MINUTES
HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JANUARY 12, 2010
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. – COUNCIL CHAMBERS

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 LIVENGOOD, SECONDED BY SCANDURA, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF JANUARY 12, 2010, 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. 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 proposed project. She provided a summary of the Late Communications received on this item: two from Huntington Beach Tomorrow, one from Commissioner Tom Livengood, and 11x17 replacement pages for Beach and Edinger Corridors Specific Plan Book II, pages 11 and 75.

Planning Manager Mary Beth Broeren noted that the project consultant (Eric Calloway of Freedman, Tung & Sasaki) was present and able to answer questions.

Chair Shier Burnett asked if the proposed Beach and Edinger Corridors Specific Plan is available for purchase. Ms. Medel noted that the entire document is posted online and can be downloaded or may be purchased by contacting the Planning Department.

A-2. GENERAL PLAN AMENDMENT NO. 09-001/CONDITIONAL USE PERMIT NO. 09-003/ ENVIRONMENTAL ASSESSMENT NO. 09-002 (ASSISTED LIVING FACILITY) – Ethan Edwards, Associate Planner

Ethan Edwards, Associate Planner, gave a brief overview of the proposed project.

Vice Chair Farley asked about proposed parking. Mr. Edwards noted that most of the facility's residents won't be driving and that many of the employees will be using alternate methods of transportation.

Planning Manager Herb Fauland directed the Planning Commission's attention to the plans on the wall. He noted that these plans were presented to and approved by the Design Review Board at their meeting on November 23, 1009.

Chair Shier Burnett noted that she visited a similar assisted care facility on a visitors' day and found the parking more than adequate.

Commissioner Scandura noted that today is the last day of the public comment period.

Mr. Edwards noted that he received two comments from local residents regarding parking, and one comment from the Environmental Board regarding their recommendation to use drought resistant plants.

Commissioner Livengood spoke of the nearby sports fields and asked if there might be a problem with errant sports balls. Mr. Speaker noted that the site's former tenant, Patti's Preschool, experienced no such problems.

A-3. CONDITIONAL USE PERMIT NO. 09-015 (APPEAL OF ZONING ADMINISTRATOR'S APPROVAL OF T-MOBILE FACILITY) – Jill Arabe, Assistant Planner

Jill Arabe, Assistant Planner, gave a brief overview of the proposed project. She noted that both the applicant and the property owner were present and available to answer questions.

Commissioner Livengood asked the applicant (Joe Thompson, representing T-Mobile) about potential noise issues. Mr. Thompson said that the equipment would be located in a vault and the noise volume would be at a whisper.

Commissioner Scandura asked Mr. Thompson if T-Mobile owned the existing cell tower located at Edwards Street and Edinger Avenue (by the McDonald's restaurant). The applicant said yes.

Ms. Arabe noted that the applicant's revised plans show the vault location moved further away from the residential area and closer to the street.

Mr. Scandura asked staff to provide the Planning Commission with the revised plans and applicable city ordinances. He noted that he had considered appealing the Zoning Administrator's approval, and said that he will speak further when this item comes before the Planning Commission at the public hearing on

January 26, 2010. He also noted that if the proposed cell tower meets Federal Communications Commission requirements, then the city cannot deny the applicant on the basis of perceived health detriments.

Mr. Scandura directed the Planning Commission's attention to staff report attachment 6, regarding rules and regulations governing cell communication towers.

Vice Chair Farley noted that the appeal letter is attachment 1.1 of the staff report.

General discussion ensued regarding the health concerns expressed by the citizens. Ms. Arabe noted that many of these issues were raised at the Zoning Administrator's meeting of November 4, 2009. Commissioner Mantini asked staff for a copy of the PowerPoint presentation provided to the Zoning Administrator at that meeting.

Mr. Livengood asked that tonight's study session staff report not be reprinted. He requested that the staff report for the public hearing on January 26, 2010, be used in conjunction with the staff report provided tonight.

Chair Shier Burnett asked the applicant about the depth of the proposed underground vault and the applicant said that it was 12'. Planning Manager Herb Fauland noted that further details/plans for the vault would be provided to the Planning Commission prior to the public hearing on January 26, 2010.

Ms. Shier Burnett asked about speakers at the Zoning Administrator's meeting and noted that there were five public speakers in favor of the project. Ms. Arabe noted that these speakers consisted of members of the Community United Methodist Church (the property owner) and T-Mobile representatives.

A-4. GENERAL PLAN CONFORMANCE NO. 09-006 (NEWLAND UNDERGROUND DISTRICT) – Jane James, Senior Planner

Jane James, Senior Planner, gave a brief overview of the proposed project. She noted that the overall goal of the project is visual improvement.

Tony Olmos, Civil Engineer, said that Southern California Edison supports the proposed project, but that Verizon is not in favor of the proposed underground district.

Mr. Farley asked if the infrastructure is in place. Mr. Olmos said yes, and it runs through Hamilton Avenue.

Ms. Shier Burnett asked for the distance of the infrastructure and Mr. Olmos noted that it is approximately 1.5 miles in length.

B. <u>STUDY SESSION ITEMS</u> - NONE

C. PUBLIC COMMENTS

Dianne Larson, resident, spoke in opposition to Item No. A-3 (T-Mobile facility). She cited health concerns and provided the Planning Commission with a handout.

Michael Ritter, of Tower Seekers on behalf of Community United Methodist Church (CUMC), spoke in favor of Item No. A-3 (T-Mobile facility). He noted that members of the church had voted in favor of this project.

Rich Evans, resident, spoke in opposition to Item No. A-3 (T-Mobile facility). He cited concerns with the proposed tower design.

Blanca Evans, resident, spoke in opposition to Item No. A-3 (T-Mobile facility), citing concerns with potential noise caused by T-Mobile's repair crews.

Commissioner Livengood asked about the need for disclosure if a home were to be sold. Commissioner Delgleize said that the presence of a cell tower would need to be disclosed to potential home buyers in that neighborhood.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Herb Fauland, Planning Manager, reviewed the items for tonight's meeting. He noted that the 2010 Planning Commission Chair and Vice Chair will be nominated and elected. He also said that a plaque and a resolution will be presented to outgoing Planning Commission Chair Elizabeth Shier Burnett. He noted that the Late Communications for Item No. B-1 (Beach and Edinger Corridors Specific Plan) had already been reviewed by Associate Planner Rosemary Medel.

E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Scandura noted that a Subdivision Committee Meeting regarding "The Ridge" is scheduled for January 28, 2010.

F. PLANNING COMMISSION COMMENTS - NONE

Chair Shier Burnett asked staff if there is an application for Costco. Mr. Fauland said that no Costco application has been submitted.

6:11 PM – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Speaker

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

AGENDA APPROVAL

A MOTION WAS MADE BY SCANDURA, SECONDED BY DELGLEIZE, TO APPROVE THE PLANNING COMMISSION AGENDA OF JANUARY 12, 2010, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

NOMINATION AND ELECTION OF CHAIRPERSON

A MOTION WAS MADE BY SCANDURA, SECONDED BY DELGLEIZE, TO NOMINATE BLAIR FARLEY AS PLANNING COMMISSION CHAIR, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

NOMINATION AND ELECTION OF VICE-CHAIRPERSON

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SCANDURA, TO NOMINATE FRED SPEAKER AS PLANNING COMMISSION VICE CHAIR, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

PRESENTATION OF PLANNING COMMISSION RESOLUTION NO. 1639 AND PLAQUE IN APPRECIATION TO OUTGOING CHAIRPERSON ELIZABETH SHIER BURNETT

Chair Farley presented Resolution No. 1639 and a plaque to Outgoing Chair Shier Burnett.

Councilmember Keith Bohr presented an award to Outgoing Chair Shier Burnett and thanked her for her services to the Planning Commission.

RECESS TO ALLOW RE-SEATING ARRANGEMENTS FOR NEW CHAIRPERSON, VICE-CHAIRPERSON AND PLANNING COMMISSION

A. ORAL COMMUNICATIONS - NONE

B. PUBLIC HEARING ITEMS

B-1. GENERAL PLAN AMENDMENT NO. 08-002/ZONING MAP AMENDMENT NO. 08-002/ZONING TEXT AMENDMENT NO. 08-002 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN – CONTINUED FROM THE DECEMBER 8, 2009 MEETING) **Applicant:** City of Huntington Beach. **Request:** To establish a new Specific Plan (SP 14) along a majority of Beach Blvd. and the easterly portion of Edinger Ave. to allow mixed-use and residential development in areas of the city that were not previously designated to permit such uses, as well as to continue to allow commercial uses. The Request includes the following entitlements: **GPA:** To amend the proposed area's General Plan Land Use Designations from the current Commercial Regional, Commercial Neighborhood, Commercial General, Commercial Office, Mixed Use, Mixed Use Vertical, Mixed Use Horizontal and Residential Medium Density to M-sp-d (Mixed Use – specific plan-design overlay). The existing Floor Area Ratios and density limitations of the General Plan would no longer be in effect for the area, and the auto overlay applicable to property fronting Beach Boulevard from Warner north to Edinger would be removed from the Land Use Map. The General Plan Community District and Subarea Schedule and Map would be amended to reflect the provisions of SP 14. **ZTA:** To amend the Huntington Beach Zoning Ordinance to establish the Beach and Edinger Corridors Specific Plan No. 14. SP 14 sets forth permitted uses and development standards for the area. It does not propose Floor Area Ratios or density factors. SP 14 would allow for development of up to 6,400 Dwelling Units, 738,400 sq. ft. of Retail Space, 350 Hotel Rooms, and 112,000 sq. ft. of Office Space. SP 14 proposes building height limits of two to six stories; current height limits generally range from 45 ft. to 140 ft., though the typical existing limit is 50 ft. The proposed standards also call for reduced front yard setbacks, changes to the location of new parking lots, reduced parking requirements and new standards related to configuration and massing of buildings. **ZMA:** To amend the City's Zoning Map to reflect the SP-14 designation, thereby changing the existing zoning designations for the Specific Plan area. SP 14 would supersede the Pacifica Community Plan, which would no longer be in effect. **Location:** The project site extends along Beach Boulevard, from the Coastal Zone boundary in the south to Edinger Avenue, and along Edinger Avenue from Beach Boulevard westward to Goldenwest Street. **Project Planner:** Rosemary Medel

STAFF RECOMMENDATION:

Motion to:

A. "Approve General Plan Amendment No. 08-002 by approving the draft Resolution (Attachment No. 3) and forward to the City Council for adoption."

B. "Approve Zoning Text Amendment No. 08-002 with findings of approval (Attachment No. 1) by approving the draft Resolution (Attachment No. 4) and forward to the City Council for adoption."

C. "Approve Zoning Map Amendment No. 08-002 with findings of approval (Attachment No. 1) by approving the draft Ordinance (Attachment No. 5) and forward to the City Council for adoption."

D. "Approve CEQA Statement of Findings and Fact with a Statement of Overriding Considerations—EIR No. 08-008 (Attachment No. 2)."

The Commission made the following disclosures:

- Commissioner Mantini has attended numerous study sessions, taken the Beach and Edinger Corridors tour and spoken to staff.
- Commissioner Scandura has attended two public workshops, attended numerous study sessions, attended and voted on the Planning Commission's Public Hearing for this project's Environmental Impact Report, talked to staff, taken the tour, spoken to Commissioner Livengood and Vice Chair Speaker, and voted on various entitlements located within the project boundaries.
- Vice Chair Speaker has attended and voted on the Planning Commission's Public Hearing for this project's Environmental Impact Report, attended numerous study sessions and spoken to staff.
- Chair Farley has attended numerous study sessions, spoken to Ed Kerins and spoken to HB Tomorrow.
- Commissioner Shier Burnett has attended public workshops, taken the tour, attended numerous study sessions and spoken to staff.
- Commissioner Delgleize has attended numerous study sessions, talked to staff and taken the tour.
- Commissioner Livengood has attended eight study sessions, three public workshops, attended and voted on the Planning Commission's Public Hearing for this project's Environmental Impact Report, talked to HB Tomorrow, talked to Commissioner Scandura, talked to staff and taken the tour.

Rosemary Medel, Associate Planner, gave the staff presentation and an overview of the project. She noted that the total project site is approximately 459 acres.

General discussion ensued regarding the proposed auto dealer overlay zone. Commissioner Scandura noted that in the proposed plan, auto dealers north of Ellis Avenue can expand and build, while auto dealers south of Ellis Avenue can expand only. Commissioner Scandura inquired as to whether staff had heard from the auto dealers. Ms. Medel responded that they had met with the Auto Dealers Association twice and that no letters had been received.

Commissioner Scandura said that he has concerns with proposed building heights and would like to limit them. He also asked for clarification regarding the process for deviations from the standards.

Chair Farley asked about the approved Red Oak/Amstar project, which will be located at the corner of Gothard Street and Center Avenue. Planning Manager Mary Beth Broeren indicated that the Red Oak project plans are consistent with the proposed Beach and Edinger Corridors Specific Plan 14. Mr. Farley also inquired as to how the residential only (yellow dashed lines) were decided.

Commissioner Livengood asked what kind of new development would require a Conditional Use Permit. Ms. Broeren indicated that at the corner of Beach Blvd. and Warner Avenue, buildings up to 6 stories would be allowed with a Conditional Use Permit from the Planning Commission. Mr. Livengood asked for further clarification. Ms. Broeren said that in this instance, the Conditional Use Permit would have to be approved by the Planning Commission, instead of the Director of Planning or the Zoning Administrator.

Ms. Broeren also noted that if a project requires an EIR (Environmental Impact Report), it will come before the Planning Commission. Commissioner Shier Burnett inquired as to the reason for recommending up to 10 stories within 500' of I-405.

THE PUBLIC HEARING WAS OPENED.

Robert Sternberg, of HB Tomorrow and the Goldenwest Homeowners Association, spoke against Item No. B-1, citing concerns with traffic, density and open space.

Steve Semingson, resident, spoke in support of Item No. B-1, stating that the proposed Specific Plan represented smart growth and real placemaking. He stated that a critical mass is needed for business.

Karen Jackle, representing HB Tomorrow, spoke against Item No. B-1, citing concerns with traffic and density. She briefly discussed the two Late Communication items that HB Tomorrow submitted to the Planning Commission.

Bijan Sassounian, developer, spoke in favor of Item No. B-1. He said that he was pleased to see the redevelopment opportunities this project will provide to the Beach and Edinger Corridors area.

Edith Gonzales, of the McFadden/Sugar Street Safe Exit citizens group, spoke against Item No. B-1, citing concerns with water conservation, traffic and density. She also provided the Planning Commission with a letter.

Alex Wong, of Red Oak Investments, spoke in favor of Item No. B-1 and said that he thinks the proposed Specific Plan is flexible. He noted that developers generally wouldn't go over 4 stories or 75' in height for construction reasons.

Mike Winter, Sares Regis Group, spoke in favor of Item No. B-1.

Brett Feuerstein, Brookhurst Shopping Center retail owner, spoke in favor of Item No. B-1.

Dave Sullivan, resident, spoke against Item No. B-1, citing concerns with density, traffic, and the potential delay in emergency response times.

Scott Hoffman, Watt Companies, spoke in favor of Item No. B-1; however, he noted that the standards do not "pencil out" for them. He inquired as to when the proposed Specific Plan standards and improvements would be required if they did site improvements.

Steve Dodge, representing the Huntington Executive Park, spoke in favor of Item No. B-1. He also requested that the Planning Commission approve buildings up to 12 stories within 600' of I-405.

Tom Schiff, of Decron Properties and manager of Plaza Huntington, spoke in favor of Item No. B-1, stating that the Specific Plan is about smart growth and balance. He requested that the Planning Commission allow live/work units on the ground floor along Warner Avenue.

WITH NO ONE ELSE PRESENT TO SPEAK, THE PUBLIC HEARING WAS CLOSED.

Commission Speaker stated that deviations from the proposed standards need to be discussed at a public hearing.

Commissioner Scandura discussed the levels of approval required for deviation from the proposed Specific Plan. He questioned the process to be followed for variations of more than 10%, asking if this would require a Variance, a Zoning Administrator Conditional Use Permit (CUP), a Planning Commission CUP or the Planning Director's approval.

Commissioner Mantini suggested that variances at less than 10% should be approved by staff, and that variances of more than 10% should come before the Planning Commission for approval.

STRAW VOTE #1
A MOTION WAS MADE BY SCANDURA, SECONDED BY LIVENGOOD, TO APPROVE A REVISION TO BOOK II, 2.0.5 SITE PLAN REVIEW (3) REQUEST FOR DEVIATION, STAFF APPROVAL UP TO 10 PERCENT AND OVER 10 PERCENT VARIANCE TO THE PLANNING COMMISSION FOR APPROVAL.

AYES:	SCANDURA, SPEAKER, FARLEY, SHIER BURNETT, DELGLEIZE, LIVENGOOD
NOES:	MANTINI
ABSTAIN:	NONE
ABSENT:	NONE

MOTION APPROVED

Chair Farley recommended that the Planning Commission focus their discussion on Book II.

Commissioner Livengood noted that the proposed Specific Plan would impact eighteen traffic intersections. He also noted that if Caltrans did not approve the proposed changes to the intersections controlled by them, it would present a problem. He recommended downsizing the project.

Commissioner Scandura said that the projected build out of Specific Plan 14 could result in the addition of 6400 new units by the year 2030 (reference: page 5 of the staff report).

Commissioner Delgleize noted that some of the projected 6400 new units will never be built.

Vice Chair Speaker recommended reducing the projected 6400 units by 25%.

Mr. Farley recommended tabling this discussion for now.

Mr. Scandura noted that he would like to see building heights be capped at 5 stories instead of 6 stories (reference: section 2.3.1).

A motion was made by Mr. Scandura to reduce the maximum number of stories from 6 to 5 (reference section 2.1.3, page 13), but he received no second.

Commissioner Mantini said that she has concerns regarding the future expansion of the OC Transit Center at Gothard Street and Center Avenue. She said that she wants to ensure that the city will be able to take advantage of mass transit options.

Deputy Director of Economic Development Kellee Fritzal noted that the subject property in the Town Center Neighborhood area north of Center Avenue is owned by the Redevelopment Agency.

Commissioner Delgleize recommended setting aside the parcel at Gothard and Center for future transit and rail needs. She commented that the site is close to Bella Terra and the 405 freeway.

Ms. Fritzal noted that this parcel is approximately 2.4 acres.

Commissioner Shier Burnett concurred with Commissioners Mantini and Delgleize and recommended setting aside the parcel for future transit and rail needs.

Ms. Broeren noted that per the City's Housing Element, which was approved by Housing and Community Development (HCD), the subject property area is earmarked for a zone change to residential only.

Ms. Mantini noted that the parcel needs a light rail hook up. She also recommended that the residential requirement be removed from the Town Center Neighborhood and be set aside for transit and rail.

Director of Planning Scott Hess noted that changing the zoning on this parcel is inconsistent with the Housing Element. He noted that staff is not recommending this.

Mr. Scandura recommended that a transit study should be completed first.

Mr. Hess said that one option would be for the Planning Commission to take this recommendation as a separate minute action and to forward it to the City Council.

Mr. Farley recommended adding transit as a use, and to make residential uses not mandatory. Staff indicated that transit is already a permitted use in this area.

Ms. Broeren noted that the Housing Element identified 5-7 sites in addition to the subject property where a zoning change could be pursued. If the subject site is not changed to residential only, other properties would need to be.

Mr. Hess noted that the transit district parcel is only 100' wide.

STRAW VOTE #2
A MOTION WAS MADE BY MANTINI, SECONDED BY DELGLEIZE, TO APPROVE A REVISION TO BOOK II, REMOVING THE REQUIRED RESIDENTIAL (YELLOW AREA) IN THE TOWN CENTER-NEIGHBORHOOD DISTRICT, ALONG CENTER AVENUE INCLUDING THE PARCEL TO THE WEST OF THIS SITE AND MARK THE PARCELS FOR TRANSIT EXPANSION ONLY.

AYES:	MANTINI, SPEAKER, SHIER BURNETT, DELGLEIZE
NOES:	SCANDURA, FARLEY, LIVENGOOD
ABSTAIN:	NONE
ABSENT:	NONE

MOTION APPROVED

Commissioner Scandura discussed section 2.3.1 and recommended changing the height cap from 6 stories to 5 stories. Mr. Hess said that staff does not support this recommendation. Mr. Livengood recommended excluding the Levitz site from Mr. Scandura's recommendation.

Ms. Shier Burnett noted that reducing the allowable height would reduce the amount of affordable housing that could be offered.

STRAW VOTE #3
A MOTION WAS MADE BY SCANDURA, SECONDED BY SPEAKER, TO CHANGE THE BUILDING HEIGHT CAP FROM 6 STORIES TO 5 STORIES.

AYES:	SCANDURA
NOES:	MANTINI, SPEAKER, FARLEY, SHIER BURNETT, DELGLEIZE, LIVENGOOD
ABSTAIN:	NONE
ABSENT:	NONE

MOTION FAILED

Mr. Scandura recommended added a revision to section 2.1.5 in the neighborhood center district to change portion L-9 to reflect "at the ground level" within the development standards section.

STRAW VOTE #4
A MOTION WAS MADE BY SCANDURA, SECONDED BY DELGLEIZE, TO APPROVE A REVISION TO BOOK II, 2.1.5 NEIGHBORHOOD CENTER DISTRICT, TO CORRECT L-9 TO READ AT THE GROUND LEVEL WITHIN THE DEVELOPMENT STANDARDS CHARTS LEGEND.

AYES:	MANTINI, SCANDURA, SPEAKER, FARLEY, SHIER BURNETT, DELGLEIZE
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	LIVENGOOD

MOTION APPROVED

STRAW VOTE #5
A MOTION WAS MADE BY SHIER BURNETT, SECONDED BY DELGLEIZE, TO APPROVE A REVISION TO BOOK II, 2.1.5 NEIGHBORHOOD CENTER DISTRICT, TO ADD L-11 PERMITTING LIVE-WORK UNITS ALONG WARNER AVENUE ONLY.

AYES:	MANTINI, SCANDURA, SPEAKER, FARLEY, SHIER BURNETT, DELGLEIZE, LIVENGOOD
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

MOTION APPROVED

The Planning Commission discussed the proposed building height increase at the southeast corner of Beach Blvd. and Edinger Avenue. Ms. Broeren noted that in the proposed Specific Plan 14, no buildings higher than 4 stories would be allowed unless they were set back at least 65' from Beach Blvd.

STRAW VOTE #6
A MOTION WAS MADE BY SCANDURA, SECONDED BY LIVENGOOD, TO APPROVE A REVISION TO BOOK II, 2.1.6 TOWN CENTER BOULEVARD DISTRICT, DEVELOPMENT STANDARDS CHARTS LEGEND, (C-14) TO READ UP TO SIX STORIES WITHIN 500 FEET OF I-405.

AYES:	SCANDURA, SPEAKER, FARLEY, LIVENGOOD
NOES:	MANTINI, SHIER BURNETT, DELGLEIZE
ABSTAIN:	NONE
ABSENT:	NONE

MOTION APPROVED

Chair Farley discussed Book II, pages 21-22, and asked about building to the corner. Ms. Broeren noted the illustration on page 45 of the proposed Specific Plan, and that this is required to activate the corner.

Commissioner Scandura recommended that stadium uses require a Conditional Use Permit.

STRAW VOTE #7

A MOTION WAS MADE BY SCANDURA, SECONDED BY LIVENGOOD, TO APPROVE A REVISION TO BOOK II, 2.2 BUILDING USE REGULATIONS, 2) CIVIC AND CULTURAL TO REQUIRE A CONDITIONAL USE PERMIT FOR STADIUMS.

AYES:	SCANDURA, SPEAKER, FARLEY, SHIER BURNETT, LIVENGOOD
NOES:	MANTINI, DELGLEIZE
ABSTAIN:	NONE
ABSENT:	NONE

MOTION APPROVED

Mr. Speaker asked about the affordable housing requirements and confirmed that an in-lieu fee could be paid for small projects.

Mr. Scandura inquired about the allowance for 20 ft. high architectural projections. He also asked about the use of jacaranda trees on Edinger Avenue. Staff indicated that the city landscape architect had reviewed the plan but that they would re-confirm this aspect of the plan.

Mr. Farley discussed the definition of Public Open Space and noted that it can be (but not must be) a park.

Ms. Broeren noted that permitted Open Space includes parks. She asked the Planning Commission if they wished to add verbiage that stated that double-counting would not be allowed (Public Open Space versus Quimby). Staff explained, however, that the Special Public Open Space requirement on the Levitz site presents a constraint on that property and therefore the Planning Commission may wish to let that count towards both requirements.

Director of Planning Scott Hess noted that the above condition is already built into the proposed Specific Plan.

STRAW VOTE #8

A MOTION WAS MADE BY FARLEY, SECONDED BY LIVENGOOD, TO APPROVE A REVISION TO BOOK II, 2.6 OPEN SPACE REGULATIONS, 3) GENERAL REQUIREMENTS, TO INCLUDE AN ADDITIONAL CONDITION READING, EXCEPT PROPERTIES WITH A SPECIAL PUBLIC OPEN SPACE REQUIREMENT, PUBLIC OPEN SPACE MAY NOT BE USED TO SATISFY CHAPTER 230 & 254 PARK REQUIREMENTS.

AYES:	MANTINI, SCANDURA, SPEAKER, FARLEY, SHIER BURNETT, DELGLEIZE, LIVENGOOD
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

MOTION APPROVED

Mr. Farley asked about the inclusion of the environmentally-friendly "cool roof" design. Consultant Erik Calloway of Freedman, Tung & Sasaki noted that this recommendation is included in Book II on page 69.

STRAW VOTE #9
A MOTION WAS MADE BY SCANDURA, SECONDED BY LIVENGOOD, TO ADD TO THE LIST OF SUGGESTIONS AS TO "GREEN" PRACTICES THAT COULD BE INCORPORATED.

AYES:	MANTINI, SCANDURA, SPEAKER, FARLEY, SHIER BURNETT, DELGLEIZE, LIVENGOOD
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

MOTION APPROVED

Mr. Farley recommended that the Planning Commission should focus its discussion on Book III.

Transportation Manager Bob Stachelski spoke regarding traffic signal coordination in order to alleviate potential traffic problems.

Mr. Livengood recommended adding a traffic signal at the northeast portion of Brookhurst Street and Adams Avenue to the proposed Specific Plan.

Mr. Farley asked about the McFadden/Sugar Street Safe Exit citizens' concerns. Mr. Stachelski noted that the city is working with the residents. He also said that an acceleration lane would be added to the Sugar Street exit and be implemented by approximately mid-January of 2010.

Mr. Farley asked about emergency response times at McFadden/Sugar Streets and Fire Department services in general. Ms. Broeren said that the city is working on a citywide capital facilities needs assessment, but has nothing specific yet for proposed Specific Plan 14. Deputy Fire Marshal Jeff Lopez noted that the Fire Department has nothing concrete/specific in terms of emergency response times.

STRAW VOTE #10
A MOTION WAS MADE BY FARLEY, SECONDED BY SCANDURA, TO MAKE GREEN BUILDING A REQUIREMENT.

AYES:	MANTINI, SCANDURA, SPEAKER, FARLEY, SHIER BURNETT, DELGLEIZE, LIVENGOOD
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

MOTION APPROVED

STRAW VOTE #11

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SCANDURA, TO APPROVE ALTERNATIVE 2 OF THE ENVIRONMENTAL IMPACT REPORT, REDUCING THE MAXIMUM NUMBER OF UNITS TO 4,500 DWELLING UNITS WITH 1,745 ON EDINGER AVENUE AND 2,755 ON BEACH BLVD., BUT KEEPING THE REDUCED COMMERCIAL BUILDOUT NUMBERS OF ALTERNATIVE 1.

AYES:	SCANDURA, SPEAKER, FARLEY, LIVENGOOD
NOES:	MANTINI, SHIER BURNETT, DELGLEIZE
ABSTAIN:	NONE
ABSENT:	NONE

MOTION APPROVED

A MOTION WAS MADE BY SCANDURA, SECONDED BY LIVENGOOD, TO APPROVE GENERAL PLAN AMENDMENT NO. 08-002 BY APPROVING THE DRAFT RESOLUTION AND FORWARD TO THE CITY COUNCIL FOR ADOPTION, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A MOTION WAS MADE BY SCANDURA, SECONDED BY MANTINI, TO APPROVE ZONING TEXT AMENDMENT NO. 08-002 WITH MODIFICATIONS AND FINDINGS OF APPROVAL, BY APPROVING THE DRAFT RESOLUTION AND FORWARD TO THE CITY COUNCIL FOR ADOPTION, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A MOTION WAS MADE BY SCANDURA, SECONDED BY DELGLEIZE, TO APPROVE ZONING MAP AMENDMENT NO. 08-002 WITH FINDINGS OF APPROVAL BY APPROVING THE DRAFT ORDINANCE AND FORWARD TO THE CITY COUNCIL FOR ADOPTION, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A MOTION WAS MADE BY SCANDURA, SECONDED BY SHIER BURNETT, TO APPROVE CEQA STATEMENT OF FINDINGS AND FACT WITH A STATEMENT OF OVERRIDING CONSIDERATIONS WITH MODIFIED FINDINGS, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

FINDINGS FOR APPROVAL – ZONING MAP AMENDMENT NO. 08-002 AND ZONING TEXT AMENDMENT NO. 08-002:

1. Zoning Map Amendment No. 08-002 amends the existing zoning designations within the 459 acre project area from Commercial Regional (CR), Commercial General (CG), Commercial Neighborhood (CN), Commercial Office (CO), General Industrial (IG), Residential Low Density (RL), Residential Medium Density (RM), Residential Medium High Density (RMH), Pacific Community Specific Plan (SP 2), the commercial portions of Seabridge Specific Plan (SP 3) to Beach and Edinger Corridors Specific Plan (SP14).

   The proposed Specific Plan is consistent with the goals and policies of the Land Use Element of the General Plan by combining the majority of permitted uses for the Commercial and Mixed Use categories as permitted uses within the Specific Plan. The Specific Plan will assist to revitalize business opportunities and strengthen the employee base of the City by allowing for and encouraging mixed-use development.

   The Specific Plan also identifies design/architectural standards, consistent with the intent of the goals and polices of the Community District and Subarea Schedule pertinent to the adoption of the Specific Plan and consistent with the Urban Design Element. The Beach and Edinger Corridors Specific Plan (SP 14) is consistent with the objectives, policies, general land uses and programs specified in the General Plan as well as the proposed General Plan Amendment No. 08-002. The form based code development standards of the Specific Plan ensure that new construction will comply with the intent of the Specific Plan to achieve connectivity, increase the amount of public open space, introduce residential development into the City's two major commercial corridors and by allowing uses that support consumer needs and reflect market demand of City residents and visitors.

2. In the case of general land use provisions, the Zoning Map and Zoning Text Amendments are consistent with the uses authorized in, and the standards prescribed for, the zoning district for which they are proposed. The proposed land uses identified in the Beach and Edinger Corridors Specific Plan SP No. 14 allow for continued commercial development in conjunction with mixed-use development consistent with the General Plan as well as the proposed General Plan Amendment No. 08-002.

3. A community need is demonstrated for the change proposed. The proposed Specific Plan provides the standards and design guidelines necessary to develop a high quality of diverse land uses complementing and enhancing surrounding land uses. The continued expansion of the commercial base and incorporation of mixed use development provides the opportunity for the development of homes and jobs close to one another thereby reducing daily vehicle trips. The Specific Plan area has not flourished with the existing regulations. The Specific Plan is intended to stimulate investment in the area, while minimizing impacts to established neighborhoods, to maximize the benefit of new development to the community. The Specific Plan will enhance the potential for superior urban design by the use of Form Based Code criteria in comparison with the current commercial development standards of the Huntington Beach Zoning and Subdivision Ordinance. The Specific Plan will ensure a consistency in development standards, a high quality of architectural design, and landscape design requirements to achieve the desired compatibility with surrounding developments.

4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice because the community workshops held for this project have revealed that the citizens and landowners recognize that without a clear vision the revitalization of the two corridors may not be achieved. The Specific Plan provides standards for future development that will transform the character of the project area in a beneficial way consistent with the goals of the City's General Plan. The Plan development standards work together to provide development that is compatible with and sensitive to the surrounding area and to development within the Specific Plan itself. The proposed standards pertaining to height, setback and parking are not significantly different than existing code or what has been approved in the area in the recent past. The standards of the Specific Plan as they relate to building form and use allow for denser projects to be built that are attractive and enhance pedestrian activity, which minimizes impacts.

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION SPECIAL MEETING MINUTES DATED OCTOBER 12, 2009

RECOMMENDED ACTION: Motion to: "Approve the October 12, 2009, Planning Commission Special Meeting Minutes as submitted."

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY DELGLEIZE, TO APPROVE THE PLANNING COMMISSION SPECIAL MEETING MINUTES DATED OCTOBER 12, 2009 AS SUBMITTED, BY THE FOLLOWING VOTE:

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

C-2. PLANNING COMMISSION MINUTES DATED OCTOBER 27, 2009

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

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SCANDURA, TO APPROVE THE PLANNING COMMISSION SPECIAL MINUTES OF OCTOBER 27, 2009, WITH A MODIFICATION, BY THE FOLLOWING VOTE:

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

C-3. PLANNING COMMISSION FIELD TRIP MINUTES DATED OCTOBER 29, 2009

RECOMMENDED ACTION: Motion to: "Approve the October 29, 2009, Planning Commission Field Trip Minutes as submitted."

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SCANDURA, TO APPROVE THE PLANNING COMMISSION FIELD TRIP MINUTES OF OCTOBER 29, 2009, BY THE FOLLOWING VOTE:

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

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

Mary Beth Broeren, Planning Manager – reported on the items for the next Planning Commission Meeting.

F. PLANNING COMMISSION ITEMS

F-1. PLANNING COMMISSION REQUEST ITEMS – NONE

F-2. PLANNING COMMISSION COMMENTS

Commissioner Scandura thanked staff for their efforts on the Beach and Edinger Corridors Specific Plan project.

Chair Farley asked that tonight's meeting be dedicated to the memory of Orange County Supervisor Harriet Weider, who passed away on January 10, 2010.

Commissioner Shier Burnett thanked staff for their hard work on the Beach and Edinger Corridors Specific Plan project.

Commissioner Delgleize said that 2009 was a good year for the Planning Commission!

Commissioner Livengood asked staff to provide the Planning Commission with an update on the Talbert Lake Water Quality project. Director of Planning Scott Hess said that staff will request this information from the Public Works Department.

ADJOURNMENT: Adjourned at 11:45 PM to the next regularly scheduled meeting of Tuesday, January 26, 2010.

APPROVED BY:

Scott Hess, Secretary

Blair Farley, Chairperson