



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, AUGUST 24, 2010
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

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

CALL PLANNING COMMISSION MEETING TO ORDER

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

AGENDA APPROVAL: APPROVED 7-0

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1 ENVIRONMENTAL ASSESSMENT NO. 10-005/ ANNEXATION NO. 10-001/ LOCAL COASTAL PROGRAM AMENDMENT NO. 10-001/ GENERAL PLAN AMENDMENT NO. 10-002/ ZONING MAP AMENDMENT NO. 10-001/ ZONING TEXT AMENDMENT NO. 10-002 (SUNSET BEACH SPECIFIC PLAN AND ANNEXATION) – Mary Beth Broeren, Planning Manager

Staff Presentation – NO ACTION TAKEN

B. STUDY SESSION ITEMS NONE

C. PUBLIC COMMENTS

Todd Burke addressed the Planning Commission regarding item SS A-1.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Herb Fauland, Planning Manager, reviewed the items for tonight's meeting. He noted that there were seven Late Communications for Item No. B-1

E. PLANNING COMMISSION COMMITTEE REPORTS - NONE

F. PLANNING COMMISSION COMMENTS - NONE

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 Delgleize

P P P P P P P

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

AGENDA APPROVAL

ITEM NO. D-1 WAS MOVED AHEAD OF ITEM NO. B-1 – *APPROVED 7-0*

THE ACTION AGENDA WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

A. **ORAL COMMUNICATIONS** - NONE

B. **PUBLIC HEARING ITEMS**

B-1. GENERAL PLAN AMENDMENT NO. 10-001/ ZONING TEXT AMENDMENT NO. 10-001/ SITE PLAN REVIEW NO. 10-001 (THE VILLAGE AT BELLA TERRA – COSTCO)

Applicant/Property Owner: Becky Sullivan, BTDJM Phase II Associates, LLC **Request:**
GPA: To amend the size of General Plan Subarea 5A from 46.90 acres to 52.35 acres, to amend the size of Subarea 5B from 15.85 acres to 10.40 acres; and amend the mixed-use commercial floor area ratio (FAR) from 0.2 to 0.7 in Area B. **ZTA:** To amend the Huntington Beach Zoning and Subdivision Ordinance by amending Specific Plan No. 13-Bella Terra to: a) Amend the sizes of Area A and Area B to match the General Plan; b) Establish warehouse and sales outlets, tire sales and installations, and gas stations as permitted uses; and c) Include associated design and development standards for the new permitted uses. **SPR:** To permit development of a mixed use project. The proposal includes demolition of the existing Montgomery Wards building and associated auto repair building, the vacant Mervyn’s store, and the adjacent in-line retail stores in order to: a) Develop a 154,113 sq ft Costco with tire sales/installation center, outside food service, 16-pump gas station, and the addition of two elevators on the west side of the existing public parking structure; b) Develop 467 multi-family residential units within a four-story building along with approximately 13,500 square feet of residential amenities such as a clubhouse room, fitness center, leasing office, and lobby areas; c) Develop an approximately 700-space five-level residential parking garage; d) Develop approximately 17,500 square feet of mixed-use retail and restaurant uses on the ground floor of the residential building; e) Develop an additional 12,000 square feet of freestanding retail and restaurants as well as a 1,920 square foot pavilion building within a landscaped greenbelt area; f) Allow the number of parking spaces required for the entire mixed use project (warehouse and sales outlet, retail, office, restaurant, outdoor dining) to be based on a shared parking analysis; and g) Allow a 3’-9” retaining wall along the western boundary of SP 13 in-lieu of the maximum 2’-0” retaining wall permitted. **Location:** 7601 Edinger Avenue (between Edinger Avenue and Center Avenue, west of existing Bella Terra development and east of Union Pacific Rail Road) **Project Planner:** Jane James

STAFF RECOMMENDATION:

Motion to:

- A. “Approve General Plan Amendment No. 10-001 by approving the draft City Council Resolution No. ____ (Attachment No. 1) and forward to the City Council for adoption.”
- B. “Approve Zoning Text Amendment No. 10-001 with findings for approval (Attachment No. 2) by approving the draft City Council Resolution No. ____ (Attachment No. 3) and forward to the City Council for adoption.”
- C. “Approve Site Plan Review No. 10-001 with findings and suggested conditions of approval (Attachment No. 3).

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, 7-0

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED JULY 27, 2010

RECOMMENDED ACTION: Motion to: “Approve the July 27, 2010, Planning Commission Minutes as submitted.”

APPROVED AS SUBMITTED, 6-0-1 (Mantini abstained)

D. NON-PUBLIC HEARING ITEMS

- D-1. GENERAL PLAN CONFORMANCE NO. 10-003 (EAST GARDEN GROVE WINTERSBURG CHANNEL IMPROVEMENTS) **Applicant:** Orange County Public Works Department **Property Owners:** Orange County Flood Control District, City of Huntington Beach, and Shea Homes **Request:** To determine if the County’s proposal to improve the East Garden Grove Wintersburg Channel (EGGWC) is in conformance with the goals, objectives, and policies of the General Plan. **Location:** East Garden Grove Wintersburg Channel between Warner Avenue and City Limits, 92647 **Project Planner:** Ricky Ramos**

STAFF RECOMMENDATION: Motion to: “Adopt Resolution No. 1646 approving General Plan Conformance No. 10-003 with findings (Attachment Nos. 1 & 2)”.

APPROVED 7-0

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING

Scott Hess, Director of Planning & Building – reported on the items from the previous City Council Meeting

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING

Scott Hess, Director of Planning & 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

Commissioner Scandura commended the Planning Commission for their outstanding review of the Village at Bella Terra – Costco project.

Chair Farley dedicated the meeting to the memory of Shirley Worthy who was an active member of the community.

Commissioner Delgleize concurred with Commissioner Scandura and commended DJM and Jane James for the dedicated work on the Village at Bella Terra - Costco project.

Commissioner Livengood thanked staff and Jane James for an outstanding performance on the Village at Bella Terra - Costco project.

ADJOURNMENT: Adjourned at 10:55 PM to the next regularly scheduled meeting of September 14, 2010.