



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JUNE 28, 2011
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

P P A P P P P

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

Commissioner Mantini was absent.

AGENDA APPROVAL APPROVED 6-0-1 (Mantini – Absent)

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

- A-1. MITIGATED NEGATIVE DECLARATION NO. 09-003/COASTAL DEVELOPMENT PERMIT NO. 09-005/CONDITIONAL USE PERMIT NO. 09-021/VARIANCE NO. 09-003/SPECIAL PERMIT NO. 09-001/SPECIAL PERMIT NO. 09-002/TENTATIVE PARCEL MAP NO. 09-078 (GARGUIS MIXED USE DEVELOPMENT) – Andrew Gonzales, Associate Planner**

Staff Presentation – NO ACTION TAKEN

STUDY SESSION ITEM NO. C WAS MOVED BEFORE STUDY SESSION ITEM NO. B-1, BY ACCLAMATION.

THE ACTION AGENDA WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

B. STUDY SESSION ITEMS

- B-1. CITY OF HUNTINGTON BEACH TEN POINT PLAN FOR LOCAL BUSINESS – REFORMAT/STREAMLINE PLANNING COMMISSION STAFF REPORTS – Herb Fauland, Planning Manager**

Commission Discussion – NO ACTION TAKEN

C. PUBLIC COMMENTS

Karen Otis, Otis Architecture, spoke regarding study session Item No. A-1

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Herb Fauland, Planning Manager noted that there was one Late Communication for each Public Hearing item. He noted that Police Chief Small would be in attendance during the public hearing for Item No. B-3 to answer any questions.

E. PLANNING COMMISSION COMMITTEE REPORTS – NONE

F. PLANNING COMMISSION COMMENTS – NONE

6:02 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE– Led by Commissioner Shier Burnett

P P A P P P P

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

Commissioner Mantini was absent.

AGENDA APPROVAL APPROVED 6-0-1 (Mantini – Absent)

A. ORAL COMMUNICATIONS – NONE

B. PUBLIC HEARING ITEMS

Chair Delgleize recused herself on Item No. B-1 and left the room.

- B-1. DEVELOPMENT AGREEMENT NO. 11-001 (BOARDWALK MIXED USE PROJECT DEVELOPMENT AGREEMENT)** **Applicant:** Sares-Regis Group **Property Owner:** Freeway Industrial Park **Request:** To enter into a Development Agreement between the City of Huntington Beach, Freeway Industrial Park (property owner) and Sares-Regis Group (developer) pursuant to approvals for the Boardwalk Mixed Use Project. The Boardwalk Mixed Use Project consists of 487 multi-family apartment units, 10,000 square feet of commercial/retail space, 4,500 square feet of leasing office space, 9,000 square feet of resident recreation area and a half-acre public open space area. On February 8, 2011, the Planning Commission approved Site Plan Review No. 10-004 for the Boardwalk Mixed Use Project subject to conditions requiring a development agreement to provide for affordable dwelling units in accordance with Section 2.2.3 of the Beach and Edinger Corridors Specific Plan and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) as well as specify required traffic mitigation fees. **Location:** 7441 Edinger Avenue, 92647 (northeast corner of Edinger Avenue and Gothard Street – former Levitz Furniture site) **Project Planner:** Jennifer Villasenor

STAFF RECOMMENDATION: Motion to: “Approve Development Agreement No. 11-001 with findings for approval (Attachment No. 1) and forward Draft Ordinance (Attachment No. 2) to the City Council for adoption.”

APPROVED WITH FINDINGS AND FORWARD TO THE CITY COUNCIL, 5-0-2 (Mantini – Absent, Delgleize – Abstain)

Chair Delgleize returned to the room.

- B-2. CONDITIONAL USE PERMIT NO. 11-011 (BT’S SOUTHERN BBQ RESTAURANT ALCOHOL SALES)** **Applicant/Business Owner:** David Block **Property Owner:** Youssef Ibrahim, The Frank M. Doyle Foundation **Request:** To permit the sales and service of alcoholic beverages (beer and wine) for on-site consumption within an existing 1,200 sq. ft. eating and drinking establishment. **Location:** 7144 Edinger Avenue, 92647 (southeast corner of Edinger Avenue and Goldenwest Street) **Project Planner:** Jill Arabe

STAFF RECOMMENDATION: Motion to: “Approve Conditional Use Permit No. 11-011 with suggested findings and conditions of approval.”

APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL, 6-0-1 (Mantini – Absent)

- B-3. SIX-MONTH REVIEW OF CONDITIONAL USE PERMIT NO. 09-001 (DIGG'S RESTAURANT & BAR) Applicant\Business Owner:** Philip Chung, Digg's Restaurant & Bar **Property Owner:** Henry Chung **Request:** A six month review of Conditional Use Permit No. 09-001 approved by the Planning Commission on June 23, 2009. The review is to ensure compliance with the approved conditions of approval, applicable Chapters of the Huntington Beach Zoning and Subdivision Ordinance, and Municipal Code. **Location:** 8052 Adams Avenue, 92646 (southeast corner of Beach Boulevard and Adams Avenue) **Project Planner:** Jill Arabe

STAFF RECOMMENDATION: Motion to: "Receive and file as adequate and complete the six-month review of Conditional Use Permit No. 09-001."

RECEIVED AND FILED AS ADEQUATE AND COMPLETE, 6-0-1 (Mantini – Absent)

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED January 11, 2011

RECOMMENDED ACTION: Motion to: "Approve the January 11, 2011, Planning Commission Minutes as submitted."

APPROVED AS SUBMITTED, 5-0-2 (Mantini – Absent, Shier Burnett – Abstain)

C-2. PLANNING COMMISSION MINUTES DATED January 25, 2011

RECOMMENDED ACTION: Motion to: "Approve the January 25, 2011, Planning Commission Minutes as submitted."

APPROVED AS SUBMITTED, 6-0-1 (Mantini – Absent)

D. NON-PUBLIC HEARING ITEMS - NONE

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING

Herb Fauland, Planning Manager - reported on the items from the previous City Council Meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING

Herb Fauland, Planning Manager – 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 Bixby noted that he had attended the second Gastrotruck Fest at Peter's Landing and encouraged his fellow commissioners to attend the next one.

Commissioner Shier Burnett wished her husband happy anniversary.

ADJOURNMENT: Adjourned at 7:45 PM to the next regularly scheduled meeting of Tuesday, July 12, 2011.