MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, SEPTEMBER 10, 2013
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: ***Dingwall (P), Posey (P), Peterson (P), Bixby (P), Kalmick (P), Franklin (P), Pinchiff (P)***

AGENDA APPROVAL

A MOTION WAS MADE BY BIXBY, SECONDED BY FRANKLIN, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF SEPTEMBER 10, 2013, BY THE FOLLOWING VOTE:

AYES: **Dingwall, Posey, Peterson, Bixby, Kalmick, Franklin, Pinchiff**
NOES: **None**
ABSENT: **None**
ABSTAIN: **None**

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

Commissioners Posey and Pinchiff recused themselves on Study Session Item No. A-1 because they each reside within 500 feet of the Downtown Specific Plan District 1. Both commissioners left the room.

A-1. ZONING TEXT AMENDMENT NO. 13-001 (DTSP DISTRICT 1 OFF-SITE ALCOHOL SALES) – Jennifer Villasenor, Senior Planner

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

There was a brief discussion regarding application of the amendment for license and title transfers.

There was a lengthy discussion regarding the history of approving off-site alcohol sales in the downtown area. Commissioner Franklin indicated that he preferred a different approach to limiting off-site alcohol sales.

Commissioners Posey and Pinchiff returned to the room.

B. STUDY SESSION ITEMS – NONE

C. PUBLIC COMMENTS

Richardson Gray, resident, spoke in support of Item No. A-1, suggesting that the amendment be expanded to apply to areas beyond District 1.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Jane James, Planning Manager, reported that there were Late Communications for Item No. B-1.

E. PLANNING COMMISSION COMMITTEE REPORTS - NONE

F. PLANNING COMMISSION COMMENTS - NONE

5:59 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Posey

ROLL CALL: ***Dingwall, Posey, Peterson, Bixby, Kalmick, Franklin, Pinchiff***
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AGENDA APPROVAL

A MOTION WAS MADE BY BIXBY, SECONDED BY PETERSON, TO APPROVE THE PLANNING COMMISSION AGENDA OF SEPTEMBER 10, 2013, BY THE FOLLOWING VOTE:

AYES: Dingwall, Posey, Peterson, Bixby, Kalmick, Franklin, Pinchiff
NOES: None
ABSENT: None
ABSTAIN: None

MOTION APPROVED

A. PUBLIC COMMENTS – NONE

B. PUBLIC HEARING ITEMS

B-1. ENVIRONMENTAL IMPACT REPORT NO. 01-003 (GUN RANGE REMEDIATION AND REUSE) Applicant/ Property Owner: City of Huntington Beach, Community Services Department **Request:** To analyze the potential environmental impacts associated with a proposal by the City to remediate the lead contamination that resulted from the prior use of the ±4.9 acre site as a gun range and reuse it as a park element within Central Park. **Location:** Huntington Central Park (between Goldenwest St. and Gothard St., south of Talbert Ave.) **City Contact:** Ricky Ramos, Senior Planner

STAFF RECOMMENDATION: Motion to: "Certify Environmental Impact Report No. 01-003 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1674 (Attachment No. 1)."

The Commission made the following disclosures:

- Commissioner Dingwall has visited the site and spoken with staff.
- Commissioner Posey has visited the site and attended the study session.
- Vice-Chair Peterson has toured the site and visited the site when the gun range was in operation.
- Chair Bixby has toured the site previously and spoken with staff.
- Commissioner Kalmick has toured the site, attended the study session, and spoken with staff.
- Commissioner Franklin has toured the site and attended the study session.
- Commissioner Pinchiff has toured the site with staff and spoken with staff.

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

There was a brief discussion regarding the estimated amount of lead at the site and mitigation measures for tree removal.

There was a brief discussion regarding outreach to transient populations that have frequented the site.

THE PUBLIC HEARING WAS OPENED.

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

A MOTION WAS MADE BY PETERSON, SECONDED BY PINCHIFF, TO CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 01-003 AS ADEQUATE AND COMPLETE IN ACCORDANCE WITH CEQA REQUIREMENTS BY APPROVING RESOLUTION NO. 1674, BY THE FOLLOWING VOTE:

AYES:	**Dingwall, Posey, Peterson, Bixby, Kalmick, Franklin, Pinchiff**
NOES:	**None**
ABSTAIN:	**None**
ABSENT:	**None**

MOTION APPROVED

C. CONSENT CALENDAR – NONE

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
Jane James, 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

Chair Bixby reported that the Ridge and Goodell properties will be discussed at the upcoming California Coastal Commission meeting. He noted that the Downtown Task Force would hold its initial meeting on Thursday, September 12, 2013. He noted that AB 1092, regarding electric vehicle charging stations, has passed in the State Assembly and Senate.

Commissioner Kalmick reported that on Thursday, September 12, 2013, the Department of Toxic Substance Control will be holding a public meeting at Edison High School regarding the Ascon Landfill site.

Commissioner Pinchiff reminded his fellow commissioners that the annual Huntington Beach Surf City Days and Green Expo is this coming weekend.

Commissioner Posey reminded his fellow commissioners about the farmer's market located in Sunset Beach.

ADJOURNMENT: Adjourned at 7:13 to the next regularly scheduled meeting of Tuesday, September 24, 2013.

APPROVED BY:

Scott Hess, Secretary

Mark Bixby, Chairperson