MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JULY 14, 2009
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

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

AGENDA APPROVAL

A MOTION WAS MADE BY SCANDURA, SECONDED BY DELGLEIZE, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF JULY 14, 2009, BY THE FOLLOWING VOTE:

AYES: **Speaker, Mantini, Farley, Shier Burnett, Scandura, Livengood, Delgleize**
NOES: **None**
ABSENT: **None**
ABSTAIN: **None**

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. GENERAL PLAN AMENDMENT NO. 08-010 (HAZARDOUS MATERIALS ELEMENT UPDATE) – Hayden Beckman, Planning Aide

Hayden Beckman, Planning Aide, gave a brief overview of the proposed project. Mr. Beckman noted that the city is requesting General Plan Amendment No. 2008-010 to incorporate language within the Environmental Hazards Element of the General Plan, to help identify the city's adopted Hazard Mitigation Plan (HMP). This will in turn establish an as necessary basis for review, maintenance and updates.

A-2. GENERAL PLAN AMENDMENT NO. 08-007/LOCAL COASTAL PROGRAM AMENDMENT NO. 08-002/ZONING TEXT AMENDMENT NO. 08-004 (DOWNTOWN SPECIFIC PLAN UPDATE UPDATE) – Jennifer Villasenor, Associate Planner

Chair Shier Burnett and Commissioner Speaker recused themselves from the discussion on Item No. A-1 and left the room.

Jennifer Villasenor, Associate Planner, gave a brief overview of the proposed project.

Ms. Villasenor noted that the Late Communications package includes a number of emails received from residents and gave an overview of the upcoming schedule for the Downtown Specific Plan Update. She said that the Draft Environmental Impact Report will be released in July 2009, the public comment meeting will be held on August 13, 2009 and that the public notice for both will be distributed by July 16, 2009. She also noted that the Downtown Specific Plan Update Parking Report is available for public comment. She also said that the Environmental Impact Report study session will be held on September 9, 2009 and the Environmental Impact Report public hearing will be held on September 22, 2009. She further noted that Eric Justesen, lead consultant with RRM Design, was present and available to answer questions.

Commissioner Livengood asked about the proposed plan to remove on-street parking on Main Street and if the local business owners had been notified. Mr. Justesen said that downtown merchants have been invited to all the Downtown Specific Plan Update study sessions. Mr. Livengood also discussed the 20 Year Plan parking projections, noting that the Downtown Specific Plan Update calls for an increase in retail and mixed-use parking. Mr. Livengood asked if 2,000+ more parking spaces are projected to be needed within 20 years and Mr. Justesen said yes.

Commissioner Livengood recommended adding more study sessions to focus on the Downtown Specific Plan Update district by district. Ms. Villasenor noted that these could be scheduled in August. Mr. Livengood said that he would like more information regarding the impact that a proposal to remove on-street parking on Main Street will have on local merchants.

Commissioner Scandura said that he has been reviewing the Downtown Specific Plan Update and comparing it with the 1995 Downtown Specific Plan. He asked if shuttle turn outs would be provided along Main Street and Mr. Justesen said yes, if applicable. Mr. Scandura also discussed the proposed realignment of 6th Street and asked about traffic mitigation measures. Mr. Justesen said that this information will be included with the Environmental Impact Report. Mr. Scandura said that he would be in favor of adding additional study sessions in August 2009, since he has concerns with traffic.

Commissioner Scandura said that the Planning Commission has no position yet on the Main Street Library and the proposed redevelopment of the area known as Triangle Park. He noted that the Planning Commission will be making their final decision at the public hearing scheduled for September 22, 2009. Mr. Scandura also said that he would like to see further details on how the proposed cultural overlay meets the goals and objectives of the General Plan.

Commissioner Mantini said that she has concerns with the proposed realignment of 6th Street. Kellee Fritzal, Deputy Director of Economic Development, noted that the upcoming Environmental Impact Report will include traffic studies.

Commissioner Livengood asked if there is a one-page summary of all districts within the Downtown Specific Plan. Ms. Fritzal noted that the existing districts and district updates are shown on attachments 2 and 3 of the staff report.

Commissioner Livengood said that he has concerns with two-tiered parking. Mr. Justesen noted that the proposal for two-tiered parking on 6th Street is an option, not a requirement.

Commissioner Delgleize recommended including a parking structure away from the downtown area and utilizing hotel parking and/or trolley transportation.

Vice Chair Farley noted that the Downtown Specific Plan Update's main objective is to provide a healthy mix of retail, residential and commercial space and asked how RRM Design has achieved this goal in the past. Mr. Justesen said that RRM's project design recommendations have been made with care and that the Downtown Specific Plan Update is a fluid and changing project.

Vice Chair Farley also asked about the Specific Plan's recommendation that smaller projects no longer need to be reviewed by Design Review Board. Mr. Justesen noted that the smaller projects should not require Design Review Board approval, since the design specifications of the Downtown Specific Plan Update are specific. Planning Manager Herb Fauland noted that smaller projects will not need to be reviewed by the Design Review Board if those projects comply with the design guidelines within the Downtown Specific Plan Update. Mr. Fauland noted that a new design review process would be recommended, which would require staff review and approval instead of Design Review Board approval. Mr. Farley asked about projects which deviate more than 50% from the design specifications of the Downtown Specific Plan Update and Mr. Fauland said that those projects would need to be approved by the Design Review Board.

Vice Chair Farley said that he would like to see more information on the General Plan's requirements for park space, specifically the 7.8 acres of park space noted in section 7.10 of the Downtown Specific Plan Update. Mr. Fauland noted that the city's General Plan sets forth this requirement.

Vice Chair Farley asked about a potential transit center, and Mr. Fauland noted that a transit bus stop is located on Pacific Coast Highway between Huntington Street and 1st Street.

Director of Planning Scott Hess noted that the Downtown Specific Plan Update includes many options. He said that after program level standards are established, final approvals will be at the City Council and California Coastal Commission levels.

Commissioner Livengood recommended adding a study session in August 2009 to discuss the Downtown Specific Plan Update individual districts. He said that he did not anticipate any changes to districts #2, #3 and #5, but would like to have study sessions on districts #4, #6, and #7 and also a separate study session on district #1 (core district).

Ms. Villasenor noted that the proposed changes to districts #4 and #7 are minimal and said that one study session could encompass districts #1, #4 and #7. She noted that an additional study session might be recommended to further discuss the Downtown Specific Plan Parking Report.

Mr. Fauland recommended an earlier start time of 5:00 PM for the additional study sessions.

A motion was made by Scandura, seconded by Delgleize, to move Public Comments after Item No. A-2.

AYES: Mantini, Farley, Scandura, Livengood, Delgleize
NOES: None
ABSTAIN: None
ABSENT: Speaker, Shier Burnett

MOTION APPROVED

THE MINUTES WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

A motion was made by Livengood, seconded by Scandura, to schedule study sessions to review the changed to the Downtown Specific Plan Update development standards on August 11, 2009, at 5:00 PM (Districts 2-7) and on August 25, 2009 at 5:00 PM (District 1).

AYES: Farley, Scandura, Livengood, Delgleize
NOES: Mantini
ABSTAIN: None
ABSENT: Speaker, Shier Burnett

MOTION APPROVED

A motion was made by Livengood, seconded by Mantini, to re-schedule the August 25, 2009 study session to a Special Meeting on September 1, 2009 (study session only) to review District 1.

AYES: Mantini, Farley, Scandura, Livengood, Delgleize
NOES: None
ABSTAIN: None
ABSENT: Speaker, Shier Burnett

MOTION APPROVED

A-3. PLANNING COMMISSION BYLAWS AND RULES – Chair Shier Burnett

Chair Shier Burnett discussed proposed revisions to the Planning Commission Bylaws and Rules. She recommended striking the verbiage on Rule No. 9, which requires a Planning Commissioner to leave the room when abstaining from an item due to a possible conflict of interest. She suggested that the Planning Commission Rules defer instead to state law.

Planning Manager Herb Fauland recommended revising the language via an amendment to the Planning Commission Rules and said that he would work with Chair Shier Burnett on the verbiage.

A motion was made by Livengood, seconded by Delgleize, to direct staff to return with revised Rule No. 9.

AYES:	**Speaker, Mantini, Shier Burnett, Scandura, Livengood, Delgleize**
NOES:	**Farley**
ABSTAIN:	**None**
ABSENT:	**None**

MOTION APPROVED

Chair Shier Burnett noted that Commissioner Speaker was the most senior member of the Planning Commission to vote Aye on the Senior Center Final Project Design and Landscape Plans (Conditional Use Permit No. 07-039, approved by the Planning Commission on June 23, 2009). She asked Commissioner Speaker to speak to City Council regarding the City Council appeal on the Senior Center at the City Council meeting of August 17, 2009.

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS

Mark Smith, resident, spoke regarding Item No. A-2 (Downtown Specific Plan Update Update), citing concerns with the preservation of the Main Street Library and surrounding public space, and the possible redevelopment of the area known as Triangle Park.

Kim Kramer, resident, spoke regarding Item No. A-2 (Downtown Specific Plan Update Update), citing concerns with the preservation of the Main Street Library and surrounding public space, and the possible redevelopment of the area known as Triangle Park.

Gloria Alvarez, resident, spoke regarding Item No. A-2 (Downtown Specific Plan Update Update), citing concerns with the preservation of the Main Street Library and surrounding public space, and the possible redevelopment of the area known as Triangle Park.

Karen Heidt, resident, spoke regarding Item No. A-2 (Downtown Specific Plan Update Update), citing concerns with the preservation of the Main Street Library and surrounding public space, and the possible redevelopment of the area known as Triangle Park.

John Acampora, resident, spoke regarding Item No. A-2 (Downtown Specific Plan Update Update), citing concerns with the preservation of the Main Street Library and surrounding public space, and the possible redevelopment of the area known as Triangle Park.

Mitch Rodd, resident, spoke regarding Item No. A-2 (Downtown Specific Plan Update Update), citing concerns with the preservation of the Main Street Library and surrounding public space, and the possible redevelopment of the area known as Triangle Park.

Steve Holden, resident, spoke regarding Item No. A-2 (Downtown Specific Plan Update Update), citing concerns with the preservation of the Main Street Library and surrounding public space, and the possible redevelopment of the area known as Triangle Park.

Kathy Bryant, resident, spoke regarding Item No. A-2 (Downtown Specific Plan Update Update), citing concerns with the preservation of the Main Street Library and surrounding public space, and the possible redevelopment of the area known as Triangle Park.

Sue Hart, resident, spoke regarding Item No. A-2 (Downtown Specific Plan Update Update), citing concerns with the preservation of the Main Street Library and surrounding public space, and the possible redevelopment of the area known as Triangle Park.

Linda Light, resident, spoke regarding Item No. A-2 (Downtown Specific Plan Update Update), citing concerns with the preservation of the Main Street Library and surrounding public space, and the possible redevelopment of the area known as Triangle Park.

Richardson Gray, resident, spoke regarding Item No. A-2 (Downtown Specific Plan Update Update), citing concerns with the preservation of the Main Street Library and surrounding public space, and the possible redevelopment of the area known as Triangle Park.

Mary Urashima, resident, spoke regarding Item No. A-2 (Downtown Specific Plan Update Update), citing concerns with the preservation of the Main Street Library and surrounding public space, and the possible redevelopment of the area known as Triangle Park.

Richard Plummer, resident, spoke regarding Item No. A-2 (Downtown Specific Plan Update Update), citing concerns with the preservation of the Main Street Library and surrounding public space, and the possible redevelopment of the area known as Triangle Park.

D. CONSENT CALENDAR

D-1. PLANNING COMMISSION MINUTES DATED MAY 12, 2009

RECOMMENDED ACTION: Motion to: "Approve the May 12, 2009, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SCANDURA, TO APPROVE THE MAY 12, 2009 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES:	**Speaker, Mantini, Shier Burnett, Scandura, Livengood, Delgleize**
NOES:	**None**
ABSENT:	**None**
ABSTAIN:	**Farley**

MOTION APPROVED

D-2. PLANNING COMMISSION MINUTES DATED MAY 26, 2009

RECOMMENDED ACTION: Motion to: "Approve the May 26, 2009, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SCANDURA, TO APPROVE THE MAY 26, 2009 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES:	**Speaker, Farley, Mantini, Shier Burnett, Scandura, Livengood, Delgleize**
NOES:	**None**
ABSENT:	**None**
ABSTAIN:	**None**

MOTION APPROVED

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

F. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Scandura reported on the recent meeting of the Downtown Specific Plan Update Review Committee.

Chair Shier Burnett reported on her attendance at the Design Review Board meeting of July 9, 2009. She noted that the design of the Brethren Christian School Gymnasium, the Mason Building Façade Upgrade and the Seaport Square Planned Sign Program were all approved with modifications.

Commissioner Delgleize reported on her attendance at the Environmental Board meeting of July 2, 2009, and noted that the Board did not have a quorum.

G. PLANNING COMMISSION COMMENTS

Commissioner Mantini noted that she will be on vacation August 14th-30th, 2009.

Commissioner Scandura said that he was happy to be back after missing the Planning Commission meeting of June 23, 2009.

ADJOURNMENT: Adjourned at 8:00 PM to the next regularly scheduled meeting of July 28, 2009.

APPROVED BY:

Scott Hess, Secretary

Elizabeth Shier Burnett, Chairperson