

**Regular Minutes
City Council/Redevelopment Agency
City of Huntington Beach**

Monday, April 4, 2005
4:00 P.M. - Room B-8
6:00 P.M. - Council Chambers
Civic Center, 2000 Main Street
Huntington Beach, California 92648

An audiotape of the 4:00 p.m. portion of this meeting
and a videotape of the 6:00 p.m. portion of this meeting
are on file in the Office of the City Clerk.

Call to Order

Mayor Hardy called the regular meetings of the City Council/Redevelopment Agency of the City of Huntington Beach to order at 4:05 p.m. in the Council Chambers.

City Council/Redevelopment Agency Meeting Roll Call

Present: Hansen, Coerper, Sullivan, Hardy, Green (arrived 4:06 p.m.), Bohr, Cook
Absent: None

Public Comments

Monica Hamilton, representing Huntington Beach Tomorrow, voiced the organization's position on retaining open space. Ms. Hamilton stated her preference that development occur only in the footprint of previous buildings, and encouraged Council to keep the school sites open for public use.

Ralph Bauer, forty-year resident of Huntington Beach, spoke in favor of retaining open space in the City. Mr. Bauer urged Council to purchase the sites or condition them so that residents will have space to play soccer and to congregate.

Erik Wadsworth, affiliated with Saveourfield.org, spoke in opposition to development of any school sites. He gave examples of the many uses for these sites and spoke of the cyclical nature of government funding. Mr. Wadsworth asserted his opinion that open space is necessary to develop healthy children into healthy adults.

John Scandura spoke in favor of acquiring the school sites as City property. Mr. Scandura reported on Quimby Act Standards and options for funding purchases of sites.

Alan Gandall, twenty-nine year resident and founder of Saveourfield.org spoke in support of the City's acquisition of the fields. Mr. Gandall also updated Council on the organization's recent activities.

Daniel Crossen inquired if the City Council will consider legal action to delay the sale of the fields to developers. Mr. Crossen stated reasons why more information is needed to determine if it is necessary to develop the school sites and fields.

Bill Morehouse, Huntington Beach High School teacher, resident, and parent voiced his opinion on the value of open space and fields. He referred to the Huntington Beach Sports Complex as being geared for adult use, and of the need for fields designed for kids. Mr. Morehouse urged Council to save the remaining greenbelts.

Merrilee Madrigal, affiliated with Orange County Friends of Harbors, Beaches and Parks, asked Council to consider initiating the City's right of first option to purchase school sites in order to preserve the space.

Karen Ward, affiliated with Save Our Field and resident with a home adjacent to Wardlow Field reported on the many uses of the field. Ms. Ward stated that over 3,000 children use the field, and gave her opinion that more housing is not needed in the area.

Jodi Rios, affiliated with Save Our Field and speaking on behalf of the coaches at Wardlow Field, voiced concerns about the impact of the sale of the field on Little League Baseball and soccer. Ms. Rios vocalized her appreciation that Council is taking the time to address the issue.

(City Council/Redevelopment Agency) Study Session Held – Presentation Made by the Offices of the City Attorney and Finance, and the Departments of Community Services, Economic Development, and Planning Regarding Closed/Surplus Huntington Beach/Fountain Valley School Sites - Discussion to Continue after 6:00 P.M. Meeting (110.10)

The City Council considered a report submitted by Community Services Director, Jim Engle dated April 4, 2005 titled *Closed/Surplus School Site Issues*, which was included in the agenda packet.

Planning Director Howard Zelefsky gave an introduction to the topic and initiated a PowerPoint slide report titled *City Council Study Session Closed/Surplus School Site Issues*, which was included in the agenda packet.

Community Services Director Jim Engle resumed the presentation, giving an overview of the school sites affected and the current usage of these sites.

City Attorney Jennifer McGrath reported on legal issues, including the Naylor Act and related disposition procedures.

Director Zelefsky informed Council of current General Plan zoning, the process for rezoning, and environmental requirements for redevelopment of closed school sites.

Finance Officer Dan Villella concluded the PowerPoint report and announced potential methods for funding the purchase of school sites.

Council inquiries ensued regarding the timing necessary for different methods of financing, the potential usage of surplus sales funds, clarification of the Naylor Act, assessment districts, and funds available in the Park Acquisition Fund.

(City Council) Approved Recess and Continuation of Discussion of Closed/Surplus Huntington Beach/Fountain Valley School Sites at the End of the 6:00 P.M. Portion of the Meeting (110.10)

Mayor Hardy announced that due to time constraints, discussion of the study session topic would continue at the conclusion of the 6 p.m. meeting.

Motion to Recess to Closed Session – Approved

A motion was made by Sullivan, second Green to recess to Closed Session on the following items. The motion carried by consensus of all present, none absent.

(City Council) Closed Session – Pursuant to Government Code Section 54957.6 to meet with its designated representatives: Agency Negotiators: Penelope Culbreth-Graft, City Administrator; Dan Vilella, Finance Officer; and Irma Youssefieh, Human Resources Manager regarding labor relations matters – meet and confer with the following employee organizations: **PMA, FMA, HBFA, MSOA, and SCLEA**. Subject: **Labor Relations – Meet & Confer**. (120.80)

(City Council) Closed Session – Pursuant to Government Code Section 54956.9(b)(3)(A) to confer with its attorney regarding pending litigation. Facts and circumstances that might result in litigation against the local agency but which the local agency believes are not yet known to a potential plaintiff or plaintiffs, which facts and circumstances need not be disclosed. **Number of Potential Cases: 481**. Subject: **Potential Litigation** (120.80)

(City Council) Closed Session – Pursuant to Government Code Section 54956.9(b)(3)(A) to confer with its attorney regarding pending litigation. Facts and circumstances that might result in litigation against the local agency but which the local agency believes are not yet known to a potential plaintiff or plaintiffs, which facts and circumstances need not be disclosed. **Number of Potential Cases: 1 (one)**. Subject: **Potential Litigation** (120.80)

(City Council) Closed Session – Pursuant to Government Code Section 54956.9(a) to confer with its Attorney regarding pending litigation which has been initiated formally and to which the city is a party. The title of the litigation is **City of Huntington Beach v. Huntington Beach Police Officers Association**; United States District Court Case No. SA 01-1125 JVS; and **Scottsdale Insurance Company v. Huntington Beach Police Officers Association**, and the related counterclaim, **American States Insurance v. City of Huntington Beach**, United States District Court Case No. SA 03-1143 JVS. Subject: **City of Huntington Beach v. HBPOA (Gun Range), and related cases**. (120.80)

Reconvened City Council/Redevelopment Agency Meeting – 6:00 P.M. – Council Chambers.**City Council/Redevelopment Agency Roll Call**

Present: Hansen, Coerper, Sullivan, Hardy, Green, Bohr, Cook

Absent: None

No Actions Taken Which Require a Reporting Pursuant to Government Code §54957.1(a) (3) (B).

Mayor Hardy asked City Attorney Jennifer McGrath if there were any actions taken by the City Council or Redevelopment Agency in Closed Session that required a reporting. City Attorney McGrath responded that there were no actions to report.

Pledge of Allegiance – Led by Senior Girl Scout Jennifer Troutman and Tiger Cubs Pack 563.

Invocation – Led by Kevin Monson, Church of Jesus Christ of Latter-day Saints.

The City Clerk Announced a Late Communication

Pursuant to the Brown (Open Meetings) Act, City Clerk Joan L. Flynn announced a Late Communication regarding an agenda item that had been received by her office following distribution of the agenda packet:

PowerPoint presentation submitted by David C. Biggs, Director of Economic Development dated April 4, 2005 and titled *Alley Vacation – Block 105*.

The Following Additional Late Communication Was Submitted During the Meeting:

Communication submitted by John Ely, undated, titled *Lost Revenue in City's Downtown Parking Garage Operation*.

Presentation - Mayor Hardy called on Jim McLaughlin from Tarbell Realtors who presented a check to Project Self-Sufficiency Director Susan Edwards from the Huntington Beach/ Fountain Valley Realtors of Orange County Association of Realtors. The \$5,000 check is to provide scholarships to Self Sufficiency participants. (160.40)

Presentation - Mayor Hardy presented Economic Development Director David Biggs with a proclamation from the City, thanking him for his service. Director Biggs spoke regarding his great experiences working in Huntington Beach and his employment relocation to the City of Redondo Beach. (160.40)

Mayor Pro Tem Sullivan requested and Mayor Hardy announced that the Council meeting be dedicated to the memory of Pope John Paul II.

Public Comments

Michael Tran, representing Habitat for Humanity of Orange County, identified himself as a student at Fountain Valley High School and reported on the goals and accomplishments of Habitat for Humanity. Mr. Tran asked Council and residents for their support in creating affordable housing in Huntington Beach.

Steve Stafford spoke in opposition to the public hearing item concerning abandonment of an alley, urging Council to develop a uniform plan for these types of issues. Mr. Stafford also offered comments on the agenda item submitted by Councilmember Bohr concerning land use.

Peter Green, Liaison for the Orange County Vector Control District (OCVCD) and speaking on the related Council item on the agenda, reported on an upcoming meeting Wednesday afternoon in which a position will be taken on Assembly Bill 991 (DeVore). Mr. Green cited the value of the Board of Trustees for the OCVCD and his opposition to any changes to the structure.

Rick Thompson, Vice president of the Huntington Valley Little League requested Council's assistance in saving the Wardlow School Field from development.

David Finch, resident of Seacliff development voiced his concerns about violent dogs at Dog Beach and near Seapoint and Pacific Coast Highway. He related a story of a dog bite he experienced while protecting his young son. Mr. Finch asked Council to address these safety issues.

Don Apodaca concurred as a friend of the previous speaker and stated that he no longer uses the bike path on the beach due to dangers of unleashed dogs. Mr. Apodaca asked Council to consider restricting dog licensing of certain breeds.

Jon Ely voiced concerns over lost parking revenue from cars leaving the parking garage downtown, after midnight, when the attendant has left for the evening. Mr. Ely submitted a spreadsheet which he stated approximates the lost revenue as a result of this unattended situation.

(City Council/Redevelopment Agency) Public Hearing Held - Approved Adoption of Resolution No. 2005-28 for the City to Vacate One-Half of the Public Alley (Right-of-Way Located within Block 105, Bounded by Walnut Avenue, 5th Street, 6th Street and Pacific Coast Highway) and Approved Execution of Quitclaim Deeds for Conveyances from the City and from the Redevelopment Agency to Property Owner Shirley D. Worthy, et al. (800.50)

Mayor Hardy announced that this was the time noticed for a public hearing to consider the following:

Public hearing to consider approval of the vacation of a portion of the alley right-of-way commonly referred to as the northwesterly one-half of the alley located within Block 105, as shown on the Map of Huntington Beach, in the City of Huntington Beach, County of Orange, State of California, bounded on the north by Walnut Avenue, on the west by Sixth Street, on the east by Fifth Street and on the south by Pacific Coast Highway and depicted in the attached map.

Legal notice as provided to the City Clerk's Office by staff had been published and posted.

Acting Director of Public Works, Paul Emery presented a PowerPoint slide report titled *Alley Vacation – Block 105* which had been announced earlier as a Late Communication by the City Clerk.

Mayor Hardy declared the public hearing open.

City Clerk Joan L. Flynn restated for the record the following Late Communication which pertains to this public hearing:

PowerPoint presentation submitted by David C. Biggs, Director of Economic Development dated April 4, 2005 and titled *Alley Vacation – Block 105*.

There being no persons present to speak on the matter and there being no protests filed, either written or oral, the Mayor declared the public hearing closed.

A motion was made by Coerper, second Cook to:

City Council Actions:

1. Adopt **Resolution No. 2005-28** – “A Resolution of the City Council of the City of Huntington Beach Vacating a Portion of the Alley Right-of-Way Located within Block 105 in Downtown Huntington Beach” (Attachment 3) to vacate one-half of the public alley bounded by Walnut Avenue, 5th Street, 6th Street and Pacific Coast Highway as described in the attached legal description and as shown on the attached plat map;

and

2. Authorize the Mayor and City Clerk to execute the *Quitclaim Deed* relinquishing any interest in the half alley and conveying the half alley to the Redevelopment Agency.

and

Redevelopment Agency Action:

Authorize the Agency Chairperson and Agency Clerk to execute the *Quitclaim Deed* conveying the half alley to Shirley D. Worthy, et al.

The motion carried by the following roll call vote:

AYES: Hansen, Coerper, Sullivan, Hardy, Green, Bohr, Cook
NOES: None
ABSENT: None

Consent Calendar – Items Removed for Separate Discussion

The following items were removed from the Consent Calendar for separate discussion:

(City Council) Amendment 2 to the Professional Services Contract between the City and Atrilogy Solutions Group, Inc. for Technical Support Personnel

(City Council) Amendment No. 2 to Agreement between the City and Moreland & Associates, Inc. for Property Tax Refund Claims Processing and Project Manager Customer Service Assistance- Appropriation of \$70,000 from the Property Tax Override Refund Fund to Fund the Amendment

Consent Calendar – Items Approved

On motion by Green, second Coerper Council approved the following Consent Calendar items, as recommended. The motion carried by the following roll call vote:

AYES: Hansen, Coerper, Sullivan, Hardy, Green, Bohr, Cook
NOES: None
ABSENT: None

(City Council/Redevelopment Agency) Approved and Adopted Minutes (120.65) -

Approved and adopted the minutes of the City Council/Redevelopment Agency Regular meetings of March 7, 2005 as written and on file in the Office of the City Clerk. Submitted by the City Clerk.

(City Council) Approved Final Tract Map No. 16675 of Tentative Tract Map No. 16675 (Harbinger Homes Lot 1 Subdivision) Located at 19042 and 19052 Delaware Street (East Side of Delaware Street, South of Garfield Avenue) – Approved Subdivision Agreement between the City and Harbinger Homes, Inc. (420.60) 1. Approved Final Tract Map No. 16675 and accepted the offer of dedication, improvements, and bonds pursuant to findings and requirements (ATTACHMENT NO. 1); and 2. Approved the *Subdivision Agreement By and Between the City of Huntington Beach and Harbinger Homes, Inc. for Tract No. 16675* and authorized execution by the Mayor and City Clerk. **Attachment No. 1 – Findings for Acceptance of Final Map (1)** Final Tract Map No. 16675 is in conformance with the California Subdivision Map Act, the City of Huntington Beach Subdivision Ordinance and Tentative Tract Map No. 16675 Conditions of Approval, as approved by the Planning Commission. **Requirements: (1.)** Acceptance of offer of dedication shall be subject to completion of improvements and requirements shown on the final map. **(2.)** The City Clerk shall file the following bonds with the City Treasurer: (a) Faithful Performance Bond No. 661112540 (Attachment No. 7); (b) Labor and Material Bond No. 661112540 (Attachment No. 7); and (c) Monument Bond (Attachment No. 7). **(3.)** The City Clerk shall affix her signature to the map and release it for recordation by the County of Orange. Submitted by the Planning Director. Funding Source: Not Applicable.

(City Council) Approved Contract CP-0410 between the Orange County Sanitation District (OCSD) and the City for the Fiscal Year 2004/05 Cooperative Projects Program (600.25) Approved and authorized the Mayor and City Clerk to execute the *Orange County Sanitation District Cooperative Projects Program Contract – Contract No. CP-0410*. Submitted by the Acting Public Works Director. Funding Source: Funds in the amount of \$50,000 are available from the Sewer Service Charge, Account No. 51189002.82500. Up to \$25,000 will be reimbursed by the District upon completion of the monitoring project.

(City Council) Approved Amendment No. 10 of Cooperative Agreement No. C-95-975 between the Orange County Transportation Authority (OCTA) and the City to Receive Combined Transportation Funding Program (CTFP) Funds (600.25) – Approved and authorized the Mayor and City Clerk to execute *Amendment No. 10 to Cooperative Agreement No. C-95-975 between Orange County Transportation Authority and the City of Huntington Beach*. Submitted by the Acting Public Works Director. Funding Source: No funding source is required for this action.

(City Council) Approved Amendment 2 to the Professional Services Contract between the City and Atrilogy Solutions Group, Inc. for Technical Support Personnel (600.10)

The City Council considered a communication from the Acting Information Services Director transmitting the following **Statement of Issue**: Should the City Council amend the Professional Services Contract that was approved by City Council in October 2001 and amended in December 2002 between Atrilogy Solutions Group, Inc. and the City of Huntington Beach? Funding Source: Funds for Information Systems Professional Services provided by this agreement are currently budgeted in the BEACH Project fund (Account No. 30143002.86100). No additional funds are needed.

Mayor Pro Tem Sullivan requested that this agenda item be removed from the Consent Calendar to ask for clarification on the technical support needed. Acting Information Services Director Behzad Zamanian responded.

A motion was made by Sullivan, second Cook to approve and authorize the Mayor and City Clerk to execute *Amendment No. 2 to Professional Services Contract between the City of Huntington Beach and Atrilogy Solutions Group, Inc. for Technical Support Personnel*. The motion carried by the following roll call vote:

AYES: Hansen, Coerper, Sullivan, Hardy, Green, Bohr, Cook
 NOES: None
 ABSENT: None

(City Council) Approved Amendment No. 2 to Agreement between the City and Moreland & Associates, Inc. for Property Tax Refund Claims Processing and Project Manager Customer Service Assistance - Authorized the Appropriation of \$70,000 from the Property Tax Override Refund Fund to Fund the Amendment – Directed Staff to Submit a Written Report to Council Detailing the Status of the Process (600.10)

The City Council considered a communication from the City Attorney and the Finance Officer transmitting the following **Statement of Issue**: A second contract amendment with Moreland & Associates is requested to continue the processing of property tax refund claims and to complete the transition of these duties over to City staff. An additional appropriation of \$70,000 is requested from the Property Tax Override Fund to fund the amendment. Funding Source: Property Tax Override Refund Undesignated Fund Balance

Mayor Pro Tem Sullivan requested that this agenda item be removed from the Consent Calendar to ask for clarification on funding and to request an amendment to the recommended action.

A motion was made by Sullivan, second Green to: **1.** Approve *Amendment No. 2 to Agreement between the City of Huntington Beach and Moreland & Associates, Inc., for Project Manager Assistance Processing Property Tax Override Refunds* and authorized the City Administrator to execute the agreement; and **2.** Authorize the appropriation of \$70,000 from the undesignated Property Tax Override Refund Fund (707) balance to the Property Tax Override Refund Expense Account No. 70730101.69365 (contractual services) to fund the amendment to the agreement. **Amended to add 3.** Direct staff to submit a written report to Council detailing the status of the process including information on how many protests were submitted to the City, how many appeals have gone to the Hearing Officer, the final resolutions, and how many appeals are unresolved.

The motion carried by the following roll call vote:

AYES: Hansen, Coerper, Sullivan, Hardy, Green, Bohr, Cook
 NOES: None
 ABSENT: None

(City Council) Adopted Ordinance No. 3702 Amending the Downtown Specific Plan of the City of Huntington Beach (Timeshares) (450.30)

After the City Clerk read by title, a motion was made by Coerper second Green to adopt **Ordinance No. 3702** *“An Ordinance of the City of Huntington Beach Amending the Downtown Specific Plan of the City of Huntington Beach.”* (Approved for introduction at the Public Hearing on March 21, 2005.) The motion carried by the following roll call vote:

AYES: Hansen, Coerper, Hardy, Green, Bohr,
 NOES: Sullivan, Cook
 ABSENT: None

(City Council) Approved for Introduction Ordinance No. 3704 Amending Chapter 5.64 of the Huntington Beach Municipal Code Relating to Administrative Expenses for Bingo Games (570.10)

After the City Clerk read by title, a motion was made by Coerper, second Green to approve introduction of **Ordinance No. 3704** – *“An Ordinance of the City of Huntington Beach Amending Chapter 5.64 of the Huntington Beach Municipal Code Relating to Administrative Expenses for Bingo Games.”* The motion carried by the following roll call vote:

AYES: Hansen, Coerper, Hardy, Green, Bohr, Cook
NOES: Sullivan
ABSENT: None

(City Council) Approved City’s Position to Oppose Assembly Bill 991 (DeVore) which would Change the Structure of the Orange County Vector Control Board of Trustees, Requested the City Attorney to Prepare an Alternate Resolution Similar to the one Passed by the OCVCD (27-2), and Approved Communication to State Assemblyman Tom Harman of the City’s Position (120.70)

The City Council considered a communication from Councilmember Gil Coerper transmitting the following **Statement of Issue**: Last month, the Orange County Vector Control District (OCVCD) called to order their 700th meeting—almost 60 years of serving the people of Orange County. As the county grew and new cities came into existence, each city had an appointed trustee to represent its interests. The Board of Trustees grew to 35, one trustee for each city and one for the county. These trustees are liaisons to their cities appointed by each City Council for a term of either two or four years.

The DeVore Bill would change the Board membership to seven members, two appointed by the county’s Board of Supervisors and five by a selection committee.

Attachments:

1. AB 991 (2/22/05)
2. A Resolution of the OCVCD (3/17/05)
3. A Roster of the Assembly Committee on Local Government

Note 1: AB 991 has been modified to impact only the Orange County Vector Control District.

Note 2: The Committee on Local Government meets on Tuesday, April 5, 2005.

Councilmember Coerper gave an oral report.

City Attorney Jennifer McGrath reported on preparation of a resolution, and suggested a revision to the recommended action.

Discussion followed relative to the process for presenting this type of item to Council and the involvement of the Intergovernmental Relations Committee.

A motion was made by Coerper, second Sullivan to:

- 1. Oppose AB 991 (DeVore);

and

- 2. **Amended** to request the City Attorney to prepare a resolution similar to the one passed by the OCVCD (27-2);

and

- 3. Communicate this position to Assemblyman Tom Harman and to the members of the Assembly Conference on Local Government (FAX: 408-277-2048). (Vote to follow)

Councilmember Cook stated reasons for opposing the motion at hand at this time, including a lack of urgency for Council Action. Mayor Hardy concurred.

Councilmember Coerper requested that OCVCD Trustee, Peter Green, speak further on the matter.

Peter Green reported on health and safety issues related to West Nile Virus, and the effectiveness of the Board.

The motion carried by the following roll call vote:

AYES: Hansen, Coerper, Sullivan, Green, Bohr
 NOES: Hardy, Cook
 ABSENT: None

(City Council) Approved Reconsideration of City Council’s Denial of Entitlement Plan Amendment No. 04-08 (Nautical North Residential Development – Rear Slope Terminus of Marigayle Circle, West of Edwards Street, South of Ellis Avenue) Filed by Applicant, Fred Tinker (Denied 3/21/05) and Requested Staff to Schedule a New Public Hearing (420.40)

The City Council considered a communication from Councilmember Dave Sullivan transmitting the following **Statement of Issue:** The City Council denied this item at the March 21, 2005, City Council meeting after conducting a public hearing. I voted on the prevailing side during this meeting and am requesting that the City Council reconsider this matter. If a motion to reconsider is granted, staff would be directed to set the public hearing for the earliest available City Council public hearing date.

Mayor Pro Tem Sullivan reported orally, stating reasons for his request for reconsideration.

Councilmember Green concurred with Mayor Pro Tem Sullivan’s comments.

A motion was made by Sullivan, second Green to reconsider approval of Entitlement Plan Amendment No. 04-08 and set the matter for a public hearing at the earliest available date. The motion carried by the following roll call vote:

AYES: Hansen, Coerper, Sullivan, Green, Bohr
 NOES: Hardy, Cook
 ABSENT: None

(City Council) Approved Formation of Committee Appointing Councilmembers Keith Bohr, Dave Sullivan, and Debbie Cook to Meet with Planning and Economic Development Departmental Staff to Review Residential Parcels Adjacent to Beach Boulevard for Potential

Conversion of Use from Commercial to Residential and to Take an Overall Look at the Zoning on Beach Boulevard – Directed Staff to Return to Council with a Recommendation for the Land Use Designations for the Properties (120.90)

The City Council considered a communication from Councilmember Keith Bohr transmitting the following **Statement of Issue**: On February 22, 2005, the City Council denied Negative Declaration No. 04-02 and General Plan Amendment No. 04-02. The action related to changing the General Plan designation from commercial back to residential in a number of areas along Beach Boulevard. The 2005 action was a follow-up to Council direction in 2000 when, after public testimony, the Council declined to change the zoning for the area from residential to commercial to bring it into compliance with the General Plan designation. Instead, the Council directed that staff initiate a General Plan Amendment to change the General Plan designation for these areas back to residential. The original change to the General Plan for these areas was approved in 1996 as part of a comprehensive update of the General Plan, which was designed to encourage a mixed-use zone along Beach Boulevard to foster more commercial development.

Significant time had passed since the direction from the City Council in 2000. In the intervening five years, economic needs changed city wide. As a result, the City Council decided not to process the General Plan Amendment and directed staff to work on a development plan for Beach Boulevard.

There are several residential parcels within the affected area which I believe could have a residential General Plan designation and zoning with little impact on future commercial development. I would like to propose that the City Council appoint me and one or two other Council representatives to meet with Planning and Economic Development staff to carve out residential uses in these areas that would not be appropriate for commercial development. This way, those parcels not needed for commercial development could be upgraded at the owner's discretion. At the same time, it would allow us to continue with the Beach Boulevard development plan without holding up residents for a plan that would most likely never result in conversion of their property to a commercial use.

Should the City Council be willing to consider this request, I would like to return to the City Council with the appropriate documents to remove the unneeded parcels from the Beach Boulevard plan and initiate a General Plan Amendment and environmental review for the carved out parcels, as appropriate.

Councilmember Bohr gave an oral report.

Discussion followed relative to which parcels are being considered, the methods used to determine zoning recommendations, the goals of the subcommittee, and long term versus short term solutions.

A motion was made by Bohr, second Coerper to designate Councilmembers Bohr, Sullivan and Cook to meet with staff to tour residential parcels located adjacent to and/or just off of Beach Boulevard for potential conversion from commercial back to residential use. Review of parcels should be limited to those identified in the February 22, 2005, staff report, which are not needed for commercial development **and amended** to take an overall look at the zoning of Beach Boulevard. It is further recommended that the staff be directed to return with a recommendation for the land use designations for the properties.

The motion carried by the following roll call vote:

AYES:	Hansen, Coerper, Sullivan, Hardy, Green, Bohr, Cook
NOES:	None
ABSENT:	None

(City Council) Mayor Pro Tem Sullivan Announced Easter Volunteer Efforts for Local Seniors (120.85)

Mayor Pro Tem Dave Sullivan announced volunteer efforts for local seniors over the Easter holiday.

(City Council) Councilmember Coerper Spoke of the Kiwanis Easter Egg Hunt and Made Recommendation (120.85)

Councilmember Gil Coerper announced attendance at the Kiwanis Easter Egg Hunt event and recommended adding a public address system to the event in the future.

(City Council) Mayor Hardy Congratulated Daniel Prever and Ryan Flannigan on Eagle Scout Award (120.85)

Mayor Jill Hardy congratulated Daniel Prever and Ryan Flannigan on their Eagle Scout Awards.

(City Council/Redevelopment Agency) Study Session Reconvened – Further Discussion Regarding Closed/Surplus Huntington Beach/Fountain Valley School Sites (110.10)

Further discussion was held amongst Council and staff relative to availability of grants, sources of funding, state restrictions on zoning of property upon sale, estimates of the cost of a General Obligation Bond Ballot, and whether such a bond may be initiated by the public rather than the City.

Mayor Hardy asked that citizens inform Council of their willingness to pay approximately \$60 per year to purchase a school site.

Mayor Pro Tem Sullivan suggested obligation bonds be instituted within district boundaries and offered a possible campaign slogan.

Adjournment – City Council/Redevelopment Agency

Mayor Hardy adjourned the regular meetings of the City Council/Redevelopment Agency of the City of Huntington Beach at 8:02 p.m. to Monday, April 18, 2005, at 4:00 p.m., in Room B-8 Civic Center, 2000 Main Street Huntington Beach, California.

City Clerk and ex-officio Clerk of the City Council of the City of Huntington Beach and Clerk of the Redevelopment Agency of the City of Huntington Beach, California

ATTEST:

City Clerk-Clerk

Mayor-Chair