MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, SEPTEMBER 22, 2009
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

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

Commissioner Mantini arrived at 5:05 PM.

AGENDA APPROVAL

A MOTION WAS MADE BY DELGLEIZE, SECONDED BY SPEAKER, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF SEPTEMBER 22, 2009, BY THE FOLLOWING VOTE:

AYES: **Speaker, Farley, Shier Burnett Scandura, Livengood, Delgleize**
NOES: **None**
ABSENT: **Mantini**
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 proposed project. Ms. Broeren noted that the focus of tonight's study session would be on public comments and questions received on Books I and II of the proposed specific plan.

Commissioner Livengood asked about the cemetery located at the northeast corner of Beach Blvd. and Talbert Avenue. Ms. Broeren said that the cemetery is not within the Beach and Edinger Corridors area and would not be affected by the proposed specific plan.

Ms. Broeren said that the proposed town center/core of the Beach and Edinger Corridors would be located at Beach Blvd. and Ellis Avenue, not at Beach Blvd. and Warner Avenue.

Ms. Broeren also said that Books II and III of the specific plan may be presented to the Planning Commission for approval without the inclusion of Book I.

Vice Chair Farley asked about website posting of the project documentation. Ms. Broeren said that the Beach and Edinger Corridors consultant will be providing documentation in portrait format (instead of landscape) to make the documentation easier to read on the website.

Ms. Broeren reported that the next study session on this project will commence with the public comments received on Attachment 4.8 of the staff report. She also noted the upcoming schedule for meetings on the Beach and Edinger Corridors Specific Plan: a public meeting to be held on September 30, 2009, a study session on October 13, 2009, a study session on October 27, 2009, a study session on November 10, 2009 and a tentative public hearing date of December 8, 2009.

A-2. ENTITLEMENT PLAN AMENDMENT NO. 07-001 (PIERSIDE PAVILION – REVISED MIX OF USES) – Rami Talleh, Senior Planner

Rami Talleh, Senior Planner, gave a brief overview of the proposed project. He noted that the proposed project includes the removal of the existing theater and the addition of office space.

Commissioner Speaker noted that in the past, the California Coastal Commission has indicated that they would like this site to be visitor-serving and that the California Coastal Commission had originally endorsed the theater. Mr. Talleh noted that this proposal includes the mixed use ratios for visitor-serving commercial uses as required by the California Coastal Commission.

Commissioner Delgleize said that she is concerned that the project would cause a conflict with the neighboring Pier Colony residential complex. Mr. Talleh noted that no exterior modifications are proposed, that the applicant is proposing internal changes and fitting those uses within the existing building space.

Commissioner Scandura asked staff if any new uses are proposed. Mr. Talleh said that any new uses would have to conform to the new Downtown Specific Plan Update, when and if it is approved.

Commissioner Livengood noted that the cap on total square footage for the site is 99,000 square feet and is noted on Attachment No. 4.2 of the staff report.

A-3. ZONING MAP AMENDMENT NO. 06-003/ANNEXATION NO. 06-002/MITIGATED NEGATIVE DECLARATION NO. 08-017 (GOODELL PROPERTY PRE-ZONING/ANNEXATION) – Jennifer Villasenor, Associate Planner

Jennifer Villasenor, Associate Planner, gave a brief overview of the proposed project. She noted that Late Communications have been received for this

project. She also noted that the public hearing for this project is scheduled to come before the Planning Commission on October 13, 2009 and that staff will be responding to comments regarding the Mitigated Negative Declaration at that time.

Planning Manager Mary Beth Broeren noted that the Goodell site was included in the Environmental Impact Report for the Brightwater project.

Vice Chair Farley asked about mitigation measures as listed in Attachment Nos. 3.36-3.39 of the staff report. Ms. Villasenor noted that pre-zoning mitigation measure issues will be addressed in the future. She also noted that there is no foreseeable development proposed for this site, but that the Mitigated Negative Declaration is needed now as part of the annexation process.

A-4. ZONING TEXT AMENDMENT NO. 09-006 (RELIGIOUS ASSEMBLY – COMMERCIAL VISITOR – SERVING ZONE) – Rosemary Medel, Associate Planner

Rosemary Medel, Associate Planner, gave a brief overview of the proposed project and noted that the public hearing for this project is scheduled to come before the Planning Commission on October 27, 2009.

Commissioner Scandura noted that the California Coastal Commission is not recommending this use, which conflicts with the Religious Land Use and Institutionalized Persons Act (RLUIPA).

Vice Chair Farley asked if there are any applications for Religious Assembly uses. Ms. Medel said yes, and that staff is currently processing the request and researching the zoning issues.

Chair Shier Burnett noted that this is a proactive project which will keep the city in compliance with federal law.

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS

Roy Reynolds of PRT Strategies spoke regarding Item No. A-1 (Beach and Edinger Corridors) and mass transit strategies. Mr. Reynolds provided the Planning Commission with a handout. Chair Shier Burnett asked if PRT Strategies had been in communication with Caltrans and Mr. Reynolds said no.

Gerald Chapman, Bolsa Chica Land Trust, spoke regarding Item No. A-3 (Goodell Property) and Item No. A-1 (Beach and Edinger Corridors). He noted that he is in favor of preserving the current zoning that permits medical uses within the areas under consideration for the Beach and Edinger Corridors. He also noted that he is in favor of preserving "The Ridge" site due to its archeological resources.

Scott Seaton, Peter's Landing Marina Manager, spoke regarding Item No. A-4 (Religious Assembly). He said that he has concerns with noise and asked if a school was proposed in addition to a church. Planning Manager Mary Beth Broeren noted that no school is proposed and that the project proposes religious assembly uses only.

Howard Burns, resident, spoke regarding Item No. A-1 (Beach and Edinger Corridors). He said that he has concerns with property owners within the Corridors being able to keep their existing uses.

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

Herb Fauland, Planning Manager, reviewed the items for tonight's meeting. He advised that there is one Late Communication for Item No. B-1 and five Late Communications for Item No. B-2. Senior Planner Rami Talleh gave a brief overview of the Late Communications for Item No. B-2.

Chair Shier Burnett asked if Item No. B-2 could be continued if needed and Mr. Talleh said yes.

E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Mantini noted that there will be an Orange County Transit Authority meeting regarding the expansion of the 405 freeway, to be held at the city's Central Library on September 23, 2009 from 6:00-8:00 PM.

F. PLANNING COMMISSION COMMENTS

Vice Chair Farley noted that on September 11, 2009, he appealed the Environmental Assessment Committee's environmental review determination of a Mitigated Negative Declaration for "The Ridge".

6:37 PM – RECESS FOR DINNER

7:05 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Vice Chair Farley

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

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY DELGLEIZE, TO APPROVE THE PLANNING COMMISSION AGENDA OF SEPTEMBER 22, 2009, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. ORAL COMMUNICATIONS - NONE

B. PUBLIC HEARING ITEMS - NONE

B-1. ZONING TEXT AMENDMENT NO. 09-001 (FLOOD ORDINANCE REVISIONS)

Applicant: City of Huntington Beach **Request:** To amend Chapter 222 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to bring it into compliance with Federal Emergency Management Agency (FEMA) requirements. The proposed amendment would, among others, clarify and supplement definitions and standards of construction. **Location:** Citywide **Project Planner:** Ricky Ramos

STAFF RECOMMENDATION: Motion to "Approve Zoning Text Amendment No. 09-001 with findings (Attachment No.1) and forward the draft ordinance (Attachment No. 2) to the City Council for adoption."

The Commission made the following disclosures:

- Commissioner Speaker attended the study session.
- Commissioner Mantini had no disclosures.
- Vice Chair Farley attended the study session.
- Chair Shier Burnett attended the study session.
- Commissioner Scandura attended the study session.
- Commissioner Livengood attended the study session.
- Commissioner Delgleize has visited the site.

Ricky Ramos, Senior Planner, gave the staff presentation and an overview of the proposed project.

Commissioner Livengood asked if the proposed revisions allow for depreciation in property values and Mr. Ramos said yes.

THE PUBLIC HEARING WAS OPENED.

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

A MOTION WAS MADE BY DELGLEIZE, SECONDED BY SCANDURA, TO APPROVE ZONING TEXT AMENDMENT NO. 09-001 WITH FINDINGS AND FORWARD THE DRAFT ORDINANCE TO THE CITY COUNCIL FOR ADOPTION, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

FINDINGS OF APPROVAL

ZONING TEXT AMENDMENT NO. 09-001

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to City Council Resolution No. 4501, Class 20, which supplements the California Environmental Quality Act because the request is a minor amendment to a zoning ordinance that does not change the development standards density or intensity.

FINDINGS FOR APPROVAL - ZONING TEXT AMENDMENT NO. 09-001:

1. Zoning Text Amendment No. 09-001 amends Chapter 222 (Floodplain Overlay District) by, among others, clarifying and supplementing definitions and standards of construction. It is consistent with the goals, objectives, policies, and programs specified in the General Plan including:

   a. Goal EH 4 – Eliminate, to the greatest degree possible, the risk from flood hazards to life, property, public investment and social order in the City of Huntington Beach.

   b. Objective EH 4.1 – Ensure that the City's flood prevention standards and practices provide satisfactory safeguards for public and private development.

   c. Policy EH 4.1.2 – Establish and enforce standards which minimize financial loss and maximize protection of residents and business owners' property.

   The proposed amendment will bring the City's flood ordinance into compliance with FEMA requirements with the ultimate goal of increasing flood protection and minimizing loss.

2. In the case of a general land use provision, the change proposed is compatible with the uses authorized in, and the standards prescribed for, the zoning district for which it is proposed. Zoning Text Amendment No. 09-001 will revise the citywide flood ordinance. It will not affect the zoning of any property or the allowed uses and development standards of any zoning district.

3. A community need is demonstrated for the change proposed because Zoning Text Amendment No. 09-001 is necessary to comply with FEMA requirements which will enable the city to continue to be a part of the National Flood Insurance Program.

4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice because Zoning Text Amendment No. 09-001 will ultimately increase flood protection and minimize loss.

B-2. TENTATIVE TRACT MAP NO. 17296 (HUNTINGTON SHORECLIFFS MOBILE HOME PARK CONVERSION) Applicant: Boyd Hill, Hart, King & Coldren **Request:** To a) subdivide approximately 39.2 acres into 309 numbered lots and 31 lettered lots for purposes of converting an existing 304 space for-rent mobile home park into 309 lots for ownership purposes and b) create five additional lots for mobile home coaches, increasing the total number of units from 304 to 309. The applicant proposes to convert the for-rent park to enable the existing park residents to purchase their own lots. The project also includes an appeal filed by the applicant of the applicable code requirements. **Location:** 20701 Beach Blvd., 92648 (west side of Beach Blvd., south of Indianapolis Ave.) **Project Planner:** Rami Talleh

STAFF RECOMMENDATION: Motion to: "Deny Tentative Tract Map No. 17296 with findings for denial (Attachment No. 1)."

The Commission made the following disclosures:

- Commissioner Speaker has visited the site and attended the Subdivision Committee meeting.
- Commissioner Mantini has visited the site and attended the study session.
- Vice Chair Farley has visited the site and attended the study session.
- Chair Shier Burnett has attended the Subdivision Committee Meeting, visited the site and spoken to staff.
- Commissioner Scandura has taken a site tour, spoken to staff and the City Attorney's office, attended the Subdivision Committee meeting and attended the study session.
- Commissioner Livengood has taken a site tour, spoken to staff and the City Attorney's office, and attended the study session.
- Commissioner Delgleize has visited the site and attended the study session.

Rami Talleh, Senior Planner, gave the staff presentation and an overview of the proposed project. Mr. Talleh noted that Late Communications have been received on this project, including five letters from the applicant (one with a response from staff) and a letter from a resident regarding a possible oil well drilling location. Mr. Talleh also noted a correction to his staff report and the suggested findings, which should read "Suggested Findings for Denial" instead of "Suggested Findings For Approval."

Commissioner Livengood asked about the Late Communication from a resident, which concerns an oil well at the project site. Fire Division Chief Bill Reardon said that the oil well is capped completely, is dormant and poses no threat to the residents of Huntington Shorecliffs Mobile Home Park.

Commissioner Scandura asked if a Homeowners Association was in place when the residents were surveyed by Star Mobilehome Park Management. Mr. Talleh noted that many residents were present at the meeting and would be able to answer Mr. Scandura's question.

Chair Shier Burnett asked about the state's Housing and Community Development Department documentation and asked how many units were

approved. Mr. Talleh said that Housing and Community Development approved a total of 304 on-site units.

THE PUBLIC HEARING WAS OPENED.

Robert Colden of Hart, King and Coldren (the applicant) spoke in support of Item No. B-2. He said that the applicant is willing to eliminate five of the proposed lots. He also said that he has a map from the State Department of Housing and Community Development dated September 2008 which shows that 309 on-site lots were approved, but is willing to comply with the reduction to 304 lots. He also said that there was no Homeowners Association in place when the residents were surveyed by Star Mobilehome Park Management.

Micheal Cirillo of Star Mobilehome Park Management spoke in support of Item No. B-2. He said that he was not aware of a Homeowners Association being in place when the residents were surveyed, and said that the survey is valid.

Boyd Hill of Hart, King and Coldren spoke in support of Item No. B-2. He said that Government Code Section 66427 provides a guideline for local governments to follow when processing a mobile home park subdivision. He said that the Planning Commission should follow the Housing and Community Development regulations when making their decision.

Mary Landin, resident of Huntington Shorecliffs Mobile Home Park, spoke in opposition to Item No. B-2. She said that the residents don't have enough information to make an informed decision and lack legal representation.

Robert Schaaf spoke in opposition to Item No. B-2, although he is not a resident of the Mobile Home Park. He thanked Rami Talleh for all his efforts on this project.

Majel Miller, resident of Huntington Shorecliffs Mobile Home Park, spoke in opposition to Item No. B-2. She stated that there are unresolved maintenance issues at the Mobile Home Park and would like to see these fixed prior to considering subdivision.

Scott Steeper, resident of Huntington Shorecliffs Mobile Home Park, spoke in opposition to Item No. B-2, with four minutes of time donated by Richard Whissen. Mr. Steeper said that he is the president of the Huntington Shorecliffs Mobile Home Park Homeowners Association (HOA) and that the HOA was in place when the residents were surveyed. He said that the residents don't have enough information to make informed decisions. He also said that Hart, King and Coldren did not provide the market rent or purchase price for the lots in question. Vice Chair Farley asked Mr. Steeper about HOA fees. Mr. Steeper said that the HOA is volunteer only, as none of the residents own the land. Mr. Farley also asked if Mr. Steeper had been involved in talks with the firm of Hart, King and Coldren and Mr. Steeper said no. Commissioner Scandura asked Mr. Steeper if an HOA had been in place prior to April 2009, and Mr. Steeper said yes, but the previous HOA had been disbanded.

Sharon Dana, resident of Huntington Shorecliffs Mobile Home Park, spoke in opposition to Item No. B-2, with eight minutes of time donated by William Seymour and Frank Krafka. She noted that the Huntington Shorecliffs Mobile

Home Park is badly in need of repair and that the residents need more information before they can make an informed decision regarding subdivision. She also noted that the leases of 183 residents were terminated under the previous owners.

Harold Lyons, resident of Huntington Shorecliffs Mobile Home Park, spoke in opposition to Item No. B-2. He has concerns with needed repairs to the Mobile Home Park and said that the residents need more information before they can make an informed decision regarding subdivision.

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

Commissioner Scandura asked the applicant about the existence of a Homeowners Association (HOA) when the residents were surveyed. Robert Colden of Hart, King and Coldren said that the residents were surveyed in March of 2009 and that the Homeowners Association (HOA) was not in place until April of 2009. He said that the HOA was assembled after the survey and recommended that the HOA conduct their own survey now. He also requested that the Planning Commission continue the project with 304 spaces. Regarding maintenance issues, he said that no violations have been received from the State of California's Housing and Community Development Department.

Commissioner Scandura asked Mr. Colden how it was determined that there was no HOA in place in March of 2009. Mr. Cirillo of Star Mobilehome Park Management said that he asked two on-site managers who both said that there was no HOA in place.

Planning Director Scott Hess noted that the staff report reads "Suggested Findings For Approval" instead of "Suggested Findings For Denial", but that the findings shown in the staff report are for denial.

A MOTION WAS MADE BY SPEAKER, SECONDED BY SCANDURA, TO DENY TENTATIVE TRACT MAP NO. 17296 WITH FINDINGS FOR DENIAL, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

Due to the typographical error in the staff report, which listed "Suggested Findings For Approval" instead of "Suggested Findings For Denial", the Planning Commission voted again.

A MOTION WAS MADE BY SPEAKER, SECONDED BY SCANDURA, TO SUBSTITUTE THE PHRASE "SUGGESTED FINDINGS FOR DENIAL" FOR THE PHRASE "SUGGESTED FINDINGS OF APPROVAL" IN THE STAFF REPORT AND TO DENY TENTATIVE TRACT MAP NO. 17296 WITH FINDINGS FOR DENIAL, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

FINDINGS FOR DENIAL

TENTATIVE TRACT MAP NO. 17296

FINDINGS FOR DENIAL - TENTATIVE MAP NO. 17296:

1. This project is located in the RMP (Residential Mobilehome Park) zone and does not comply with the requirements of that zone. The five additional lots created in conjunction with the mobilehome park conversion cannot be provided with the minimum required common open space of 200 sq. ft. per mobilehome (total 1,000 sq. ft.). The five additional lots are proposed within an area currently used for the mobilehome park office and remnant landscaped area located at the southeast corner of the mobilehome park. Further, the existing 304 units are provided with less than the minimum required 60,800 sq. ft. common open space pursuant to Section 210.14 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The site is provided with two recreation areas totaling 38,043 sq. ft. In addition, the proposed additional lots will occupy an existing office and pool which constitutes approximately 11,193 sq. ft. of common open space.

2. Tentative Tract Map No. 17296 dated and received on August 4, 2009 for the subdivision of approximately 39.2 acres into 309 numbered lots and 31 lettered lots for purposes of converting an existing 304 space for-rent mobilehome park and expansion of five additional lots for a total of 309 lots for ownership purposes is inconsistent with the General Plan Land Use Element designation of RMH-25 (Residential Medium-High Density – Max. 25 units per acre) on the subject property and applicable provisions of this the Huntington Beach Zoning and Subdivision Ordinance. The proposed tentative map is not consistent with the following policies of the General Plan:

   LU 9.3.2(a): Integrate public squares, mini-parks, or other landscaped elements.

   LU 9.3.2(d): Establish a common "gathering" or activity center within a reasonable walking distance of residential neighborhoods. This center may contain services such as child or adult-care, recreation, public meeting rooms, recreational facilities, small convenience commercial uses, or similar facilities.

   LU 9.3.2(e): Site common facilities around a public park or plaza to encourage a high level of community activity.

While the existing mobile home park is currently provided with nonconforming common areas totaling 38,043 sq. ft., the proposed five lot expansion does not provide the required 1,000 sq. ft. of additional common area intended to serve as a gathering or activity center for the existing and/or additional lots. Furthermore the subdivision would reduce the existing common open space by 11,193 sq. ft. in that the four of the five additional lots are proposed to be located in an area used for offices meeting rooms and a pool.

3. The Impact Report dated and received March 6, 2009 is not consistent with Government Code Section 66427.5 because it does not analyze the impact of the conversion on residents. Economic impacts associated with the maintenance and repair of infrastructure; estimated sales price of the lots; and other costs such property taxes and homeowners association dues are not discussed and analyzed in the report. Nor does the report identify the method upon which the non-purchasing residents will have some exceptions of the rents as prescribed by Government Code Section 66427.5.

4. Adequate evidence has not been provided that the Tenant Survey dated and received May 4, 2009 was prepared pursuant to an agreement with a homeowners association independent of the subdivider in accordance with Government Code Section 66427.5.

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED AUGUST 11, 2009

RECOMMENDED ACTION: Motion to: "Approve the August 11, 2009, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY FARLEY, SECONDED BY MANTINI, TO APPROVE THE AUGUST 11, 2009 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

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 - NONE

F. PLANNING COMMISSION ITEMS

F-1. PLANNING COMMISSION REQUEST ITEMS – NONE

F-2. PLANNING COMMISSION COMMENTS

The Planning Commission congratulated Chair Shier Burnett on the recent birth of her daughter.

ADJOURNMENT: Adjourned at 8:45 PM to the special meeting of Tuesday, October 6, 2009.

APPROVED BY:

Scott Hess, Secretary

Elizabeth Shier Burnett, Chairperson