MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, NOVEMBER 25, 2014
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: ***Semeta (P), Posey (P), Franklin (P), Peterson (P), Pinchiff (P), Bixby (P), Kalmick (P)***

AGENDA APPROVAL

A MOTION WAS MADE BY SEMETA, SECONDED BY POSEY, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF NOVEMBER 25, 2014, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. MITIGATED NEGATIVE DECLARATION NO. 14-004/ CONDITIONAL USE PERMIT NO. 12-011/ COASTAL DEVELOPMENT PERMIT NO. 12-007 (OCEANSIDE PROPERTIES MIXED USE BUILDING) – Jill Arabe, Associate Planner

Jill Arabe, Associate Planner, gave a brief overview of the proposed project.

There was a brief discussion regarding the proposed setback and the building height for the project.

There was a lengthy discussion regarding the parking in-lieu fees for the proposed project. Jane James, Planning Manager, gave an overview of the Parking In-Lieu Fee Program.

There was a brief discussion regarding the Affordable Housing requirements and the Public Open Space requirements for the project.

There was a brief discussion regarding the relevance of the historical significance of the site. Commissioner Kalmick asked that the public hearing staff report discuss the purpose of the historically accurate façade when it no longer shields a small building and clarify whether the site was included in the historic zone.

B. STUDY SESSION ITEMS – NONE

#C-1

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED JUNE 10, 2014

RECOMMENDED ACTION: Motion to: "Approve the June 10, 2014, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY KALMICK, SECONDED BY FRANKLIN, TO APPROVE THE JUNE 10, 2014 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C-2. PLANNING COMMISSION MINUTES DATED JUNE 24, 2014

RECOMMENDED ACTION: Motion to: "Approve the June 24, 2014, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY KALMICK, SECONDED BY BIXBY, TO APPROVE THE JUNE 24, 2014 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C-3. PLANNING COMMISSION MINUTES DATED JULY 22, 2014

RECOMMENDED ACTION: Motion to: "Approve the July 22, 2014, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY KALMICK, SECONDED BY BIXBY, TO APPROVE THE JULY 22, 2014 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C-4. PLANNING COMMISSION MINUTES DATED AUGUST 12, 2014

RECOMMENDED ACTION: Motion to: "Approve the August 12, 2014, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY KALMICK, SECONDED BY BIXBY, TO APPROVE THE AUGUST 12, 2014 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C-5. PLANNING COMMISSION MINUTES DATED SEPTEMBER 9, 2014

RECOMMENDED ACTION: Motion to: "Approve the September 9, 2014, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY KALMICK, SECONDED BY BIXBY, TO APPROVE THE SEPTEMBER 9, 2014 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C-6. PLANNING COMMISSION MINUTES DATED SEPTEMBER 23, 2014

RECOMMENDED ACTION: Motion to: "Approve the September 23, 2014, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY KALMICK, SECONDED BY BIXBY, TO APPROVE THE SEPTEMBER 23, 2014 PLANNING COMMISSION MINUTES AS AMENDED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C-7. PLANNING COMMISSION MINUTES DATED OCTOBER 14, 2014

RECOMMENDED ACTION: Motion to: "Approve the October 14, 2014, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY FRANKLIN, SECONDED BY SEMETA, TO APPROVE THE OCTOBER 14, 2014 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

D. PUBLIC COMMENTS

Joseph Mastropaolo, resident, spoke in opposition to Study Session Item No. A-1 citing concerns regarding the potential impacts of high density development.

Ron Troxell, resident, spoke in opposition to Study Session Item No. A-1, citing concerns with the parking configuration.

Cari Swan, resident, spoke in opposition to Study Session Item No. A-1, citing concerns with the increase in high density development across the city and the potential parking impacts.

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

F. PLANNING COMMISSION COMMITTEE REPORTS – NONE

G. PLANNING COMMISSION COMMENTS

Commissioner Semeta congratulated Commissioner Posey and Chair Peterson on their election to City Council. She thanked Chair Peterson for his work as the Chair.

Scott Hess, Director of Planning and Building, thanked Commissioner Posey and Chair Peterson for their work on the Planning Commission.

Commissioner Posey thanked his fellow commissioners for their work on the Planning Commission.

Chair Peterson thanked staff for their work and stated that his time on the Planning Commission has been a learning experience.

ADJOURNMENT: Adjourned at 5:55 PM to the next regularly scheduled meeting of Tuesday, December 9, 2014.

7:00 P.M. – COUNCIL CHAMBERS

CANCELLED: NO PUBLIC HEARINGS

APPROVED BY:

Scott Hess, Secretary

Robert Franklin, Vice-Chair