MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, SEPTEMBER 27, 2011
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

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

Commissioner Shier Burnett and Vice Chair Mantini were absent.

AGENDA APPROVAL

A MOTION WAS MADE BY FARLEY, SECONDED BY RYAN, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF SEPTEMBER 27, 2011, BY THE FOLLOWING VOTE:

AYES: **Peterson, Delgleize, Farley, Bixby, Ryan**
NOES: **None**
ABSENT: **Shier Burnett , Mantini**
ABSTAIN: **None**

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. ZONING TEXT AMENDMENT NO. 11-001 (AMENDING CHAPTER 233 SIGNS-TEMPORARY POLITICAL SIGNS) – Rosemary Medel, Associate Planner

Rosemary Medel, Associate Planner, gave a brief overview of the proposed project.

There was a brief discussion on the language of the amendment and potentially altering it to apply to all political signs, as opposed to only those for a November election.

Commissioner Farley asked staff to research the possibility of regulating the size of the signs.

A-2. ZONING MAP AMENDMENT NO. 11-001 (OPEN SPACE - PARKS AND RECREATION TO LOW DENSITY RESIDENTIAL AT CITY YARD) – Ricky Ramos, Senior Planner

Ricky Ramos, Senior Planner, gave a brief overview of the proposed project.

Commissioner Bixby asked staff if there are any deed restrictions on the parcels and if all of the city yard parcels were purchased at the same time. Mr. Ramos indicated that staff would research these items.

Commissioner Ryan asked staff if there were any developers currently interested in the parcels. Mr. Ramos indicated that he would look into that.

Chair Delgleize recused herself from Study Session Item No. A-3 and left the room.

A-3. DEVELOPMENT AGREEMENT NO. 08-001 (THE VILLAGE AT BELLA TERRA DEVELOPMENT AGREEMENT) – Jane James, Senior Planner

Jane James, Senior Planner, gave a brief overview of the proposed project.

Commissioner Bixby requested a copy of the Director Approved Entitlement Plan Amendment.

Commissioner Farley asked staff to provide a cost analysis of the applicant's requested exemptions and the city's requests. There was a brief discussion on the traffic impact fees and the funding for the pedestrian crossing.

B. STUDY SESSION ITEMS – NONE

C. PUBLIC COMMENTS

Lindsay Parton, DJM Capital Partners Inc., spoke regarding Study Session Item No. A-3, supporting the requested exemptions.

Jeff Oderman, Rutan & Tucker, LLP, attorney for DJM Capital Partners, Inc., stated that the applicant supported the Development Agreement.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – NONE

E. PLANNING COMMISSION COMMITTEE REPORTS – NONE

Chair Delgleize returned to the meeting.

F. PLANNING COMMISSION COMMENTS

Commissioner Ryan commended Commissioner Farley for filling in as Chair for Study Session Item No. A-3.

There was a brief discussion regarding the potential for a special meeting and the end of the year schedule.

ADJOURNMENT: Adjourned at 5:50 PM to the next regularly scheduled meeting of Tuesday, September 13, 2011.

7:00 P.M. – COUNCIL CHAMBERS

CANCELLED: NO PUBLIC HEARINGS

APPROVED BY:

Scott Hess, Secretary

Barbara Delgleize, Chairperson