MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

NOVEMBER 27, 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, A Shaw, P Dwyer, P Farley*
(Commissioner Shaw arrived at 5:18 PM)

AGENDA APPROVAL – APPROVED BY ACCLAMATION

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

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

Jennifer Villasenor, Associate Planner, gave a presentation and reported on the Environmental Impact Report. Consultants from PBS&J were present to answer questions.

Commissioner Livengood asked if the traffic analysis addressed the specific intersections of Ellis/Goldenwest, Talbert/Goldenwest and Slater/Goldenwest and staff stated that it had. Commissioner Livengood also raised the issue of sub-potable wells and gray water and staff noted that recycled water is not available for the project.

General discussion followed regarding patio events and noise abatement and staff stated that the project would adhere to City standards per the EIR.

Commissioner Shier-Burnett spoke of the visual impact the Senior Center would have on Central Park and discussed landfill issues.

Commissioner Shaw talked of raptor mitigation funding and stressed that the Senior Center needs to be LEED Certified, noting that the City needs to lead by example. Director of Planning Scott Hess noted that LEED Certification is suggested, not required.

Chairman Scandura stated that the final EIR addresses all of the issues, is well written and he complimented both staff and PBS&J on their efforts. However, he still has concerns regarding runoff to the Shipley Nature Center and raptor foraging relocation. Scandura also stated that LEED Certification needs to be a priority, not an option, and recommends aiming for Silver or Gold LEED Certification.

B. STUDY SESSION ITEMS – NONE

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED OCTOBER 23, 2007

RECOMMENDED ACTION: Motion to: "Approve the October 23, 2007, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SPEAKER, TO APPROVE THE OCTOBER 23, 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 Livengood reported on the Main Street Committees (News Racks/Outdoor Retail Sales) – he indicated that he would be attending an upcoming meeting and he will keep the Planning Commission informed of any updates.

Chairman Scandura reported on the Downtown Specific Plan/Parking Master Plan meeting being held at the Central Library from 6:00 to 8:00 PM on November 27th.

F. PUBLIC COMMENTS

Michael Ames, resident, spoke in opposition to the Senior Center, citing concerns with excess noise and loss of parking in residential areas (east of Goldenwest Street and north of Slater Avenue).

Tony Brine, resident, spoke against the Senior Center and stated that he does not believe the Center's uses/activities are clearly defined in the EIR. He has concerns with parking and requests additional noise analysis to address amplified music.

Eileen Murphy, resident, spoke in opposition to the Senior Center and noted concerns regarding the project location, raptors' habitats and energy.

Mindy White, resident, spoke against the Senior Center and noted concerns with additional night lighting, noise, traffic and the proposed raptor foraging relocation mitigation measure. She also requested more evaluation of alternative sites.

Ralph Bauer, Committee to Support the Senior Center, spoke in favor of the project, noting that the decision to implement additional noise mitigation would come from the City Council and the Planning Commission.

Don McAllister, from the Council on Aging, spoke in support of the Senior Center, commenting that the noise levels and traffic impacts are minimal at the existing Rodgers Senior Center and he believes the situation will be the same at the new Senior Center. He also encouraged the Planning Commission to support LEED Certified construction.

Bob Winchell, resident, spoke against the Senior Center. He stated that he has a geotechnical background and noted concern regarding inactive and active earthquake faults within close proximity to the site. He also expressed concerns regarding raptors' habitats and suggested choosing an alternate site.

G. PLANNING COMMISSION COMMENTS

Commissioner Shaw mentioned that Christmas Trees will be on sale downtown every Tuesday during "Surf City Nights."

Director of Planning Scott Hess and Principal Planner Herb Fauland briefly discussed the Tuscany Villas Landscaping memorandum (given to the Planning Commission on 11-27-07). Commissioner Dwyer recused himself from further discussion, stating that he has a conflict.

Chairman Scandura complimented staff and the consultant on the final Senior Center EIR and also stressed the importance of making a LEED Certified building a top priority.

Commissioner Livengood requested that the City's Landscape Architect be present at the Planning Commission meeting on December 11, 2007.

Adjourned at 6:50 p.m. to the next regularly scheduled meeting of December 11, 2007.

APPROVED BY:

Scott Hess, Secretary

John Scandura, Chair