MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, APRIL 22, 2008
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

ROLL CALL: *P Farley, P Dwyer, A Shier-Burnett, P Livengood, P Shaw, P Speaker, P Scandura*

Vice Chair Shier-Burnett arrived at 5:20 PM.

AGENDA APPROVAL – Commissioner Livengood recommended moving Item No. A-3 after Item No. C-2

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SHAW, TO MOVE ITEM NO. A-3 AFTER ITEM NO. C-2 AND TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF APRIL 22, 2008, BY THE FOLLOWING VOTE:

AYES:	**Farley, Dwyer, Shier-Burnett, Livengood, Shaw, Speaker, Scandura**
NOES:	**None**
ABSENT:	**None**
ABSTAIN:	**None**

MOTION APPROVED

THE AGENDA WILL RELECT ITEMS IN THEIR ORIGINAL ORDER.

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. CONDITIONAL USE PERMIT NO. 05-15 (24 HOUR FITNESS – 6 MONTH REVIEW) – Tess Nguyen, Associate Planner

Tess Nguyen, Associate Planner, presented the findings of the six month review. The review was received and deemed adequate and complete by the Planning Commission.

A-2. GENERAL PLAN CONFORMANCE NO. 08-01 (LEBARD SCHOOL) – Jennifer Villasenor, Associate Planner

Jennifer Villasenor, Associate Planner, presented an overview of the project.

Commissioner Scandura noted that the city is only able to purchase 30% of the available school site, and asked if there would be a possibility of the city purchasing more of the land. Staff said that it is too soon to determine whether or not 100% of the site would become available to the city.

General discussion ensued regarding what portion of the property is city-owned. Senior Deputy City Attorney Leonie Mulvihill indicated that the Lebard Park site is owned by the city, but not the Lebard School site.

Commissioner Speaker noted that it is the purview of the Planning Commission to determine if the project is in conformance with the General Plan.

A-3. GENERAL PLAN AMENDMENT No. 07-02 (HOUSING ELEMENT UPDATE) – Jennifer Villasenor, Associate Planner

Herb Fauland, Planning Manager, advised of one Late Communication for Item No. A-3.

Jennifer Villasenor, Associate Planner, gave an overview of the project and noted that consultant Karen Warner was present to answer questions. She reported that the public review and comment period for the draft element was held from December 2007 through February 2008. She also noted that the California Housing and Community Development Department reviewed the draft element in mid-February 2008.

Chair Livengood noted that this amendment is scheduled for a Public Hearing before the Planning Commission on May 27, 2008.

Villasenor and Warner identified the proposed locations for the potential affordable units, noting that there could be approximately 2,000 units located on Beach Blvd. and 2,000 units located on Edinger Avenue.

Commissioner Scandura asked if certain areas would have to be re-zoned to residential, and Planning Manager Herb Fauland noted that a Zoning Map Amendment and General Plan Amendment would be required for areas not designated as residential.

Chair Livengood requested an additional study session, on this item, be scheduled for May 13, 2008.

B. <u>STUDY SESSION ITEMS</u>

B-1. PLANNING COMMISSION GOALS – Commissioners Scandura and Dwyer

Commissioner Scandura discussed the Planning Commission Goals and assignments for 2008. A revised draft of the Goals will be presented to the Planning Commission on May 13, 2008.

B-2. CIRCULATION ELEMENT (City Council Sub-Committee Assignments) – Herb Fauland, Planning Manager

Chair Livengood asked for volunteers to serve on the sub-committee. Commissioners Shaw and Speaker volunteered as the primary members, with Commissioner Farley serving as alternate.

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED JANUARY 8, 2008

RECOMMENDED ACTION: Motion to "Approve the January 8, 2008, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY SCANDURA, SECONDED BY SHIER-BURNETT, TO APPROVE THE JANUARY 8, 2008, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Farley, Shier-Burnett, Livengood, Shaw, Speaker, Scandura
NOES: None
ABSENT: None
ABSTAIN: Dwyer

MOTION APPROVED

C-2. PLANNING COMMISSION MINUTES DATED JANUARY 23, 2008

RECOMMENDED ACTION: Motion to "Approve the January 23, 2008, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY SPEAKER, SECONDED BY SCANDURA, TO APPROVE THE JANUARY 23, 2008, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Farley, Shier-Burnett, Shaw, Speaker, Scandura
NOES: None
ABSENT: None
ABSTAIN: Dwyer, Livengood

MOTION APPROVED

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

E. PLANNING COMMISSION COMMITTEE REPORTS

Chairman Livengood reported on the progress of the City Council Sub-Committee regarding Temporary Use Permits for Downtown Sales/Newsracks.

Vice Chair Shier-Burnett reported on the activities of the City Council Green Building Sub-committee.

Commissioner Dwyer reported on his attendance at the recent Beach/Edinger Corridor meeting. He noted that the Specific Plan is being drafted and the Environmental Impact Report is being prepared.

Commissioner Farley reported on his recent attendance at the League of California Cities Planner's Institute in Sacramento. He also reported on the Design Review Board meeting.

Commissioner Shaw reported that he attended a sustainability workshop and noted how many cities have now adopted mandatory Green Building/Leed certification requirements.

F. PUBLIC COMMENTS

Robert Schaaf, Huntington Beach Environmental Board, spoke in favor of Item No. A-2.

G. PLANNING COMMISSION COMMENTS

The Planning Commission meeting recessed from 6:00 PM to 6:15 PM.

Chair Livengood announced an upcoming water summit scheduled for May 2, 2008. He asked if any Planning Commissioners are interested in attending to let him know.

Herb Fauland, Planning Manager, reported the next Downtown Specific Plan Community Workshop will focus on parking and is scheduled for April 23rd, Central Library, at 6:00 PM.

7:00 P.M. – COUNCIL CHAMBERS

CANCELLED: NO PUBLIC HEARING

Adjourned at 6:40 p.m. to the next regularly scheduled meeting of Tuesday, May 13, 2008.

APPROVED BY:

Scott Hess, Secretary

Tom Livengood, Chair