MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MAY 26, 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	P	P	P	P	P
ROLL CALL:	*Speaker,*	*Mantini,*	*Farley,*	*Shier Burnett,*	*Scandura,*	*Livengood,*	*Delgleize*

AGENDA APPROVAL

A MOTION WAS MADE BY SHIER BURNETT, SECONDED BY LIVENGOOD, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF MAY 26, 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. MITIGATED NEGATIVE DECLARATION NO. 08-001/CONDITIONAL USE PERMIT NO. 08-004 (EDISON COMMUNITY PARK MASTER PLAN – 21372 MAGNOLIA STREET, 92646) – Rami Talleh, Senior Planner

Rami Talleh, Senior Planner, gave a brief overview of the project.

Commissioner Livengood asked staff about potential tree removal. Mr. Talleh indicated that existing mature trees that may be removed must be replaced at a 2:1 ratio, some within the project site and some offsite. Commissioner Livengood also asked if any new buildings were proposed, and Mr. Talleh said that the project plans do not include any new structures.

Commissioner Delgleize asked about the adjacent Fire Station and Mr. Talleh indicated that the Community Services Department plans to construct a block wall between the Fire Station and the parking lot.

Commissioner Scandura asked if this is a specific plan or project. Mr. Talleh indicated that this is a project proposed as a multi-phased master plan that will

be implemented over an eight year period. Mr. Talleh also noted that there are no proposed modifications to the existing Community Center or to the adjacent Kettler School.

Commissioner Scandura asked about the potential loss of green space. Mr. Talleh said he would provide that information when this project comes before the Planning Commission at the public hearing on June 9, 2009.

Commissioner Farley asked staff to provide the locations of the trees which will be removed. Commissioner Farley also asked about the traffic flow. Mr. Talleh said that the tree and access locations would be provided at the public hearing on June 9, 2009. Commissioner Farley also requested further information on the parking lot pick-up and drop-off areas and the proposed park lighting.

Commissioner Mantini asked staff to provide a layout of what the park looks like now and what the park will look like at the project's completion.

Commissioner Speaker asked about the eight year timeframe. Dave Dominguez, Facilities Manager, noted that the project will be completed in phases over eight years as funding is obtained. Mr. Dominguez also noted that the skate park is proposed for phase three and said that he would provide a copy of the phase plan to Chair Shier Burnett.

Commissioner Scandura said that he is concerned that the community park will become a sports complex.

A-2. GENERAL PLAN CONFORMANCE NO. 09-003 (CRYSTAL STREET VACATION – SOUTHWEST OF GOTHARD STREET, NORTH OF CLAY AVENUE) – Hayden Beckman, Planning Aide

Hayden Beckman, Planning Aide, gave a brief overview of the project.

Senior Civil Engineer Jim Wagner noted that the city of Huntington Beach proposes to vacate the easement for street purposes and retain the underground utility rights.

Commissioner Livengood asked about the width of the easement and Mr. Beckman said that it is approximately 10'.

Commissioner Delgleize asked about nearby homes and Mr. Beckman said that the nearest homes are across Gothard Street, to the east, but the easement area is zoned for industrial use.

A-3. 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. Ms. Broeren noted that the focus of this study session will be on regulations pertaining to streets, architecture, landscaping and signage.

Ms. Broeren said that the Specific Plan proposes retaining the existing travel lanes and curbs, but changing the medians. She noted that Beach Blvd. south of Ellis Avenue would be three traffic lanes each way. She also said that access lanes may be added to private property.

Ms. Medel said that Beach Blvd. north of Ellis Avenue would consist of four traffic lanes each way. The Specific Plan proposes the addition of palm trees and lighting to the medians to encourage walkability. She also noted that open space and the specifications for new developments (scale, height and materials) are also addressed.

Commissioner Livengood asked about changes to the traffic lanes. Ms. Medel noted that existing street widths and number of traffic lanes won't change, but access lanes may be added to private property.

Commissioner Delgleize said if right hand turn lanes could be created. Transportation Manager Bob Stachelski said that the existing sidewalks aren't wide enough to allow the addition of right hand turn lanes, but that Caltrans may lengthen left hand turn pockets.

Commissioner Scandura said he has concerns with new developments being required to include wider sidewalks.

Commissioner Farley asked about bike lanes. Mr. Stachelski, Transportation Manager, said that the Specific Plan does not include bike lanes along Beach Blvd. and that smaller side streets will be utilized for bike routes.

Commissioner Farley also asked about sidewalk sales. Ms. Medel indicated that wider sidewalks will encourage possible sidewalk sales. Mr. Farley recommended the implementation of cart/kiosk design guidelines.

Commissioners Mantini and Delgleize asked about the strategy for the transit center. Mr. Stachelski indicated that the transit center would be addressed in the Circulation Element. He noted that the Circulation Element is part of the General Plan and is being updated separately from the Beach and Edinger Corridors Specific Plan.

Commissioner Speaker asked for more information regarding the addition of access lanes. Ms. Medel noted that these would be added on Edinger Avenue only, on a site specific project basis.

Director of Planning Scott Hess noted that the purpose of this study session is to garner feedback from the Planning Commission, so that these comments and issues can be added to the Specific Plan. He said that it will be a challenge to integrate new and old development, and that sidewalk widths will vary according to use.

Commissioner Scandura concurred with Commissioners Mantini and Delgleize and said that he would like to see a strategy for the transit center.

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS

Wilfred Otaguru, resident, spoke regarding Item No. A-3 (Beach and Edinger Corridors Specific Plan), citing concerns with traffic on the McFadden Street bridge.

Fikri Takla, resident, spoke regarding Item No. A-3 (Beach and Edinger Corridors Specific Plan), citing concerns with traffic on the McFadden Street bridge.

Diane Ryan, resident, spoke regarding Item No. A-3 (Beach & Edinger Corridors Specific Plan), citing concerns with traffic on the McFadden Street bridge.

John Stansbury, resident, spoke regarding Item No. A-3 (Beach & Edinger Corridors Specific Plan), citing concerns with traffic on the McFadden Street bridge.

Marnie Pavlick, resident, spoke in opposition to Item No. A-1 (Edison Community Park Master Plan), citing concerns with tree removal.

Karen Heidt, resident, spoke regarding the update of the Downtown Specific Plan and the Cultural Arts Overlay. She cited the potential traffic concerns at 6th and Main Streets.

D. CONSENT CALENDAR

D-1. PLANNING COMMISSION MINUTES DATED NOVEMBER 12, 2008 (CONTINUED FROM THE MAY 12, 2009 MEETING)

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

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SCANDURA, TO APPROVE THE NOVEMBER 12, 2008 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

D-2. PLANNING COMMISSION MINUTES DATED JANUARY 27, 2009 (CONTINUED FROM THE MAY 12, 2009 MEETING)

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

A MOTION WAS MADE BY FARLEY, SECONDED BY SCANDURA, TO APPROVE THE JANUARY 27, 2009 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

D-3. PLANNING COMMISSION MINUTES DATED FEBRUARY 10, 2009 (CONTINUED FROM THE MAY 12, 2009 MEETING)

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

A MOTION WAS MADE BY SCANDURA, SECONDED BY DELGLEIZE, TO APPROVE THE FEBRUARY 10, 2009 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

D-4. PLANNING COMMISSION MINUTES DATED FEBRUARY 24, 2009

RECOMMENDED ACTION: Motion to: "Approve the February 24, 2009, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY FARLEY, SECONDED BY DELGLEIZE, TO APPROVE THE FEBRUARY 24, 2009 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

D-5. PLANNING COMMISSION WORKSHOP MINUTES DATED MARCH 4, 2009

RECOMMENDED ACTION: Motion to: "Approve the March 4, 2009, Planning Commission Workshop Minutes as submitted."

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY DELGLEIZE, TO APPROVE THE MARCH 4, 2009 PLANNING COMMISSION WORKSHOP MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

D-6. PLANNING COMMISSION MINUTES DATED MARCH 24, 2009

RECOMMENDED ACTION: Motion to: "Approve the March 24, 2009, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY SCANDURA, SECONDED BY DELGLEIZE, TO APPROVE THE MARCH 24, 2009 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES:	**Speaker, Mantini, Farley, 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 Speaker reported on his attendance at the Circulation Element Committee Meeting on May 14, 2009. He noted that he has concerns with potential traffic impacts associated with changing the traffic levels of service at intersections.

Commissioner Scandura reported that two upcoming Subdivision Committee Meetings, which had been scheduled for May 21st, 2009 and June 3rd, 2009 have been continued to a date uncertain.

G. PLANNING COMMISSION COMMENTS

Commissioner Delgleize noted that she has concerns with the traffic issues at the McFadden bridge (McFadden Street, between Beach Blvd. and Gothard Street) which four of the public speakers spoke about.

Commissioner Livengood asked staff to provide a Beach and Edinger Corridors tour to the Planning Commission. Director of Planning Scott Hess recommended a possible special meeting of the Planning Commission to facilitate this tour.

Chair Shier Burnett spoke regarding City Council's decision of May 18, 2009, regarding Brethren Christian School Gymnasium. She noted that the Council had upheld the Planning Commission's approval with modifications.

ADJOURNMENT: Adjourned at 7:12 PM to the next regularly scheduled meeting of June 9, 2009.

APPROVED BY:

Scott Hess, Secretary

Elizabeth Shier Burnett, Chairperson