MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

NOVEMBER 13, 2007
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

ROLL CALL: *P Shier-Burnett, P Speaker, P Livengood, P Scandura, P Shaw, P Dwyer, P Farley*

AGENDA APPROVAL

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SPEAKER, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF NOVEMBER 13, BY THE FOLLOWING VOTE:

AYES: Shier-Burnett, Speaker, Livengood, Scandura, Shaw, Dwyer, Farley
NOES: None
ABSENT: None
ABSTAIN: None

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. CONDITIONAL USE PERMIT NO. 07-039/ ENVIRONMENTAL IMPACT REPORT NO. 07-002 (HUNTINGTON BEACH SENIOR CENTER) - Jennifer Villasenor, Associate Planner

Jennifer Villasenor, Associate Planner, gave a presentation and reported on the project details and issues related to the Conditional Use Permit. She noted that all property owners who live within 1,000 feet of the proposed site will be notified of the December 11th Planning Commission meeting.

Commissioner Shaw asked if the project would be Leed Certified and staff replied that since the project budget is not yet finalized, the project components are unknown.

Commissioner Speaker stated that on three previous trips to the Fountain Valley Senior Center, he noted that all twelve handicapped parking spaces were filled and said that he doubted if the fourteen proposed handicapped spaces at the Senior Center would be sufficient.

Commissioner Shaw raised the issue of pedestrian safety and staff stated that the traffic analysis would take into consideration the slower walking speeds of senior citizens.

Commissioner Livengood requested more details on the project's proposed landscaping prior to the Planning Commission meeting on December 11th.

General discussion ensued regarding ADA parking and handicapped parking spaces, hours of operation and landscaping.

Chairman Scandura reported that he is disappointed that there seems to be little to no Green Building/Leed Certification involved in the project.

Commissioner Dwyer asked about the Senior Center revenues and staff replied that fees would be charged for room rentals and after-hour activities.

Scott Hess, Director of Planning, addressed the Planning Commission and stated that for the approval of the CUP, land issues (not financial) were to be taken into consideration. He also stated that after the CUP review, the project (with construction costs) would go before City Council and that policy decisions rest with the Council.

Commissioner Shaw congratulated the Council on Aging for the beautiful building design of the Senior Center.

B. STUDY SESSION ITEMS – NONE

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED AUGUST 14, 2007

RECOMMENDED ACTION: Motion to: "Approve the August 14, 2007, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY DWYER, TO APPROVE THE AUGUST 14, 2007 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Shier-Burnett, Speaker, Livengood, Scandura, Shaw, Dwyer, Farley,
NOES: None
ABSENT: None
ABSTAIN: None

MOTION APPROVED

C-2. PLANNING COMMISSION MINUTES DATED AUGUST 28, 2007

RECOMMENDED ACTION: Motion to: "Approve the August 28, 2007, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY DWYER, TO APPROVE THE AUGUST 28, 2007 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Shier-Burnett, Speaker, Livengood, Scandura, Shaw, Dwyer, Farley,
NOES: None
ABSENT: None

ABSTAIN: None

MOTION APPROVED

C-3. PLANNING COMMISSION MINUTES DATED SEPTEMBER 11, 2007

RECOMMENDED ACTION: Motion to: "Approve the September 11, 2007, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY DWYER, TO APPROVE THE SEPTEMBER 11, 2007 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Shier-Burnett, Speaker, Livengood, Scandura, Shaw, Dwyer, Farley,
NOES: None
ABSENT: None
ABSTAIN: None

MOTION APPROVED

C-4. PLANNING COMMISSION MINUTES DATED SEPTEMBER 25, 2007

RECOMMENDED ACTION: Motion to: "Approve the September 25, 2007, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SHAW, TO APPROVE THE SEPTEMBER 25, 2007 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Shier-Burnett, Speaker, Livengood, Scandura, Shaw, Dwyer, Farley,
NOES: None
ABSENT: None
ABSTAIN: None

MOTION APPROVED

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

E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Dwyer reported on the Leed Certified Green Building Tour at the Ford Plant in Irvine.

Commissioner Farley reported on the Environmental Board's review of Senior Center EIR (#07-002). He noted that the board will forward their comments to the Planning Commission.

Commissioner Speaker reported on the Design Review Board meeting of November 8th, 2007. He noted that the Board recommended approval of two 85' tall electronic reader-board signs: one new one for Bella Terra and a second one being a remodel of the car dealer's sign. Both signs were recommended for approval to the Zoning Administrator.

F. PUBLIC COMMENTS

Eileen Murphy, resident, spoke in opposition to the proposed configuration of the Senior Center. She noted that it would be a difficult walk from the Library to the Center for most senior citizens. She also spoke of the potential liquefaction of the proposed site.

Bob Dettlof, The Council on Aging, spoke in favor of the Senior Center and complimented the Planning Commission and staff on including Green Building components in the project.

Cathy Meschuck, The Council on Aging, spoke in support of the Senior Center.

G. PLANNING COMMISSION COMMENTS

Commissioner Shier-Burnett mentioned her participation on the interview panel for the vacant position of Public Works Director.

Chairman Scandura – None.

Commissioner Dwyer – None.

Commissioner Farley – None.

Commissioner Shaw – None.

Commissioner Livengood – None.

Commissioner Speaker – None.

Adjourned at 6:20 p.m. to the next regularly scheduled meeting of November 27, 2007.

APPROVED BY:

Scott Hess, Secretary

John Scandura, Chair