MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, OCTOBER 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

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, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF OCTOBER 12, 2010, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF MITIGATED NEGATIVE DECLARATION NO. 09-001 (ATLANTA AVENUE WIDENING) – Jennifer Villasenor, Associate Planner

Jennifer Villasenor, Associate Planner, gave a brief overview of the proposed project.

Commissioner Livengood asked staff if the expansion would include the addition of bike lanes. Ms. Villasenor confirmed this. There was a brief discussion of the grading along Atlanta Avenue and the height of the proposed retaining wall from within the Pacific Mobile Home Park. Chair Farley confirmed with staff that the retaining wall would have a sloping landscape element facing Pacific Mobile Home Park.

Vice-Chair Speaker asked staff to review the approval process for the entire project. Ms. Villasenor reviewed the approval process for the project. Mike

Vigliotta, Deputy City Attorney, reviewed the property acquisition process for the project.

Commissioner Scandura asked the appellant to provide a concise summary of the fair arguments for an Environmental Impact Report. There was a brief discussion of the resident relocation options.

Commissioner Mantini asked staff for a project timeline. Ms. Villasenor and Jonathan Claudio, Senior Civil Engineer, reviewed the potential timeline for the project and indicated that construction could begin as early as 2013.

Commissioner Mantini asked for clarification on the notification process. Ms. Villasenor reviewed the legal notification process and the content of the notice.

Chair Farley asked staff how long the City's master plan has called for this project. Bob Stachelski, Transportation Manager, indicated that the project has been included in the General Plan Circulation Element and the Master Plan of Arterial Highways for over 20 years.

Chair Farley asked if the project was considered in the Downtown Specific Plan (DTSP) or in regards to the Pacific City project. Ms. Villasenor stated that the project was not considered a mitigation measure for either project. Scott Hess, Director of Planning and Building, indicated that the project was discussed in the Pacific City Environmental Impact Report. Mr. Stachelski stated that the DTSP and Pacific City projects would have analyzed the build out of the street system, which would include the widening of Atlanta Avenue.

Chair Farley asked if the relocation of the residents be discussed under the existing Mobile Home Ordinance. Ms. Villasenor stated that the relocation is subject to the Federal Uniform Act.

Chair Farley confirmed with staff that the reconfiguration of the mobile home park to allow for the relocation of the displaced residents would be addressed under a separate application.

Chair Farley asked staff to identify any potential drainage issues with the site. Ms. Villasenor stated that there may be some pipe reconstruction but that there are no indications of any drainage issues currently at the site.

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS

Boyd Hill of Hart, King, and Coldren, appellant and representing Pacific Mobile Home Park, spoke regarding Item No. A-1. Mr. Hill identified concerns that the relocation alternatives, the relocation impacts, and the potential growth were not adequately considered which warranted an Environmental Impact Report (EIR). Mr. Hill briefly addressed court cases concerning the fair argument test to support his request for an EIR.

Vice-Chair Speaker asked Mr. Hill if the court cases cited did eventually have EIRs completed for the projects in question. Mr. Hill indicated that he would report back on that.

Commissioner Scandura asked the City Attorney's office to report back on the court cases Mr. Hill cited.

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

E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Scandura indicated that the Subdivision Committee would be meeting within the next month.

F. PLANNING COMMISSION COMMENTS

Commissioner Mantini stated that she would not attend the next Planning Commission meeting.

ADJOURNMENT: Adjourned at 5:55 PM to the next regularly scheduled meeting of October 26, 2010.

7:00 P.M. – COUNCIL CHAMBERS

CANCELLED: NO PUBLIC HEARINGS

APPROVED BY:

Scott Hess, Secretary

Blair Farley, Chairperson