MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MAY 12, 2009
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

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

Vice Chair Farley was absent.

AGENDA APPROVAL

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SCANDURA, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF MAY 12, 2009, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. ENVIRONMENTAL IMPACT REPORT NO. 08-008/GENERAL PLAN AMENDMENT NO. 08-002/ZONING MAP AMENDMENT NO. 08-002/ZONING TEXT AMENDMENT NO. 08-002 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN) – Rosemary Medel, Associate Planner

Mary Beth Broeren, Planning Manager and Rosemary Medel, Associate Planner, gave a brief overview of the project and the sites encompassed within the Beach and Edinger Corridors.

Ms. Broeren noted that one of the goals of the Beach and Edinger Corridors Specific Plan is the implementation of a land use plan for revitalization of the area within a 10-20 year timeframe. She also noted that the land use plan will move forward based on Form Based Code. She directed the Planning Commission to staff report attachment #5, which shows the Comparison of Development Standards (existing zoning code standards and the Beach and Edinger Corridors Specific Plan proposed standards).

Commissioner Mantini asked about car dealerships and Ms. Broeren said that new vehicle sale businesses are addressed in the Specific Plan, and that existing dealerships would be allowed to remain.

Commissioner Speaker asked for the definition of an entertainment anchor versus an entertainment recreation. Ms. Broeren said that these are differentiated by size and that entertainment anchors would typically be theaters over 15,000 square feet, while entertainment recreation sites would include smaller venues such as health clubs.

Commissioner Mantini asked about moving the Ford dealership to a location that would not require a zone deviation. Mr. Broeren said that the project will strive to achieve critical mass for the residential component and that leaving the Ford dealership in its current location may better serve that goal.

Commissioner Livengood asked about the cemetery on the northeast corner of Beach Blvd. and Talbert Street. Ms. Broeren said that there are no plans for changes on that site; that property is not included in the Specific Plan boundary.

Chair Shier Burnett asked staff about required residential areas in Specific Plan chapter 2.1.4 (Town Center Neighborhood). Ms. Broeren said that in response to the Housing Element Update, there is a need to identify sites in this area that would only allow residential.

Commissioner Mantini asked if four story buildings would be permitted and Ms. Medel said yes.

Ms. Broeren discussed the difference between Specific Plan Development Standards and the current Zoning Code. She noted that the current code doesn't address building stories, but addresses overall height instead (with a 50' limit on commercial developments). She noted that one of the recommended changes of the Specific Plan is to reduce front setbacks from 25'-50' to 5'-25', to provide a more aesthetically pleasing design and promote walkability. She said that another recommended change would address minimum frontage coverage, requiring a certain percentage of the building to be parallel to the street. She discussed the proposed parking changes, which would put a cap on surface lot parking and direct overflow parking to parking structures instead.

Ms. Broeren also noted that the Specific Plan proposes streamlining the project approval process. She said that it is the purview of the Planning Commission and the City Council to review the streamlined site plan evaluation process.

Ms. Broeren said that one of the Specific Plan's goals is to include a ½ acre public open space, possibly at the old Levitz site. She noted that the Planning and Community Services Departments were investigating opportunities for other open space areas to ensure that standards are maintained.

Commissioner Mantini asked staff about density requirements. Ms. Broeren noted that there are no density requirements included in the Specific Plan, no minimum units per acre and no minimum Floor Area Ratio (FAR).

Commissioner Scandura asked if there is an analysis of Form Based Code and its compatibility with existing auto dealerships; Ms. Broeren indicated that this is

being discussed with the Specific Plan consultant and that more details will be forthcoming at future Beach and Edinger Corridors study sessions.

Commissioner Scandura said that he would like to see new developments be compatible with existing structures. He asked if the funds designated for park open space can be used to improve Bartlett Park. Ms. Broeren noted that those monies go into the park acquisition fund and are not generally earmarked, but she will discuss this issue with the Community Services Department. She also said that part of the Specific Plan's goals include relocating growth, but that some areas are currently built out.

Commissioner Scandura asked about spending park in-lieu fees to purchase closed school sites, citing Ocean View School District sites as an example. Ms. Broeren indicated that this may be a possibility in the future, as the Planning Department is working with the Community Services Department to pursue future opportunities.

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS

Dick Harlow, Chamber of Commerce, spoke regarding Item No. A-1, noting that the Ford dealership site is in a residential transition zone and might be redesignated. He asked the Planning Commission to give careful consideration to auto dealers and the economic benefits that they bring to the city. Chair Shier Burnett noted that there is a Specific Plan public comments matrix that addresses this issue. Ms. Broeren said that she would bring this matrix to the next Beach and Edinger Corridors study session in June 2009 so that the Planning Commission could review the public's comments and the responses from staff.

Simon Lee, architect for Best Western Regency Inn, spoke regarding Item No. A-1. He said that he is redeveloping a hotel at Beach Blvd. between Yorktown Avenue and Garfield Avenue, located in the Neighborhood Parkway area. He also said that he is being required to provide public open space equivalent to 20% of the total lot space and feels that requirement is overexcessive.

David Mootchnik, resident and member of the Southern California Communities Forum, spoke regarding Item No. A-1. He asked how an Environmental Impact Report traffic analysis can be done if it's driven by the number of units, size and square footage, when the Specific Plan does not include density requirements. Ms. Broeren noted that as part of the environmental process staff has made assumptions about future growth and it is not expected that all of Beach and Edinger would change; she also said that assumptions were made for the traffic analysis. She noted that if a project is proposed for a location that is not expected, then a separate environmental review will be needed. She says that the goal is for maximum flexibility for the placement of units.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Scott Hess

Scott Hess, Director of Planning, reviewed the items for tonight's meeting. He noted that there are several sets of Minutes for approval and a General Plan Conformance for Emerald Cove Transfer of Ownership.

E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Scandura reported on the April 21, 2009 meeting of the Subdivision Committee. He stated that they forwarded a recommendation for approval to the City Council for the tentative tract map for Parkside Residential Development with modifications including restricting construction traffic down Graham Street before 8 a.m. He noted that the committee would be meeting again in the next week.

F. PLANNING COMMISSION COMMENTS

Commissioner Scandura stated that it was good to be back after missing the April 14, 2009 Planning Commission meeting.

6:30 PM – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Mantini

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

Vice Chair Farley and Commissioner Livengood were absent.

A MOTION WAS MADE BY SCANDURA, SECONDED BY DELGLEIZE, TO APPROVE THE PLANNING COMMISSION AGENDA OF MAY 12, 2009, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. ORAL COMMUNICATIONS - NONE

B. PUBLIC HEARING ITEMS - NONE

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED NOVEMBER 12, 2008

RECOMMENDED ACTION: Motion to: "Approve the November 12, 2008, Planning Commission Minutes as submitted."

Planning Manager Mary Beth Broeren noted that there would not be a quorum to vote on these minutes and recommended that the Planning Commission continue them to the meeting of May 26, 2009.

A MOTION WAS MADE BY ACCLAMATION TO CONTINUE THE NOVEMBER 12, 2008 PLANNING COMMISSION MINUTES TO THE MAY 26, 2009 MEETING, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C-2. PLANNING COMMISSION MINUTES DATED JANUARY 13, 2009

RECOMMENDED ACTION: Motion to: "Approve the January 13, 2009, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY DELGLEIZE, SECONDED BY SPEAKER, TO APPROVE THE JANUARY 13, 2009 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C-3. PLANNING COMMISSION MINUTES DATED JANUARY 27, 2009

RECOMMENDED ACTION: Motion to: "Approve the January 27, 2009, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY ACCLAMATION TO CONTINUE THE JANUARY 27, 2009 PLANNING COMMISSION MINUTES TO THE MAY 26, 2009 MEETING, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C-4. PLANNING COMMISSION MINUTES DATED FEBRUARY 10, 2009

RECOMMENDED ACTION: Motion to: "Approve the February 10, 2009, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY ACCLAMATION TO CONTINUE THE FEBRUARY 10, 2009 PLANNING COMMISSION MINUTES TO THE MAY 26, 2009 MEETING, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C-5. PLANNING COMMISSION MINUTES DATED MARCH 10, 2009

RECOMMENDED ACTION: Motion to: "Approve the March 10, 2009, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY SCANDURA, SECONDED BY SPEAKER, TO APPROVE THE MARCH 10, 2009 PLANNING COMMISSION MINUTES WITH A MINOR MODIFICATION, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

D. NON-PUBLIC HEARING ITEMS

D-1. GENERAL PLAN CONFORMANCE NO. 09-002 (EMERALD COVE TRANSFER OF OWNERSHIP) **Applicant:** City of Huntington Beach **Request:** To determine if the transfer of ownership from the city to the redevelopment agency in order to facilitate the proposed sale of the 164 unit Emerald Cove Senior Apartment complex to Jamboree Housing is in conformance with the goals, objectives and policies of the General Plan. **Location:** 18191 Parktree Circle, 92648 (south of Talbert Ave. and west of Beach Blvd.) **Project Planner:** Rosemary Medel

RECOMMENDED ACTION: Motion to: "Adopt Resolution No. 1631, approving General Plan Conformance No. 09-002 with findings (Attachment Nos. 1 and 2)."

Rosemary Medel, Associate Planner, gave the staff presentation and an overview of the project.

Commissioner Speaker asked if the change in ownership would allow the rental rates to be raised. Ms. Medel indicated that the rental rates are determined by the levels set by Housing and Urban Development (HUD). Kellee Fritzal, Deputy Director of Economic Development, stated that the agreement allows for two levels of renters, with lifelong tenants maintaining their current rental rate and all other tenants being subject to an increase of no greater than 3%. She noted that due to recent utility calculations those tenants would actually see a 2-3% decrease in their rental rates during the first year of the agreement.

Chair Shier Burnett noted that there would be some safety improvements to the site. She asked how extensive the construction work would be and if any residents would be relocated for the duration of the project. Ms. Fritzal stated that vacancies at the site have not been filled in order to accommodate any relocations during the improvements. She stated that the displaced tenants would have their belongings, phone lines, etc. relocated at no cost to themselves. Chair Shier Burnett clarified that no tenants would need to be relocated off site and Ms. Fritzal confirmed this. Chair Shier Burnett asked if there would be any additional expenses for those displaced residents and Ms. Fritzal stated that there would no relocation expenses at all for those affected residents. She stated that Jamboree Housing would be required to handle the relocations personally or pay for the expenses.

Commissioner Delgleize thanked staff for their efforts.

Chair Shier Burnett asked staff if the tenants relocated due to the improvements would be allowed to return to their original residences. Ms. Fritzal stated that they would.

A MOTION WAS MADE BY DELGLEIZE, SECONDED BY SPEAKER, TO ADOPT RESOLUTION NO. 1631 APPROVING GENERAL PLAN CONFORMANCE NO. 09-002 WITH FINDINGS, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING
Mary Beth Broeren, Planning Manager - reported on the items from the previous City Council Meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING
Mary Beth Broeren, Planning Manager – reported on the items scheduled for the next City Council Meeting.

E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING
Mary Beth Broeren, Planning Manager – reported on the items scheduled for the next Planning Commission meeting

F. PLANNING COMMISSION ITEMS

F-1. PLANNING COMMISSION REQUEST ITEMS – NONE

F-2. PLANNING COMMISSION COMMENTS

Commissioner Scandura stated that he was happy to be back after missing the April 14, 2009 meeting and he wished Commissioner Mantini a happy birthday.

Commissioner Speaker noted that the Duck-a-thon, which raises funds for the Huntington Beach Community Clinic, is being held at the pier this coming weekend.

ADJOURNMENT: Adjourned at 7:20 PM to the next regularly scheduled meeting of Tuesday, May 26, 2009.

APPROVED BY:

Scott Hess, Secretary

Elizabeth Shier Burnett, Chairperson