# MINUTES

## HUNTINGTON BEACH PLANNING COMMISSION

**TUESDAY, AUGUST 11, 2009**
**HUNTINGTON BEACH CIVIC CENTER**
**2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648**

**5:00 P.M. – COUNCIL CHAMBERS**

**CALL PLANNING COMMISSION MEETING TO ORDER**

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

Chair Shier Burnett and Commissioner Speaker were absent.

**AGENDA APPROVAL**

**A MOTION WAS MADE BY MANTINI, SECONDED BY DELGLEIZE, TO MOVE PUBLIC COMMENTS AFTER STUDY SESSION ITEM NO. A-1 AND TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF AUGUST 11, 2009, BY THE FOLLOWING VOTE:**

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

**MOTION APPROVED**

**THE MINUTES WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.**

**A. PROJECT REVIEW (FUTURE AGENDA ITEMS)**

**A-1. GENERAL PLAN AMENDMENT NO. 08-007/LOCAL COASTAL PROGRAM AMENDMENT NO. 08-002/ZONING TEXT AMENDMENT NO. 08-004 (DOWNTOWN SPECIFIC PLAN UPDATE – BOOK ONE – DISTRICTS TWO THROUGH SEVEN) – Jennifer Villasenor, Associate Planner**

Jennifer Villasenor, Associate Planner, gave a brief overview of the proposed project. She noted that additional study sessions are scheduled for September 1st and September 9th, with the public hearing scheduled for September 22nd, 2009. Commissioner Scandura asked if the Planning Commission special meeting scheduled for September 1st would start at 5:00 PM and Ms. Villasenor said yes.

Eric Justesen, lead consultant with RRM Design, and Jamie Williams of RRM Design, gave a PowerPoint presentation. They also gave an overview of the Downtown Specific Plan Update, focusing on districts two through seven.

Planning Manager Herb Fauland noted that three Late Communications have been received for this item: a PowerPoint presentation provided by RRM Design, a handout received from Commissioner Tom Livengood and four emails from citizens.

Commissioner Livengood asked staff if the residents have been notified of the proposed changes. Ms. Villasenor said that those residing within the Downtown Specific Plan area have been notified of general changes. Mr. Livengood noted that there is a proposed density increase in the residential area on Acacia and Palm Streets and said that he has concerns that those residents receive adequate notification.

Commissioner Livengood also said that he has concerns with the proposed permitted uses within district seven. He asked if these uses would require Design Review Board approval on either the design or the project. Ms. Villasenor said that Design Review Board design approval would be required.

Commissioner Livengood asked about the applicability of Measure "C". Senior Deputy City Attorney Leonie Mulvihill noted that Measure "C" governs parkland and requires a public vote if all measures of the Charter Section 612 are met.

Commissioner Scandura said that he has concerns with density on the 25'-50' street frontage lots proposed in district four. Mr. Justesen said that these must comply with development standards. Mr. Scandura recommended proposing up to two units for 25'-50' frontage lots, not four. Commissioner Delgleize said that she has concerns with limiting developers to two units. Mr. Justesen further noted that the majority of the lots are 25' wide.

Vice Chair Farley said that he has concerns with the maximum allowed density in district four. He also asked about the process for approval of carts and kiosks in district six. Ms. Villasenor said that these would be subject to current Huntington Beach Zoning and Subdivision Ordinance requirements, which require 300' public notification and limits the number of kiosks per business. She also noted that kiosks on city property require specific events approval. Mr. Fauland noted that there are no kiosks currently in Downtown Specific Plan district six. Mr. Farley recommended Zoning Administrator approval for new kiosks within the Downtown Specific Plan.

Mr. Farley asked about proposed tiered parking. Director of Economic Development Stanley Smalewitz said that the proposed tiered parking would not exceed the existing parking area between Pacific Coast Highway and the beach, and would not exceed the top of the grade along Pacific Coast Highway. Mr. Fauland said that the current Downtown Specific Plan addresses parking at surface level only, as the need for tiered or tuck-under parking structures was not anticipated when the existing Plan was approved.

Mr. Farley also said that he has concerns with proposed parking structures blocking beach views and said that he would like more details from RRM Design. Mr. Fauland asked if Mr. Farley was requesting more development standards, including setbacks, heights and tiers, to ensure and protect the existing beach views from Pacific Coast Highway, and Mr. Farley said yes.

Mr. Farley also asked staff to address climate change as it relates to the Sustainable Development section of the Downtown Specific Plan Update, section 3.2.2. He also noted that section 3.2.5 , item No. 6, proposes that the City Council can approve the closure of Main Street parking. Mr. Fauland noted that any lost on-street parking would then need to be replaced at a 1:1 ratio.

Mr. Farley also requested a better definition of Affordable Housing, as addressed in section 3.2.20. Ms. Villasenor noted that the Affordable Housing section of the current Downtown Specific Plan doesn't set a minimum dwelling size.

Mr. Farley asked about window signs and Ms. Villasenor said that these would be the same as what is currently permitted.

Commissioner Livengood directed the Planning Commission to the Late Communication handout he provided. He asked staff to make sure that the most current data is available to the public via the website. He also discussed his handout's Item 1.3, noting that it is important to make the distinction between development standards and design guidelines. Senior Deputy City Attorney Leonie Mulvihill said that the City Attorney's office had the same concerns regarding defining development standards and design guidelines.

Mr. Livengood also said that he has concerns about the Urban Design Guidelines in chapter 8 of the Downtown Specific Plan Update and has addressed these in his handout's item 1.6.

Mr. Fauland noted that the Street Vacation requirements in section 3.2.5 are in the current Downtown Specific Plan. He also noted that sections 3.2.0, 3.2.1, 3.23 and 3.26 are the same as in the existing Plan. He commented that section 3.2.9 provides for a greater requirement than is currently required on a citywide basis, since the city is responding to the greater demand for bike parking in the downtown area. Mr. Fauland also noted that sections 3.2.26 and 3.2.27 address tandem parking, which is currently allowable by Conditional Use Permit in the Huntington Beach Zoning and Subdivision Ordinance, and has been approved at The Strand.

Director of Planning Scott Hess noted that the current requirement for non-residential property is 1 bike spot for every 20 parking spots and the current requirement for residential property is 1 bike spot for every 4 residential units. Mr. Hess also noted that Eric Justesen, the lead consultant with RRM Design, was present and available to answer questions.

Mr. Justesen noted that representatives from RRM Design would be available to attend another study session meeting if needed. He also noted that current design recommendations are based on the Downtown Specific Plan, Parking Plan and Design Guidelines. He said that the new Downtown Specific Plan Update should encompass all three elements.

Director of Economic Development Stanley Smalewitz said that he does not recommend additional workshops or study sessions and that he would be happy to meet with Commissioner Livengood to discuss his concerns.

Mr. Scandura said that he is in favor of consolidating design guidelines, and wants to make certain that the Downtown Specific Plan Update complies with the General Plan and the Huntington Beach Zoning and Subdivision Ordinance. He also noted that there have been numerous workshops and study sessions on this project and does not recommend scheduling any additional meetings.

Ms. Villasenor noted that the Huntington Beach Zoning and Subdivision Ordinance is detailed and covers regulations for the entire city, and the Downtown Specific Plan Update takes much of its language directly from the HBZSO. She noted that if there is a design guideline conflict between the HBZSO and the Downtown Specific Plan Update, the Specific Plan would take precedence. She also noted that Book One of the Specific Plan functions as a regulatory document, Book Two functions as a companion document, including guidelines and strategies, and that Chapter 4 of Book Two addresses design guidelines by category.

Ms. Villasenor also noted that the Downtown Specific Plan Update has set the minimum dwelling size at 500', the same minimum dwelling size that was approved for the Amstar/Red Oak project.

Mr. Farley asked staff to update the website, noting that some of the posted documents relating to the Downtown Specific Plan Update are dated December 2008. Ms. Villasenor noted that after the September 1, 2009 study session, the website will be updated. The current Downtown Specific Plan Update (dated June 12, 2009) will then be replaced by the most recent version, which the Planning Commission will have voted on. Mr. Farley noted that he would like to see both versions of the Downtown Specific Plan Update to compare the proposed changes.

**A-2. GENERAL PLAN CONFORMANCE NO. 09-004 (CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2009/10) – Rosemary Medel, Associate Planner**

Rosemary Medel, Associate Planner, gave a brief overview of the proposed project.

Commissioner Delgleize asked about the proposed timeline and City Engineer Tony Olmos said that the program covers Fiscal Year 2009/10, and that all the projects listed are either funded or anticipated to be funded between October 1, 2009 and October 1, 2010.

Commissioner Scandura asked staff to provide more information on the Arterial Rehabilitation listed in section III-A-1 of the staff report. Mr. Olmos said that the rehabilitation refers to street repairs on Slater Avenue, which will be financed by federal stimulus funds. Mr. Scandura noted that he owns property near Slater Avenue and Graham Street and asked if he should recuse himself due to a possible conflict of interest. Senior Deputy City Attorney Leonie Mulvihill said that she could provide resources to Commissioner Scandura to help him decide whether or not to recuse himself from this project.

Commissioner Mantini asked staff to provide more information on the Irrigation Improvements listed in section IV-A-1. of the staff report. Mr. Olmos said that the Public Works Department would be targeting city parks and focusing on water conservation.

Commissioner Delgleize asked staff how a project qualifies to be included on the Capital Improvement Program list. Mr. Olmos said that Public Works solicits potential projects from other city departments and that specific inquiries can be directed to him.

Vice Chair Farley asked staff about potential projects focusing on solar power and energy efficiency improvements. Mr. Olmos noted that Energy Project Manager Aaron Klemm has been in preliminary talks with the Planning Department regarding solar power projects, but no specific project has been identified yet.

## B. STUDY SESSION ITEMS - NONE

## C. PUBLIC COMMENTS

Richardson Gray, resident, spoke regarding Item No. A-1 (Downtown Specific Plan Update), and asked for a response to the status of a Measure "C" vote and the City Attorney's legal opinion. He also reported that his public records request for the release by the Marketing and Visitors Bureau of the Cultural Center Feasibility report has been denied.

Richard Plummer, resident, spoke regarding Item No. A-1 (Downtown Specific Plan Update), citing concerns with the number of bars in the downtown area.

## D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – NONE

## E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Scandura asked if the Subdivision Committee Meeting for the Huntington Shorecliffs Mobile Home Park was still scheduled for September 2, 2009 and Planning Manager Herb Fauland said yes. Mr. Scandura said that he has toured the Huntington Shorecliffs Mobile Home Park and encouraged other members of the Planning Commission to do the same.

Commissioner Delgleize reported on her attendance at the Environmental Board meeting held on August 6, 2009 and noted that Energy Project Manager Aaron Klemm was also in attendance.

## F. PLANNING COMMISSION COMMENTS

Commissioner Scandura said that he would like the option of receiving future Environmental Impact Report technical studies (and other Planning Commission reports) via CD. He noted that each member of the Planning Commission has received a copy of the Summer 2009 edition of "The Commissioner" magazine and said that he found the articles informative. He also noted that he would not be in attendance at the Planning Commission meeting of August 25, 2009.

Commissioner Mantini said that she would also not be in attendance at the Planning Commission meeting of August 25, 2009.

Planning Director Scott Hess noted that the staff liaison for the Environmental Board will now be Energy Project Manager Aaron Klemm. Mr. Hess also said that the staff liaison for the Historic Resources Board will be the Planning Department. Mr. Hess noted that staff will address the issue of providing the Planning Commission with options for viewing and downloading reports, including website postings, CDs and hard copies.

Vice Chair Farley thanked Commissioner Delgleize for inviting him and his daughter to the Monarch Butterfly Puppet Show held in Gibbs Park on Sunday, August 9, 2009.

**ADJOURNMENT: Adjourned at 7:00 PM to the next regularly scheduled meeting of August 25, 2009.**

**7:00 P.M. – COUNCIL CHAMBERS**

**CANCELLED: NO PUBLIC HEARINGS**

APPROVED BY:

Scott Hess, Secretary

Elizabeth Shier Burnett, Chairperson