



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MARCH 26, 2013
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: *Dingwall, Mandic, Peterson, Bixby, Kalmick, Franklin, Pinchiff*

Commissioner Peterson was absent.

AGENDA APPROVAL

ON A MOTION BY BIXBY, SECONDED BY FRANKLIN, STUDY SESSION ITEM NO. C WAS MOVED BEFORE STUDY SESSION ITEM NO. B: *APPROVED 6-0-1 (Peterson– Absent)*

THE ACTION AGENDA WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. ENVIRONMENTAL IMPACT REPORT NO. 07-001/ GENERAL PLAN AMENDMENT NO. 05-001/ ZONING MAP AMENDMENT NO. 05-001(WARNER NICHOLS) – Ricky Ramos, Senior Planner

Staff Presentation - NO ACTION TAKEN

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS

Four speakers addressed the Commission regarding Study Session Item No. A-1.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Jane James

Jane James, Acting Planning Manager, reported that there were three Late Communication items for Public Hearing Item No. B-1, and one Late Communication each for Public Hearing Item Nos. B-2 and B-3.

E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Pinchiff reported on the recent Historic Resources Board meeting.

F. PLANNING COMMISSION COMMENTS – NONE

6:00 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Kalmick

P P P P P P P

ROLL CALL: *Dingwall, Mandic, Peterson, Bixby, Kalmick, Franklin, Pinchiff*

AGENDA APPROVAL

ON A MOTION BY BIXBY, SECONDED BY DINGWALL, THE PUBLIC HEARING FOR ITEM NO. B-1 WILL BE REOPENED: APPROVED 7-0

A. PUBLIC COMMENTS – NONE

B. PUBLIC HEARING ITEMS

B-1. CONDITIONAL USE PERMIT NO. 12-029 / VARIANCE NO. 13-001 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION – CONTINUED FROM THE FEBRUARY 26, 2013 MEETING) **Applicant:** Marcus Paris, DeRevere & Associates **Property Owner:** Surf City Christian Preschool **Request:** **CUP:** To permit (a) the expansion of an existing 2,800 sq. ft. preschool by constructing a new 2,800 sq. ft. building, an 18-space parking lot, and site improvements; and (b) approximately 60 linear ft. blockwall and gate measuring 6 ft. high in lieu of a maximum height of 3.5 ft. within five ft. of the front property line adjacent to Graham Place. **VAR:** To permit a 7 ft., 2 in. street side yard setback in lieu of a minimum of 10 ft. street side yard setback for the new preschool building. **Location:** 5432 Heil Avenue, 92649 (southwest corner of Graham Street and Heil Avenue) **City Contact:** Jill Arabe

STAFF RECOMMENDATION: Motion to: “Approve Conditional Use Permit No. 12-029 and Variance No. 13-001 with suggested findings and conditions of approval.”

APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, 6-1 (Dingwall – No)

B-2. SITE PLAN REVIEW NO. 11-04/VARIANCE NO. 12-04 – APPEAL- CONTINUED FROM THE FEBRUARY 26, 2013 MEETING (CASA RINCON) **Appellant/Applicant:** Sean Pate, CEO of The Pate Foundation, 575 Anton Blvd., Ste 1100, Costa Mesa, CA 92626 **Property Owner:** Morrie Golcheh, Progressive Real Estate, 10537 Santa Monica Blvd., Suite No. 350, Los Angeles, CA 90025 **Request:** **SPR:** To permit the construction of an approximately 10,900 square foot, four-story affordable housing apartment project with an overall height of 50 feet within the Town Center Neighborhood Segment of Beach & Edinger Corridors Specific Plan (SP 14). The project will consist of 24 affordable housing units containing 4 one-bedroom units (615 sq. ft./unit), 5 two-bedroom units (843 sq. ft./unit), 6 three-bedroom units (1,028 sq. ft./unit) and 9 four-bedroom units (1,224 sq. ft./unit) including a 693 square foot, two-story community recreation building with an overall height of 33 feet. **VAR:** To permit (a) 8 feet high perimeter privacy walls in lieu of a maximum height of 6 feet permitted; (b) a reduction in required public open space from a minimum 1,200 sq. ft. to 925 square feet; and (c) eliminate the private entry type requirement from the project design. **Location:** 18431 Beach Blvd., Huntington Beach, CA 92648 **City Contact:** Rosemary Medel

STAFF RECOMMENDATION: Motion to: “Deny Site Plan Review No.11-004 and Variance No. 12-004 with suggested findings of denial.”

DENIED WITH FINDINGS, 6-1 (Mandic – No)

- B-3. SIX-MONTH REVIEW OF CONDITIONAL USE PERMIT NO. 11-001 (TAPHOUSE RESTAURANT) Applicant/Business Owner: Dwight Chornomod Property Owner: Huntington Partners, LLC Request: Six-month review of Conditional Use Permit No. 11-001 approved by the Planning Commission on September 13, 2011 which permitted 1) the establishment, maintenance, and operation of an approximately 9,186 sq. ft. two-level indoor restaurant and 1,082 sq. ft. outdoor dining area; 2) alcohol sales; 3) live entertainment consisting of music and dancing; 4) approximately 564 sq. ft. outdoor storage area; and 5) a reduction in the number of required parking spaces to less than the number required pursuant to HBZSO Section 213.08 based on a parking survey and shared parking analysis and data. When Conditional Use Permit No. 11-001 was approved, the Planning Commission required review of the use within six months of issuance of Certificate of Occupancy to verify compliance with all conditions of approval and applicable Chapters of the Huntington Beach Zoning and Subdivision Ordinance. Location: 8901 Warner Avenue, 92647 (northwest corner at Magnolia Street – Bridgecreek Plaza) City Contact: Ethan Edwards**

STAFF RECOMMENDATION: Motion to: “Receive and file as adequate.”

RECEIVED AND FILED AS ADEQUATE AND COMPLETE, 6-0-1 (Dingwall – Abstain)

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

Jane James, Acting 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 Pinchiff reported that he recently attended the Huntington Beach Chamber of Commerce’s Economic Conference, where they discussed the state of the local economy. He also noted that Huntington Beach Family Fun Day was this coming Saturday, March 30, 2013.

ADJOURNMENT: Adjourned at 10:00 PM to the next regularly scheduled meeting of Tuesday, April 9, 2013.