MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, APRIL 14, 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	A	P	P	A	P	P
ROLL CALL:	*Speaker,*	*Mantini,*	*Farley,*	*Shier Burnett,*	*Scandura,*	*Livengood,*	*Delgleize*

Commissioner Scandura was absent; Commissioner Mantini arrived at 5:21 PM.

AGENDA APPROVAL

A MOTION WAS MADE BY FARLEY, SECONDED BY LIVENGOOD, TO MOVE ITEM NO. A-2 AHEAD OF ITEM NO. A-1 AND TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF APRIL 14, 2009, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

THE MINUTES WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

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

Rosemary Medel, Associate Planner, gave a brief overview of the project. She noted that the aim of the March 24, 2009 study session was to focus on Book I of the Specific Plan, the Community Intent. She said that the focus of tonight's study session would be to discuss Book II of the Specific Plan, Development Code.

Ms. Medel said that redevelopment areas would include the Five Points Center at Beach Blvd. and Ellis Avenue, and all of Edinger Avenue. She said Specific Plan goals include facilitating better use of public space, creating better walkability and

encouraging mixed-use projects. She also said that all existing uses within the Beach and Edinger Corridors will have the right of continued use.

Planning Manager Mary Beth Broeren noted that the Pacifica Community Specific Plan will be absorbed by the Beach and Edinger Corridors Specific Plan. Ms. Broeren also noted that for future development project requests, staff would be able to check the Beach and Edinger Corridors Specific Plan charts (staff report attachments 5.1 and 5.2) to see what is permitted in each area.

Commissioner Mantini asked about the Transit Center and if there are plans for expansion. Ms. Broeren noted that the Orange County Transit Authority Transit Center is not within the Beach and Edinger Corridors Specific Plan area.

Ms. Broeren directed the Planning Commission to the Comparison Development Standards chart (attachment 5.2) and asked for comments regarding density, Floor Area Ratio (FAR) and development standards.

Commissioner Speaker noted that Floor Area Ratio (FAR) doesn't factor into Form Based Code and Ms. Broeren concurred.

Director of Planning Scott Hess said that eight new zoning districts are being created as a result of the Beach and Edinger Corridors Specific Plan. He noted that three of these districts would be discussed at tonight's study session, with the other five to be addressed at future study sessions.

Mr. Broeren discussed the Specific Plan's proposed building setbacks, parking standards and configuration requirements. She noted that one of the goals of the Specific Plan is to create an environment where parking is directed to parking structures.

Commissioner Farley asked if staff had updates from the Police Department regarding parking behind buildings instead of in parking structures. Ms. Broeren noted that this issue was addressed in the program level Environmental Impact Report and that the Police and Fire Departments have reviewed the Beach and Edinger Corridors Specific Plan.

A-2. GENERAL PLAN CONFORMANCE NO. 09-002 (EMERALD COVE TRANSFER OF OWNERSHIP) – Rosemary Medel, Associate Planner

Rosemary Medel, Associate Planner, gave a brief overview of the project. She noted that the transfer of ownership is in compliance with the General Plan. She also said that this item will come before the Planning Commission as a non-public hearing item on May 12, 2009.

Commissioner Livengood asked about a possible rent increase and Deputy Director of Economic Development Kellee Fritzal said that there would be no increase in the rents.

Ms. Fritzal also noted that of the non-profit developers considered for this project, Jamboree Housing seemed to have the best credentials.

B. PUBLIC COMMENTS

Tom Schiff, resident and owner of Deeron Properties, spoke regarding Item No. A-1, and the neighborhood impact of the Beach and Edinger Corridors Specific Plan.

Pat Dawson, resident, spoke regarding Item No. A-1 and the decision making process timeline.

C. STUDY SESSION ITEMS - NONE

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Herb Fauland

Herb Fauland, Planning Manager, reviewed the items for tonight's meeting. He advised that the applicant for Item No. B-1 (Hoag Health Center Expansion) has requested a continuance to a date uncertain.

E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Speaker reported on his attendance at the Design Review Board meeting of April 9, 2009. He noted that the Design Review Board approved the Planned Sign Program for CVS Pharmacy at McFadden and Goldenwest with no changes.

Commissioner Delgleize reported on her attendance at the Environmental Board meeting of April 2, 2009. She reported that a Water Supply Update presentation was given by Duncan Lee and Chuck Davis of the Public Works Department.

Commissioner Delgleize reported that she will be attending the 8th Annual Municipal Green Building Conference and Expo presented by The Gas Company in Downey, California, on April 15, 2009.

Director of Planning Scott Hess noted that the Black Bull Chophouse was issued a Notice of Violation for having their dance floor not clearly delineated, which is a violation of condition of approval No. 2b of CUP No. 06-020. Planning Manager Herb Fauland added that the Black Bull Chophouse is also in violation of condition of approval No. 3a, by failing to complete and submit the required noise analysis in a timely manner.

F. PLANNING COMMISSION COMMENTS

6:33 PM – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Livengood

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

Commissioner Scandura was absent.

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SPEAKER, TO APPROVE THE PLANNING COMMISSION AGENDA OF APRIL 14, 2009, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. ORAL COMMUNICATIONS - NONE

B. PUBLIC HEARING ITEMS

B-1. NEGATIVE DECLARATION NO. 08-005/CONDITIONAL USE PERMIT NO. 08-015 (HOAG HEALTH CENTER EXPANSION) Applicant: Rick Wood of Wood, Burghard, Swain Architects **Request: ND:** To analyze the potential environmental impacts associated with the implementation of the proposed project. **CUP:** To permit the phased construction of an approximately 46,895 sq. ft., three-story addition to an existing 52,177 sq. ft., three-story medical office building; a 4-level, approximately 464-space parking structure; and associated site improvements including extending the depth of the existing main driveway on Beach Blvd. to accommodate future on-site reciprocal access with the property to the south, removing an existing secondary driveway on Beach Blvd. and constructing a new driveway on Beach Blvd. The proposal also includes a request for a parking reduction, on an interim basis, during the phased construction of the project with the provision of 100 parking spaces for employees on the adjacent property to the south (Newland Center). **Location:** 19582 Beach Boulevard (east side of Beach Boulevard, south of Yorktown Avenue – Hoag Health Center) **Project Planner:** Rami Talleh

STAFF RECOMMENDATION: Motion to: "Continue Negative Declaration No. 08-005/Conditional Use Permit No. 08-015 to a date uncertain at the applicant's request."

Planning Manager Herb Fauland reported that the applicant has requested a continuance to a date uncertain.

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY FARLEY, TO CONTINUE NEGATIVE DECLARATION NO. 08-005/CONDITIONAL USE PERMIT NO. 08-015 TO A DATE UNCERTAIN AT THE APPLICANT'S REQUEST, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED OCTOBER 14, 2008

RECOMMENDED ACTION: Motion to: "Approve the October 14, 2008, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY SPEAKER, SECONDED BY FARLEY, TO APPROVE THE OCTOBER 14, 2008, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C-2. PLANNING COMMISSION MINUTES DATED DECEMBER 9, 2008

RECOMMENDED ACTION: Motion to: "Approve the December 9, 2008, Planning Commission Special Meeting Minutes as submitted."

A MOTION WAS MADE BY SPEAKER, SECONDED BY LIVENGOOD, TO APPROVE THE DECEMBER 9, 2008, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

D. NON-PUBLIC HEARING ITEMS - NONE

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING
Scott Hess, Director of Planning - reported on the items from the previous City Council Meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING
Scott Hess, Director of Planning – reported on the items for the next City Council Meeting.

E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING
Herb Fauland, 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 Speaker said that he would like the Police Department's report on Sandbox Sports Grill on May 12, 2009, when this item comes before the Planning Commission at a Study Session. He also said that he would like the Police Department's report on the restaurant located next door to the Sandbox Sports Grill.

ADJOURNMENT: Adjourned at 7:09 PM to the next regularly scheduled meeting of Tuesday, May 12, 2009.

NOTE: The City of Huntington Beach Planning Commission Meeting of April 28, 2009, has been CANCELLED.

APPROVED BY:

Scott Hess, Secretary

Elizabeth Shier Burnett, Chairperson