development contemplated in the BECSP EIR (Program EIR No. 08-008), which anticipated approximately 272 dwelling units and 35,600 square feet of commercial area on the project site. As such, the analysis in Draft EIR No. 10-003 is tiered from the BECSP Program EIR where appropriate. **Location:** 7822-7862 Warner Avenue and 17011-17091 Beach Boulevard, 9.4-acre L-shaped site on the southwest corner of Beach Boulevard and Warner Avenue. **Project Planner:** Rosemary Medel

STAFF RECOMMENDATION: Motion to: “Certify EIR No. 10-003 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1654 (Attachment No. 1).”

CONTINUED TO A DATE UNCERTAIN, 7-0

C. CONSENT CALENDAR - NONE

D. NON-PUBLIC HEARING ITEMS - NONE

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING

Scott Hess, Director of Planning and Building - reported on the items from the previous City Council Meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING

Scott Hess, Director of Planning and Building – reported on the items for the next City Council Meeting.

E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING

Herb Fauland, Planning Manager – reported on the items for the next Planning Commission Meeting.

F. PLANNING COMMISSION ITEMS

F-1. PLANNING COMMISSION REQUEST ITEMS - NONE

F-2. PLANNING COMMISSION COMMENTS

Chair Delgleize noted that a farmer's market is now operating on weekends at Peter's Landing.

ADJOURNMENT: Adjourned at 7:45 PM to the next regularly scheduled meeting of Tuesday, May 10, 2011.