MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, FEBRUARY 11, 2014
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:45 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *Dingwall (P), Posey (P), Franklin (P), Peterson (P), Pinchiff (P), Bixby (P), Kalmick (P)*

AGENDA APPROVAL

A MOTION WAS MADE BY PETERSON, SECONDED BY PINCHIFF, TO APPROVE THE PLANNING COMMISSION AGENDA OF FEBRUARY 11, 2014, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A MOTION WAS MADE BY PETERSON, SECONDED BY KALMICK, TO MOVE STUDY SESSION ITEM NO. C BEFORE STUDY SESSION ITEM NO. B-1, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

THE MINUTES WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. APPEAL OF ZONING ADMINISTRATOR'S ACTION ON SITE PLAN REVIEW NO. 13-002/ VARIANCE NO. 13-006/ TENTATIVE PARCEL MAP NO. 13-113 (MARRIOTT SPRINGHILL SUITES HOTEL) – Tess Nguyen, Associate Planner

Tess Nguyen, Associate Planner, gave a brief overview of the proposed project.

Staff gave a lengthy overview of the individual variance requests.

There was a brief discussion regarding the Zoning Administrator's approval of the project.

There was a brief discussion regarding the potential traffic impacts of the proposed project.

B. STUDY SESSION ITEMS

B-1. PC WORKSHOP AGENDA ITEMS – Chair Peterson

Chair Peterson reviewed previous workshop topics. There was a brief discussion regarding items that the Planning Commissioners would like to have staff review at the upcoming workshop.

C. PUBLIC COMMENTS

Marty Campbell, applicant, spoke in support of Study Session Item No. A-1. He briefly reviewed the potential customer base for the proposed project and the potential traffic impacts.

Mike Adams, applicant, spoke in support of Study Session Item No. A-1 and discussed the variance requests.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

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

E. PLANNING COMMISSION COMMITTEE REPORTS - NONE

F. PLANNING COMMISSION COMMENTS - NONE

6:33 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Posey

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

AGENDA APPROVAL

A MOTION WAS MADE BY PETERSON, SECONDED BY KALMICK, TO APPROVE THE PLANNING COMMISSION AGENDA OF FEBRUARY 11, 2014, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. PUBLIC COMMENTS – NONE

B. PUBLIC HEARING ITEMS

Commissioner Bixby recused himself due to his involvement in prior litigation regarding the site and left the room.

B-1. ENTITLEMENT PLAN AMENDMENT NO. 13-005/ SPECIAL PERMIT NO. 13-003 (PACIFIC CITY HOTEL) Applicant: Anthony Wrzosek, R.D. Olson Development **Property Owner:** Pacific City Hotel, LLC **Request: EPA:** To amend the site plan, floor plans, and elevations for the hotel development originally approved under Conditional Use Permit No. 02-20, Special Permit No. 02-04, Coastal Development Permit No. 02-12, and Tentative Tract Map No. 16338 for the Pacific City project. The hotel development consists of the 3.49 acre portion of the Pacific City mixed use project and is proposed with an eight-story 250 room hotel including spa, pool, and fitness amenities, and a 5,800 sq. ft. restaurant. The modifications include redesigning the site layout and elevations, relocating and expanding the service driveway along Huntington Street, and providing approximately 18% valet tandem parking spaces in the subterranean 2-level parking garage. **SP:** To permit electrical transformers within the street side yard setback. **Location:** 21002 Pacific Coast Highway, 92648 (bounded by Pacific Coast Highway, First Street, Pacific View Avenue, and Huntington Street) **City Contact:** Jill Arabe, Associate Planner

STAFF RECOMMENDATION: Motion to: "Approve Entitlement Plan Amendment No. 13-005/ Special Permit No. 13-003 with findings and suggested conditions of approval (Attachment No.1)"

The Commission made the following disclosures:

- Commissioner Dingwall has visited the site.
- Commissioner Posey has visited the site, and met with the applicant and staff.
- Vice-Chair Franklin has visited the site, spoken with the applicant, and attended the study session.
- Chair Peterson has visited the site, attended the Design Review Board meeting on the project, and spoke with various people involved with the project.
- Commissioner Pinchiff has visited the site and spoken with the applicant.
- Commissioner Kalmick has visited the site, spoken with the applicant, and attended the study session.

Jill Arabe, Associate Planner, gave the staff presentation and an overview of the project.

There was a brief discussion regarding the proposed parking plan for the project.

THE PUBLIC HEARING WAS OPENED.

Robert Olson, applicant, spoke in support of Item No. B-1, citing the potential benefits to the city.

Shawn Millbern, The Robert Mayer Corp., spoke in support of Item No. B-1, citing potential benefits to the city and adjacent businesses.

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

There was a brief discussion regarding the potential parking impacts of the project.

There was a lengthy discussion regarding the location of the electrical transformers on the site.

A MOTION WAS MADE BY PETERSON, SECONDED BY KALMICK, TO APPROVE ENTITLEMENT PLAN AMENDMENT NO. 13-005/ SPECIAL PERMIT NO. 13-003 WITH FINDINGS AND CONDITIONS OF APPROVAL, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

FINDINGS FOR CEQA:

The Planning Commission finds and determines all of the following, based on substantial evidence in light of the whole record:

A. Pacific City Environmental Impact Report No. 02-01 ("EIR") was certified by the City Council on June 7, 2004;

B. No substantial changes are proposed to the project, as proposed to be modified by this entitlement plan amendment, which will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

C. No substantial changes have occurred with respect to the circumstances under which the project, as proposed to be modified by this entitlement plan amendment, is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

D. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified as complete, shows any of the following:
   (1) The project, as proposed to be modified by this entitlement plan amendment, will have one or more significant effects not discussed in the EIR; or

   (2) Significant effects previously examined will be substantially more severe than shown in the EIR; or

   (3) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the

project, as proposed to be modified by this entitlement plan amendment, but the project proponents decline to adopt the mitigation measures or alternative; or

(4) Mitigation measures or alternatives that are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative; and

E. In accordance with CEQA Guidelines Section 15162 and 15163, no subsequent environmental impact report or supplement to the EIR need be prepared for this entitlement plan amendment and no further environmental review or documentation is required.

As documented in the staff report, the project was evaluated in conformance with the certified EIR and the proposed changes would not constitute a substantial change. The applicant has provided an analysis that the trip generation of the revised hotel project is essentially equal to the reduced project alternative that was adopted with the certified EIR. Because the hotel was reduced in size to 250 rooms, the trip generation of the hotel is also significantly less than the reduced project alternative plan. Overall the revised project of the visitor-serving uses (hotel and commercial) do not exceed the trip generation analyzed in the certified EIR.

FINDINGS FOR APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 13-005:

1. Entitlement Plan Amendment No. 13-005 is a request to permit modifications to the hotel site plan, floor plans, and elevations originally approved under Tentative Tract Map No. 16338, Conditional Use Permit No. 02-20, Special Permit No. 02-04, Coastal Development Permit No. 02-12. The proposed amendment 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 modifications will update the 2004 project entitlements for consistency with current standards regarding building layout and architectural design but will maintain compatibility with the surrounding area. The main level (podium) is at the same elevation as the adjacent commercial property and is landscaped around the perimeter. Adequate parking is provided on site within the two-level subterranean parking garage with options for self-parking and valet services. The hotel operations will function efficiently with the inclusion of approximately 18% of the total onsite parking spaces in tandem configuration in conjunction with valet. The modifications to amend the site plans and elevations maintain compatibility with the surrounding area in compliance with setbacks, building height, lot coverage and parking. The project will not generate significant traffic, air quality, noise, odors, or other detrimental impacts onto surrounding properties.

2. The entitlement plan amendment will be compatible with surrounding uses because the modifications incorporate similar architectural materials and treatments as proposed with the adjacent commercial component of Pacific City and maintain building heights consistent with surrounding uses. The building massing is softened and reduced with the inclusion of abundant landscaping, increased setbacks and varied roof heights. Pedestrian access is sufficiently provided throughout the site and linked with existing conditions. Architectural enhancements are proposed on the building including accent materials and contrasting colors, multiple roof lines, vertical and horizontal articulation, and stylistic balconies. The contrasting features of the tower with the base element of the building emphasize a distinct attraction along the scenic highway.

3. The proposed entitlement plan amendment will comply with the provisions of the base district and other applicable provisions in SP5 (Downtown Specific Plan), Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance, and any specific condition required for the proposed use in the district in which it is located with exception of the special permit. The proposed modifications will update the 2004 project entitlements for consistency with current design aesthetics and site layout. The special permit provides greater benefits for building articulation and landscaping. Overall the site is in compliance with setbacks, lot coverage, height, and parking.

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 CV-F7-sp (Commercial Visitor – 3.0 Max. FAR – Specific Plan Overlay) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

   A. *Land Use Element*

      Policy LU 10.1.17: Require the inclusion of uses and elements that contribute amenities for visitors, such as public activity areas and onsite recreational facilities (health clubs, spas, etc.)

      Policy LU 10.1.18: Encourage the incorporation of meeting rooms, conference and banquet facilities, and other uses available to visitors and the City's residents in major visitor-serving development projects.

      Policy LU 10.1.19: Require that visitor-serving commercial developments be designed to reflect and be compatible with their setting and/or function.

      The hotel is a visitor-serving use that provides temporary lodging for residents and visitors. It will improve the surrounding community by adding to the high-quality visual image and character of the visitor-serving uses along the scenic corridor of Pacific Coast Highway. The amenities associated with the hotel include a signature restaurant, banquet and meeting rooms, outdoor recreational areas, and spa and garden facilities. The inclusion of a 20 ft. wide pedestrian corridor located between the hotel and neighboring commercial buildings also enhances the public open space connections.

   B. *Urban Design Element*

      Goal UD 1: Enhance the visual image of the City of Huntington Beach.

      Objective UD 1.3: Strengthen the visual character of the City's street hierarchy (i.e., major, primary, etc.) in order to clarify the City's structure and to improve Citywide identity.

      Policy UD 1.3.1: Require a consistent design theme and/or landscape design character along the community's corridors, that reflects the unique qualities of each district. Ensure that streetscape standards for the major commercial corridors, the residential corridors, and primary and secondary image corridors provide each corridor with its own identity while promoting visual continuity throughout the City.

      The hotel design is consistent with the City's Design Guidelines, incorporating a variety of building materials, offsets, articulation, and architectural details. Abundant landscaping and walkways wrap the perimeter of the site, creating an environment that enhances the pedestrian and bicycle experience. Furthermore, coastal views are

maximized throughout the development. The podium level (i.e. main floor) sits approximately 15 ft. above the PCH grade and individual balconies are provided for each guestroom. Balconies vary in size and shape around the tower employing a wavy form along some of the facades. The proposed hotel reflects the quality of the district by implementing design features that consider existing conditions such as transit, pedestrian and bicycle activity, and tourism.

C. *Coastal Element*

Policy C 1.1.4: Where feasible, locate visitor-serving commercial uses in existing developed areas or at selected points of attraction for visitors.

Goal C 3: Provide a variety of recreational and visitor commercial serving uses for a range of cost and market preferences.

Policy C 3.2.4: Encourage the provision of a variety of visitor-serving commercial establishments within the Coastal Zone, including, but not limited to, shops, restaurants, hotels and motels, and day spas.

The hotel use was previously approved and contemplated to complete the mixed use development of Pacific City. The site is a prime location for a hotel due to its close proximity to the elevated activity of the beach and downtown core. Hotel amenities include a signature restaurant, recreation pool and lounge seating, outdoor function area, meeting and banquet rooms, and spa and fitness facilities.

D. *Economic Development Element*

Goal ED 2: Aggressively retain and enhance the existing commercial, industrial, and visitor-serving uses while attracting new uses to Huntington Beach.

Objective ED 2.6: Expand and enhance the existing visitor-serving uses.

Policy ED 3.2.3: Attract visitor-serving uses near the beach in order to create better linkages between the beach and visitor-supporting retail uses.

Visitor-serving uses along Pacific Coast Highway are prevalent and required within the Downtown Specific Plan. The proposed hotel is consistent with surrounding development. It is located within close proximity of the beach and downtown area, and contributes to enhancing the pedestrian experience. The hotel provides resort style amenities that are available for hotel guests and visitors including a signature restaurant, spa garden, and banquet facilities.

FINDINGS FOR APPROVAL – SPECIAL PERMIT NO. 13-003:

1. The granting of a Special Permit (pursuant to Section 4.1.02 of the DTSP) in conjunction with Entitlement Plan Amendment No. 13-003 is for the above-ground electrical transformers and switchgear equipment to encroach into the minimum street side yard setback of Huntington Street (min. 15 ft. in lieu of 20 ft.) The special permit results in a greater benefit from the project and will promote a better living environment because the electrical transformer and equipment are effectively screened with landscaping and architecturally integrated with the design of the building. A significant grade differential is present between the site and adjacent streets. In order to maximize the hotel development and maintain adequate landscape slopes around the subterranean garage, the above ground equipment

would encroach partially into the street side yard setback. Furthermore, subsurface vaults for transformers are no longer accepted by Southern California Edison; therefore the equipment will be screened with a landscaped wall similar in height to the equipment. The proposed locations of the equipment and landscaped screen wall are placed sufficiently away from the sidewalk and will not visually impact the streetscape.

2. The granting of a Special Permit will provide better land planning techniques with maximum use of aesthetically pleasing types of architecture, landscaping, site layout and design due to the use of appropriate site planning by the arrangement of walls, parking, and circulation areas. The special permit allows for the installation of an adequate supply of parking concealed within a subterranean parking garage. Landscaping is integrated as screening, softening the building massing, and improving the public view and experience.

3. The granting of a Special Permit will not be detrimental to the general health, welfare, safety, and convenience of the neighborhood or City in general, nor detrimental or injurious to the value of property or improvements of the neighborhood or of the City in general. The project is compatible with the surrounding neighborhood and incorporates a design that appeals to pedestrians. Landscaping is proposed to wrap the perimeter of the site, which softens the visual appearance of walls and the building massing from the street and other uses.

4. The granting of a Special Permit will be consistent with objectives of the Downtown Specific Plan in achieving a development adapted to the terrain and compatible with the surrounding environment. The project maintains a pedestrian friendly experience by softening the visual appearance of the hotel with landscaping and aesthetically pleasing architecture. The equipment is integrated behind a landscaped screen wall and placed near the service area with adequate access for maintenance.

5. The granting of a Special Permit will be consistent with the policies of the Coastal Element of the City's General Plan and the California Coastal Act. The project is consistent with the Coastal Element goals, objectives, and policies as noted under the Entitlement Plan Amendment findings. Public services are currently available to the project site, as well as the surrounding parcels, and the project includes improvements to existing infrastructure to ensure adequate service after project implementation. Views of the beach/ocean will be available throughout the site including the pool deck, recreational areas, and guestroom balconies. The proposed special permit in conjunction with Entitlement Plan Amendment No. 13-005, will comply with State and Federal Law.

CONDITIONS OF APPROVAL – ENTITLEMENT PLAN AMENDMENT NO. 13-005/SPECIAL PERMIT NO. 13-003:

1. The site plan, floor plans, and elevations received and dated January 24, 2014 shall be the conceptually approved design with the following modifications:

    a. Utilities located along Pacific View Avenue and Huntington Street shall be adequately screened by landscaping subject to review and approval by the Planning Division, Fire Department, and Public Works Department. Utilities shall be reduced in height, to the maximum extent feasible, and shall not be located within sidewalks.

    b. The screen wall for the above-ground electrical transformer and switchgear equipment shall match in height to the top of the equipment.

    c. The ramp from the B1 level of the garage to Pacific View Avenue shall depict a transition section at least 16 ft. long and maximum slope of five percent.

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).

3. Prior to issuance of grading permits, the following shall be completed:

   a. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Division.

   b. All project and entitlement related mitigation measures, code requirements, and conditions of approval of the original Pacific City project shall remain in effect (including but not limited to: street and frontage improvements, sewer, water and storm drain infrastructure improvements, traffic mitigation fair share contributions, traffic signals, signing and striping, completion of Pacific View Avenue, medians, traffic impact fees, decorative paving, street lighting, street dedications, pedestrian easements, et. al). **(PW)**

   c. The grade elevations shall be coordinated between the adjacent westerly property and subject property to maintain proper pedestrian and vehicular access within the corridor and between sites subject to review and approval by the Planning and Building Department, Public Works Department, and Fire Department.

4. Prior to submittal for building permits, the following shall be completed:

   a. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.

   b. An "Acceptance of Conditions" form shall be properly executed by the developer and an authorized representative of the owner of the property, recorded with the County Recorder's Office, and returned to the Planning Division for inclusion in the entitlement file. Conditions of approval shall remain in effect in the recorded form in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.

   c. Submit one copy of the site plan and floor plan and the processing fee to the Planning Division for addressing purposes.

5. Prior to the issuance of building permits, the following shall be completed:

a. A Legal Description and Plat of the proposed Public Pedestrian Easement dedication to the City shall be prepared by a licensed surveyor or registered Civil Engineer authorized to practice land surveying and submitted to the Public Works Department for review and approval. **(PW)**

b. A Legal Description and Plat of the existing Public Pedestrian Easement areas (from recorded Tract Map No. 16338) to be vacated shall be submitted to the Public Works Department for further processing of this easement vacation.

c. A public art element, approved by the Design Review Board, Director of Planning and Building, and the Cultural Services Supervisor, shall be depicted on the plans. Public Art shall be innovative, original, and of artistic excellence; appropriate to the design of the project; and reflective of the community's cultural identity (ecology, history, or society).

d. A Parking Management Plan for coordination of valet and self-parking operations with parking control barrier gates shall be submitted to the Planning Division for review and approval.

6. The structure cannot be occupied, the final building permit cannot be approved, and utilities cannot be released, and Certificate of Occupancy cannot be issued until the following has been completed:

   a. The project's existing License and Maintenance Agreement shall be amended (including both agreement verbiage and associated exhibits) to address the revised Public Pedestrian Easements. **(PW)**

   b. Relocation of the Public Pedestrian Easement (from that shown on recorded Tract Map No. 16338) shall be recorded. **(PW)**

   c. All improvements are completed in accordance with approved plans, as except as provided for by conditions of approval.

7. Signage shall be reviewed under separate permits and applicable processing.

8. All conditions of approval and mitigation measures required under Environmental Impact Report No. 02-01, Tentative Tract Map No. 16338, Conditional Use Permit No. 02-20, Special Permit No. 02-04, Coastal Development Permit No. 02-12, Entitlement Plan Amendment No. 06-02, Entitlement Plan Amendment No. 08-01, Entitlement Plan Amendment No. 12-005, Entitlement Plan Amendment No. 12-007, and Entitlement Plan Amendment No. 12-009 for Pacific City shall remain valid, with exception of the conditions of approval identified in No. 1 above, as modified herein.

9. 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 and Building 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 may be required pursuant to the provisions of HBZSO Section 241.18.

10. Entitlement Plan Amendment No. 13-005/ Special Permit No. 13-003 shall become null and void unless exercised within two years of the date of final approval by the Planning Commission or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Division a minimum 30 days prior to the expiration date.

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 AUGUST 13, 2013

RECOMMENDED ACTION: Motion to: "Approve the August 13, 2013, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY KALMICK, SECONDED BY BIXBY, TO APPROVE THE AUGUST 13, 2013 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C-2. PLANNING COMMISSION MINUTES DATED AUGUST 27, 2013

RECOMMENDED ACTION: Motion to: "Approve the August 27, 2013, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY KALMICK, SECONDED BY BIXBY, TO APPROVE THE AUGUST 27, 2013 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

Vice-Chair Franklin inquired about digitizing public documents for public access.

Chair Peterson noted that the Newland House Museum would be holding a Presidents' Day event on Monday, February 17, 2014, from 12:00 PM to 5:00 PM.

Commissioner Bixby noted that the first meeting of the General Plan Sea Level Rise Task Force would be on Wednesday, February 12, 2014 at 9:00 AM.

ADJOURNMENT: Adjourned at 7:44 PM to the next regularly scheduled meeting of Tuesday, February 25, 2014.

APPROVED BY:

Scott Hess, Secretary

Erik Peterson, Chairperson