MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MAY 11, 2010
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

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

AGENDA APPROVAL

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SPEAKER, THAT STUDY SESSION ITEM NO. C BE MOVED AFTER STUDY SESSION ITEM NO. B-1, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

THE MINUTES WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

A. PROJECT REVIEW (FUTURE AGENDA ITEMS) – NONE

B. STUDY SESSION ITEMS

B-1. CONDITIONAL USE PERMIT NO. 08-052 (BRETHREN CHRISTIAN HIGH SCHOOL UPDATE, 21141 STRATHMOOR LANE, 92646) – Jason Kelley, Senior Planner

Jason Kelley, Senior Planner, gave a brief overview and status update on the project.

Commissioner Scandura asked staff if and when the item would come back to the commission. Mr. Kelley indicated that if the lights are relocated then the project may come before the Planning Commission for an Entitlement Plan Amendment. Commissioner Scandura asked staff what the status was on the potential revocation hearing. Mr. Kelley indicated that staff is not currently pursuing a revocation.

Commissioner Shier Burnett confirmed with staff that only the existing lights would be relocated and asked if the portable lights would be replaced with permanent lights. Scott Hess, Director of Planning and Building, referred to the applicant's recent letter that indicated the portable lights would not be used or replaced. He noted that if the existing lights cannot be relocated prior to the football season then the games would be held off site at another facility.

Commissioner Delgleize asked if the applicant would be able to submit a different proposal should the relocation not be feasible. Mr. Kelley confirmed this.

Chair Farley asked if lighting was the only violation. Mr. Kelley stated that light spillage and excess portable lights were the two violations but the light spillage was the only violation upheld. Chair Farley asked if there were any noise concerns. Mr. Hess stated that no noise violations had been observed by Code Enforcement. He noted that there will be a six month review after the issuance of a certificate of occupancy for the gym. Chair Farley asked if there were any proposed design modifications to the gym and Mr. Kelley stated that the design will be the one approved by the Design Review Board.

Commissioner Scandura requested an update on this item in 60 days.

B-2. PROJECT REVIEW PROCESS AND PLANNING COMMISSION MEETINGS – Chairman Blair Farley

Chair Farley reviewed the possibility of modifying the project review process. Commissioner Livengood indicated that he would like the City Attorney's office involved in the modifications. Commissioner Scandura requested that this item be continued to the May 25, 2010, meeting and the commission agreed.

C. PUBLIC COMMENTS

Alicia Waterhouse, Neighborhoods for Safety and Quality, spoke in opposition to Item No. B-1, citing concerns with the lights, increased pedestrian and vehicular traffic, and insufficient parking.

Norm Westwell, resident, spoke in opposition to Item No. B-1, citing light violations, increased traffic, and noise impacts. He stated that he felt the project was an inappropriate use for the neighborhood.

Victoria Cernok, resident, spoke in opposition to Item No. B-1, citing concerns with the light impacts and the noise being emitted from the lights.

Alan Rasmussen, resident, spoke in opposition to Item No. B-1, citing concerns regarding the code violations, the city's response to those violations, and the limited capacity of the site.

Bob Ransom, Brethren Christian High School, spoke in support to Item No. B-1, noting that city owned lights contributed to the light issues and indicated that they are working with staff to alleviate the concerns of residents.

Brian Cleuyh, resident, spoke in opposition to Item No. B-1, citing concerns with light spillage.

Alison Goldenberg, resident, spoke in opposition to Item No. B-1, citing concerns with code violations, traffic and parking impacts, and the impacts to neighboring residents.

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

E. PLANNING COMMISSION COMMITTEE REPORTS – NONE

F. PLANNING COMMISSION COMMENTS

Commissioner Scandura noted that he would be attending the next City Council meeting to represent the Planning Commission on GPA No. 2009-002 (Ward Specific Plan). Scott Hess, Director of Planning, stated that GPA No. 2009-002 would be continued for one month.

6:40 PM – RECESS FOR DINNER

7:15 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Chair Farley

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

AGENDA APPROVAL

A MOTION WAS MADE BY SCANDURA, SECONDED BY SPEAKER, TO APPROVE THE PLANNING COMMISSION AGENDA OF MAY 11, 2010, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. ORAL COMMUNICATIONS - NONE

B. PUBLIC HEARING ITEMS

B-1. CONDITIONAL USE PERMIT NO. 10-003 (CHRIST PRESBYTERIAN CHURCH – WIRELESS COMMUNICATION FACILITY) Applicant: John Moreland **Request:** To permit the installation of a new wireless communication facility that will be co-located upon an existing 60 foot high wireless communications facility disguised as a palm tree. The proposed co-located panel antennas will be placed within the existing mounted enclosure designed as a palm nut. The request also includes the installation of new associated equipment within an existing fully

screened enclosure. **Location:** 20112 Magnolia St., 92646 (south of Adams Avenue, east of Magnolia Street) **Project Planner:** Hayden Beckman

STAFF RECOMMENDATION: Motion to "Approve Conditional Use Permit No. 10-003 with suggested findings and conditions of approval (Attachment No. 1)."

The Commission made the following disclosures:

- Commissioner Mantini has visited the site, and attended the study session.
- Commissioner Scandura has visited the site.
- Vice Chair Speaker has visited the site and attended the study session.
- Chair Farley has visited the site.
- Commissioner Shier Burnett has visited the site and attended the study session.
- Commissioner Delgleize has visited the site and attended the study session.
- Commissioner Livengood has visited the site and attended the study session.

Hayden Beckman, Planning Aide, gave the staff presentation and an overview of the project.

Commissioner Scandura confirmed with staff that the dishes and antennae will be located within the monopalm.

Chair Farley asked staff to clarify the difference between broadband coverage and wireless coverage. Mr. Beckman stated that the broadband coverage being proposed with the project requires a different frequency and equipment from what currently exists at the project location.

THE PUBLIC HEARING WAS OPENED.

John Moreland, applicant, gave a brief overview of the 4G broadband technology proposed for the project. Chair Farley asked if there were any future expansion plans for this site and Mr. Moreland stated that there were not.

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

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY DELGLEIZE, TO APPROVE CONDITIONAL USE PERMIT NO. 10-003 WITH FINDINGS AND CONDITIONS OF APPROVAL, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

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 section 15301 of the CEQA Guidelines, because the project consists of the minor alteration of an existing wireless communications structure.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 10-003:

1. Conditional Use Permit No. 2010-003 for the establishment, maintenance and operation of a new wireless communications facility with three (3) panel antennas, three (3) DAP units and three (3) microwave dishes, including completely stealth associated equipment co-located on an existing wireless communications facility disguised as a palm tree will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed co-located wireless communication facility will be placed inside an existing mounted equipment enclosure. The existing monopalm facility is setback approximately 100 ft. from the nearest adjacent residences located to the east of the site. The existing equipment enclosure designed to resemble a palm 'nut' will screen the associated antennas from public view. The project will not generate noise, traffic, or demand for additional parking above that which already exists on the subject site. Potential noise associated with the facility will be minimal because of the distance from residential uses and the placement of associated equipment within an existing enclosure. The proposed co-located facility will enhance wireless communications in the community by improving broadband signal transmission and reception in the project vicinity. The proposed project will satisfy the necessity for wireless broadband coverage and applicable regulations.

2. The conditional use permit will be compatible with surrounding uses because the co-located wireless communications facility will be placed in an existing enclosure designed as a palm 'nut', and will blend into the stealth wireless communication facility upon which it will be placed. The co-located equipment will not be visible from public view as it will be fully concealed within the mounted enclosure structure. The facility incorporates stealth techniques and is considered completely stealth because of its integration within the existing monopalm wireless facility. The project will not generate noise, traffic, lighting, odor or adverse impacts to surrounding uses. Based on information supplementing the necessity to close a gap in coverage, the project will improve the wireless broadband network and benefit customers within the vicinity.

3. The proposed conditional use permit will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. Wireless communication facilities are permitted to exceed the maximum height of 50 ft. for the base zoning district by no more than 10 ft. Based on the wireless permit application and supplemental maps and information, the project is necessary to fill a gap in coverage. Alternative locations were not feasible to provide the coverage objective in the vicinity. The owner of the existing monopalm wireless communications facility was the only site authorizing the leasing space for a co-located wireless communications facility located within the coverage gap area.

4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Public – Semipublic on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. *Land Use Element*

Goal – LU 2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.

Policy LU 2.1.1: Plan and construct public infrastructure and service improvements as demand necessitates to support the land uses specified in the Land Use Plan (as defined in the Circulation and Public Utilities and Services Elements of the General Plan).

B. *Utility Element*

Policy U 5.1: Ensure that adequate natural gas, telecommunication and electrical systems are provided.

Policy U 5.1.1: Continue to work with service providers to maintain current levels of service and facilitate improved levels of service.

The proposed facility will enhance wireless communications in the community by establishing wireless broadband signal transmission and reception in the project vicinity. In addition, the proposed completely stealth co-located facility will be placed within an existing mounted enclosure. The location of associated equipment will be fully screened within an existing equipment enclosure so as to eliminate any visual impacts to surrounding uses. There will be no exterior alteration to the existing monopalm structure as a result of project implementation.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2010-003:

1. The site plan and elevations received and dated January 22, 2010, shall be the conceptually approved design.

2. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (http://www.usgbc.org/DisplayPage.aspx?CategoryID=19) or Build It Green's Green Building Guidelines and Rating Systems (http://www.builditgreen.org/green-building-guidelines-rating/).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

B-2. **CONDITIONAL USE PERMIT NO. 10-007 (TATTOO AND BODY PIERCING STUDIO)** **Applicant:** James Sawyer and Dominic Elefante **Request:** To permit the establishment of an approximately 135 sq. ft. tattoo and body piercing studio in an existing 1,145 sq. ft. vacant retail suite. Ancillary to the tattoo and body piercing studio is an art gallery and retail shop of tattoo-inspired clothing and accessories. **Location:** 18822 Beach Blvd., Suite 113, 92648 (southeast corner of Beach Blvd. and Constantine Drive) **Project Planner:** Tess Nguyen

STAFF RECOMMENDATION: Motion to "Approve Conditional Use Permit No. 10-007 with suggested findings and conditions of approval (Attachment No. 1)."

The Commission made the following disclosures:

- Commissioner Mantini has visited the site, attended the study session.
- Commissioner Scandura has visited the site, spoken to staff, and attended the study session.
- Vice Chair Speaker has visited the site and attended the study session.
- Chair Farley has visited the site and attended the study session.
- Commissioner Shier Burnett has visited the site and attended the study session.
- Commissioner Delgleize has visited the site and attended the study session.
- Commissioner Livengood has visited the site and attended the study session.

Tess Nguyen, Associate Planner, gave the staff presentation and an overview of the project.

Vice-Chair Speaker asked staff how the proposed hours of operation were decided on. Ms. Nguyen indicated that they were the applicant's request. Vice-Chair Speaker asked if similar facilities had similar hours of operation and Ms. Nguyen indicated that other tattoo establishments in the city had similar or later closing times.

THE PUBLIC HEARING WAS OPENED.

James Sawyer, applicant, spoke in favor of Item No. B-1. He noted that the hours of operation are consistent with similar facilities and indicated that the facility would have an emphasis on the artistic aspect of the operation. Commissioner Delgleize asked Mr. Sawyer if he expected any issues with the Police Department requirement to keep the rear door closed at all times and Mr. Sawyer stated he had no concerns.

Eric Craft, resident, spoke in opposition to Item No. B-2, citing concerns with potential impacts on property values, crime rates, and neighborhood aesthetics.

Matt Seifert, resident, citing concerns with the hours of operation, and the potential safety and property value impacts.

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

Commissioner Livengood suggested placing a condition prohibited rear parking after 8:00PM.

Commissioner Mantini asked if the rear parking was also for the bar in an adjacent suite. Ms. Nguyen indicated that the rear parking is used by the entire retail center. Commissioner Mantini asked if any of the other businesses in the center have similar hours of operation. Ms. Nguyen indicated that at least two of those businesses have similar hours and noted that staff is not aware of any code enforcement concerns regarding parking or noise.

A MOTION WAS MADE BY LIVENGOOD TO AMEND THE CONDITIONS TO RESTRICT REAR LOT PARKING AFTER 9:00PM , BUT HE RECEIVED NO SECOND.

Commissioner Shier Burnett indicated that the commission has approved similar projects in the past and have not encountered any negative impacts to the surrounding areas.

A MOTION WAS MADE BY SPEAKER, SECONDED BY MANTINI, TO APPROVE CONDITIONAL USE PERMIT NO. 10-007 WITH FINDINGS AND CONDITIONS OF APPROVAL, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1—*Existing Facilities*, which states operation and minor alteration to existing structures are exempt from further review under CEQA.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2010-007:

1. Conditional Use Permit No. 2010-007 for the establishment, maintenance and operation of an approximately 135 sq. ft. tattoo and body piercing studio in conjunction with an art gallery and retail shop in an existing 1,145 sq. ft. vacant tenant suite will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The project will be within a vacant suite of an existing multi-tenant commercial shopping center in an area comprised of similar and complimentary commercial uses to the proposed tattoo and body piercing studio. In addition, based upon the conditions imposed, that tattoo and body piercing establishment will comply with Huntington Beach Municipal Code Chapter 8.72, which establishes criteria, standards, and regulations to ensure safe and sterile tattoo and body piercing operations for the health of both clients and operators of the tattoo and body piercing business.

2. The conditional use permit will be compatible with surrounding uses because the tattoo and body piercing use will be conducted wholly within the interior of an existing unit within an established district containing similar commercial uses. The tattoo and body piercing business is not anticipated to create undue noise and adequate on-site parking is provided.

3. The proposed tattoo and body piercing establishment will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. In addition, the business will comply with all standards and regulations of any State, County, and local laws, in particular, Huntington Beach Municipal Code Chapter 8.72, *Tattoo, Body Piercing and Permanent Cosmetics Regulations*, and any applicable standards of County of Orange Health Care Agency, Environmental Health.

4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Commercial General on the subject property. In addition, it is consistent with the following objectives and policies of the General Plan:

   A. *Land Use Element*

      Objective 10.1: Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach's recreational resources.

      Policy 10.1.11: Promote the introduction of a diversity of uses in Commercial General centers, particularly those containing anchor grocery stores that improve their relationship with surrounding residential neighborhoods and increasing their viability as places of community activity.

      The proposed project will offer a new use to an existing multi-tenant commercial shopping center that will provide a wide arrange and diversity of commercial uses and cater to the needs of local residents and residents in the surrounding region. The project will provide a unique commercial use that will encourage tourism to the site and the surrounding area. In addition, the proposed project meets all applicable zoning codes and development standards and improves the long-term viability of the property by expanding the current tenant base in the center.

   B. *Economic Development Element*

      Policy 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area.

      The project is located along a highly focal corridor of the City which contains existing restaurants, retail, and personal service uses. The proposed use serves to expand a diversity of uses along Beach Boulevard and introduces a unique service to residents in the surrounding area and visitors to Huntington Beach.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2010-007:

1. The site plan and floor plans received and dated March 31, 2010, shall be the conceptually approved design.

2. The rear door shall be kept closed at all times during the operation of the business except for emergency purposes. The rear door shall not consist solely of a screen or ventilated security door. **(PD)**

3. The business shall comply with all standards and regulations of any State, County, and local laws, in particular, Huntington Beach Municipal Code Chapter 8.72, Tattooing, Body Piercing and Permanent Cosmetics Regulations, and any applicable standards of County of Orange Health Care Agency, Environmental Health. **(PD)**

4. The development services departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

5. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (http://www.usgbc.org/DisplayPage.aspx?CategoryID=19) or Build It Green's Green Building Guidelines and Rating Systems (http://www.builditgreen.org/green-building-guidelines-rating/).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED MARCH 9, 2010

RECOMMENDED ACTION: Motion to: "Approve the March 9, 2010, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SPEAKER, TO APPROVE THE MARCH 9, 2010, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C-2. PLANNING COMMISSION MINUTES DATED MARCH 23, 2010

RECOMMENDED ACTION: Motion to: "Approve the March 23, 2010, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY SCANDURA, SECONDED BY SPEAKER, TO APPROVE THE MARCH 23, 2010, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C-3. PLANNING COMMISSION MINUTES DATED MARCH 31, 2010

RECOMMENDED ACTION: Motion to: "Approve the March 31, 2010, Planning Commission Workshop Minutes as submitted."

A MOTION WAS MADE BY SPEAKER, SECONDED BY SCANDURA, TO APPROVE THE MARCH 31, 2010, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

D. NON-PUBLIC HEARING ITEMS – NONE

E. PLANNING ITEMS

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

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING
Scott Hess, Director of Planning and Building – 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 for the next Planning Commission Meeting.

F. PLANNING COMMISSION ITEMS

F-1. PLANNING COMMISSION REQUEST ITEMS – NONE

F-2. PLANNING COMMISSION COMMENTS

Commissioner Scandura wished Commissioner Mantini a happy birthday.

Vice-Chair Speaker stated that the annual Duck-a-thon, supporting the Huntington Beach Community Clinic, would be held this coming weekend and encouraged his fellow commissioners to donate.

Commissioner Livengood wished Commissioner Mantini a happy birthday.

Chair Farley wished Commissioner Mantini a happy birthday and welcomed Jan Richards, Administrative Assistant for the Planning and Building Department, and Kimberly De Coite, Administrative Secretary for the Planning and Building Department.

ADJOURNMENT: Adjourned at 7:45 PM to the next regularly scheduled meeting of Tuesday, May 25, 2010.

APPROVED BY:

Scott Hess, Secretary

Blair Farley, Chairperson