

MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, APRIL 14, 2015

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

P P P P P P P

ROLL CALL: Crowe, Semeta, Pinchiff, Kalmick, Mandic, Brenden, Hoskinson

AGENDA APPROVAL

A MOTION WAS MADE BY BRENDEN, SECONDED BY MANDIC, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF APRIL 14, 2015, BY THE FOLLOWING VOTE:

AYES: Crowe, Semeta, Pinchiff, Kalmick, Mandic, Brenden, Hoskinson

NOES: None

ABSENT: None

ABSTAIN: None

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. ZONING TEXT AMENDMENT NO. 15-004 (MEDICAL MARIJUANA DISPENSARIES) – Tess Nguyen, Associate Planner

Tess Nguyen, Associate Planner, gave a brief overview of the proposed Zoning Text Amendment.

Commissioner Crowe inquired if the public would be notified that public comments should address the proposed amendment and not the issue of medical marijuana. Staff noted that a statement could be made at the meeting notifying any potential speakers.

Commissioner Pinchiff inquired if delivery service would be allowed in the city if the service was based in another city. A brief discussion took place regarding delivery service into Huntington Beach.

Chair Kalmick inquired if food service trucks are regulated by the Zoning Code. Director Hess stated that food trucks are regulated by the Municipal Code.

B. STUDY SESSION ITEMS – NONE

C. PUBLIC COMMENTS

Bill Dunlap, Mariners Church, spoke regarding Planning Commission Item No. B-3, citing concerns with potential impacts to religious assembly, if conditional use permits are required for first floor assembly vs. second floor assembly.

Jon Stevenson, Mariners Church, spoke regarding Planning Commission Item No. B-3. He stated that it is currently difficult to find a location that will allow religious assembly. He cited his concerns with Zoning Text Amendment 15-003 which will require a conditional use permit for religious assembly on the first floor of a commercial building.

Clem Dominguez, resident, spoke regarding Planning Commission Item No. B-3, citing concerns with the proposed Amcal project. He noted that the project is not located in the Beach and Edinger Corridors Specific Plan. He also commented that he was not clear if the medical marijuana zoning text amendment will allow deliveries originating from outside the city to locations within the City of Huntington Beach.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Scott Hess, Director of Planning and Building, noted that there were two Late Communications for Public Hearing Item No. B-1, one Late Communication for Item No. B-2, and several Late Communications for Item No. B-3.

E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Crowe stated that he would recuse himself from hearing Item No. B-2, due to a conflict of interest as he attends Mariners Church.

F. PLANNING COMMISSION COMMENTS - NONE

6:13 P.M. – RECESS FOR DINNER

7:21 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Hoskinson

P P P P P P P

ROLL CALL: Crowe, Semeta, Pinchiff, Kalmick, Mandic, Brenden, Hoskinson

AGENDA APPROVAL

A MOTION WAS MADE BY SEMETA, SECONDED BY PINCHIFF, TO APPROVE THE PLANNING COMMISSION AGENDA OF APRIL 14, 2015, BY THE FOLLOWING VOTE:

AYES: Crowe, Semeta, Pinchiff, Kalmick, Mandic, Brenden, Hoskinson
NOES: None
ABSENT: None
ABSTAIN: None

MOTION APPROVED

A. PUBLIC COMMENTS – NONE

B. PUBLIC HEARING ITEMS

B-1. CONDITIONAL USE PERMIT NO. 15-001 (24-HOUR FITNESS CLUB)

Applicant: Keith Bohr **Property Owner:** Huntington South Center LLC **Request:** To permit the establishment of (a) an approximately 32,022 sq. ft., 24-hour commercial recreation and entertainment use (health club) within a vacant tenant space (formerly Albertsons) in an existing shopping center, and (b) a 19-space parking reduction based on a parking survey and shared parking analysis. **Location:** 9051 Atlanta Avenue, 92646 (northeast corner of Atlanta Avenue and Magnolia Street) **City Contact:** Jill Arabe, Associate Planner

STAFF RECOMMENDATION: Motion to: "Approve Conditional Use Permit No. 14-029 with suggested findings and conditions of approval (Attachment No. 1)."

The Commission made the following disclosures:

- Commissioner Crowe has visited the site.
- Commissioner Semeta had no disclosures.
- Vice-Chair Pinchiff spoke with the property owner, visited the site, and is a current member of 24 Hour Fitness.
- Chair Kalmick has visited the site, spoke with the applicant, and was a former member of 24 Hour Fitness.
- Commissioner Mandic has visited the site and spoke to the applicant.
- Commissioner Brenden spoke to the consultant and has visited the site.
- Commissioner Hoskinson has visited the site.

Jill Arabe, Associate Planner, gave the staff presentation and an overview of the project. Ms. Arabe noted that staff received one phone call and one letter in support of the proposed project.

THE PUBLIC HEARING WAS OPENED.

Keith Bohr, applicant, spoke in support of Item No. B-1, noting that the architect and company representatives were present to answer questions.

Scott Wellwood, resident, spoke regarding Item No. B-1. He noted that he was representing the residents of the Huntington Court community. He stated that the residents had concerns with the potential increase in noise during the 11:00 P.M. - 5:00 A.M. hours. He suggested limiting the hours to midnight.

Ofra Beattie, resident, spoke regarding Item No. B-1 and noted that she was supportive of a new fitness center closer to her residence.

Dennis Linville, employee of 24-Hour Fitness, spoke regarding Item No. B-1. He gave a brief overview of the 24-Hour Fitness company. He gave a brief overview of the company's plan for the site and stated that he was available to answer any questions.

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

Commissioner Pinchiff asked Mr. Linville if he could describe what the residents could expect during the operating hours of 11:00 P.M. to 5:00 A.M. Mr. Linville

gave an overview of the typical operations that take place during the late night and early morning routines.

Commissioner Hoskinson inquired about the demand for use on a 24 hour basis. Mr. Linville explained that every facility is different. He noted that generally there are not any noise issues during the late night or early morning hours.

Chair Kalmick inquired of staff if the previous tenant was a 24 hour business. Ms. Arabe stated that the Albertsons did have employees 24 hours daily due to restocking and deliveries but could not confirm if customers were served 24 hours a day. He also inquired about the condition requiring the emergency doors be closed during certain times. Ms. Arabe explained that staff added the condition to prevent the doors being opened for ventilation.

Commissioner Mandic inquired if comments received from the Police Department were included in the conditions of approval. Ms. Arabe verified that the comments received from the Police Department were included in the conditions of approval. Commissioner Mandic stated that she would like a sign posted prohibiting parking between the hours of midnight and 5:00 A.M. in the 45 parking spaces located at the rear of the building.

Commissioner Pinchiff stated that inadequate parking is a concern on projects similar to the one proposed. He inquired if the applicant had made contact with the existing tenants in the center. Mr. Linville stated that they had not met with the other tenants; however, the owner of the Subway stated that he is in support of the proposed project. Mr. Bohr stated that Jim Duncan, one of the adjacent tenants, also stated that he supported the proposed project.

There was a brief discussion regarding posting signage limiting parking in the rear area of the site.

Commissioner Semeta noted that she typically does not support projects with a reduction of parking; however, she is in support of this proposed project.

Commissioner Hoskinson inquired if staff was aware of any noise complaints received by the other Huntington Beach 24-Hour Fitness facilities during the late night and early morning hours. Ms. Arabe indicated that staff is not aware of any complaints.

A MOTION WAS MADE BY MANDIC, SECONDED BY PINCHIFF, TO APPROVE CONDITIONAL USE PERMIT NO. 15-001 WITH FINDINGS AND CONDITIONS OF APPROVAL ADDING A CONDITION RESTRICTING PARKING BETWEEN THE HOURS OF 12:00 A.M. TO 5:00 A.M. ON THE WEST AND EAST SIDE OF THE BUILDING.

BRENDEN REQUESTED A MODIFICATION TO THE MOTION, REQUIRING THAT SIGNAGE BE POSTED THAT STATES THE RESTRICTED PARKING HOURS. THE MAKER OF THE MOTION, MANDIC, AND THE SECOND, PINCHIFF, AGREED WITH THE PROPOSED MODIFICATION.

AYES: Crowe, Semeta, Pinchiff, Kalmick, Mandic, Brenden, Hoskinson
NOES: None
ABSTAIN: None
ABSENT: 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, Class 1, of the CEQA Guidelines, which states that operation and minor alteration to existing structures involving negligible or no expansion are exempt from further environmental review.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 15-001:

1. Conditional Use Permit No. 15-001 for the establishment of an approximately 32,022 sq. ft., 24-hour health club consisting of group classes, personal training, indoor lap pool and spa, kids daycare center and retail area 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 use is located within an existing multi-tenant commercial center with other commercial uses. Residential uses are located to the north and northeast of the site. The building entrances for the health club are oriented south towards the parking lot and streets. Although the proposed hours of operation are 24-hours daily, business operations will be conducted indoors only. Based upon a parking survey of the existing uses and a shared parking analysis by LSA Associates, the supply of parking will adequately accommodate the proposed and existing uses. The parking demand for the center including the health club is 230 spaces on the weekday and 212 spaces on the weekend, which is less than code required parking of 271 spaces. The health club is not anticipated to generate significant noise, traffic, or other impacts above levels when the grocery store occupied the center.
2. The conditional use permit will be compatible with surrounding residential and commercial uses. The proposed use is located in an existing multi-tenant commercial center with other commercial uses. Minor façade enhancements will improve the vacant building and help revitalize the center. Additional parking is not required for the use based upon a parking survey of the existing uses and a shared parking analysis of the site. The business operations will occur indoors only. Based upon conditions imposed, exterior doors facing the north and east property lines will be closed during night time hours and the installation of adequate lighting and surveillance cameras will provide safety around the building.
3. The proposed use 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 and any specific condition on the project. It complies with applicable HBZSO requirements with a shared parking analysis for parking. Although the proposed hours of operation are 24-hours daily, business operations will be conducted indoors only so as not to impact the neighborhood during evening and early morning hours. In addition, the exterior doors facing the north and east property lines will remain closed during night time hours and security lighting and surveillance cameras will be installed for safety around the building.
4. The granting of the conditional use permit will not adversely affect the General Plan. The proposed project is consistent with the General Plan land use designation of Commercial Visitor and the goals, objectives, and policies of the City's General Plan as follows:
 - A. Land Use Element

Goal LU 10: Achieve the development of a range of commercial uses.

Objective LU 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.

The proposed use is compatible with the existing commercial uses in the shopping center such as retail and eating and drinking establishments. It provides recreational opportunities and services to residents in the vicinity.

B. Economic Development Element

Objective ED 2.4: Revitalize, renovate and expand the existing Huntington Beach commercial facilities while attracting new commercial uses.

Policy ED 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 health club is a commercial use that promotes an active lifestyle and recreational services. It will help revitalize the center by occupying a vacant space on the property and improving the building facade. The proposed use will contribute to the economic viability of the shopping center and the responsible growth of the City.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 15-001:

1. The site plans, floor plans, and elevations received and dated March 25, 2015, shall be the conceptually approved layout with the following modifications:
 - a. A minimum four ft. wide clear walkway shall be provided around the bike racks at the front of the building.
 - b. New parking stalls shall be double striped and have minimum 9 ft. by 19 ft. dimensions in accordance with Huntington Beach Zoning and Subdivision Ordinance Section 231.14.
2. The use shall comply with the following:
 - a. Only the uses described in the project narrative received and dated March 24, 2015 shall be permitted.
 - b. All exterior doors facing the north and east property lines of the health club shall remain closed after 8:00 p.m. and before 7:00 a.m.
 - c. New windows along the north side of the building shall be non-operable.
 - d. Install security lighting and surveillance cameras near the 45 stalls along the east and 10 stalls along the west of the building. Any new interior or exterior lighting shall not produce glare on adjacent residential properties.
 - e. Prior to occupancy of the health club, install signage restricting parking along the east and west sides of the building between the hours of midnight and 5:00 a.m.
3. Signage shall be reviewed under separate permits and applicable processing.
4. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements

(PC)

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 Commission may be required pursuant to the provisions of HBZSO Section 241.18.

5. Conditional Use Permit No. 15-001 shall become null and void unless exercised within two (2) years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning and Building Department a minimum 30 days prior to the expiration date.
6. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
7. 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. ZONING TEXT AMENDMENT NO. 15-004 (MEDICAL MARIJUANA DISPENSARIES) Applicant: City of Huntington Beach Request: To amend the Huntington Beach Zoning and Subdivision Ordinance to expressly prohibit medical marijuana dispensaries within the City. Location: Citywide City Contact: Tess Nguyen, Associate Planner**

STAFF RECOMMENDATION: Motion to: "Approve Zoning Text Amendment No. 15-004 with findings (Attachment No. 1) and forward Draft Ordinance (Attachment No. 2) to the City Council for adoption."

The Commission made the following disclosures:

- Commissioner Crowe had no disclosures.
- Commissioner Semeta spoke with Commissioner Hoskinson.
- Vice-Chair Pinchiff had no disclosures.
- Chair Kalmick had no disclosures.
- Commissioner Mandic had no disclosures.

- Commissioner Brenden had no disclosures.
- Commissioner Hoskinson spoke with Councilmember Peterson, City Attorney Gates, and Commissioner Semeta.

Tess Nguyen, Associate Planner, gave the staff presentation and an overview of the project. Ms. Nguyen noted that staff received one phone call opposing the proposed Zoning Text Amendment.

Chair Kalmick verified with staff that the proposed amendment does not prohibit the delivery of medicinal marijuana within city limits. Deputy City Attorney, Paul D' Alessandro verified that deliveries were not prohibited from dispensaries located outside the city.

THE PUBLIC HEARING WAS OPENED.

Shaun Land, resident, spoke in opposition to the proposed Zoning Text Amendment. He cited concerns with the lack of clarity of the verbiage regarding delivery service into the City of Huntington Beach. He also stated the delivery services from outside the city should be required to obtain a business license and be taxed just like the food truck industry.

Aaron Holz, resident, spoke in support of the proposed Zoning Text Amendment. He noted that if dispensaries were allowed, they should be in the industrial zone.

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

Commissioner Brenden asked staff to describe the difference between a collective and dispensary. Mr. Brenden also inquired if staff could make an assessment of the need to enhance and expand the language of the amendment clarifying that delivery service is allowed in the city. Mr. D'Alessandro stated that the amendment would ban dispensaries and collectives; however, the language may need to be modified to clarify delivery service. He also noted that the business license division would need to be notified regarding any delivery services being done from dispensaries outside the city limits.

Commissioner Pinchiff stated that he would like to see language regarding delivery service clarified. Commissioner Semeta also stated she would also like to see the language be made clear regarding delivery service.

A MOTION WAS MADE BY SEMETA, SECONDED BY BRENDEN, TO APPROVE ZONING TEXT AMENDMENT NO. 15-004 WITH FINDINGS AND RECOMMEND THAT THE CITY COUNCIL CLARIFY THAT DELIVERY SERVICE IS NOT PROHIBITED AND FORWARD THE DRAFT ORDINANCE TO THE CITY COUNCIL FOR ADOPTION, BY THE FOLLOWING VOTE:

AYES: Crowe, Semeta, Pinchiff, Kalmick, Mandic, Brenden, Hoskinson
NOES: None
ABSTAIN: None
ABSENT: None

MOTION APPROVED

FINDINGS FOR APPROVAL - ZONING TEXT AMENDMENT NO. 15-004:

1. Zoning Text Amendment No. 15-004 amends Chapter 204 Use Classifications of the Huntington Beach Zoning and Subdivision Ordinance to define medical marijuana dispensaries and add a Prohibited Uses section. ZTA No. 15-004 is consistent with the goals, policies and objectives specified in the General Plan by expressly prohibiting medical marijuana dispensaries while continuing to allow permitted uses.
2. In the case of the general land use provisions, the amendments proposed are compatible with the uses authorized in, and the standards prescribed for the Zoning districts for which they are proposed. The changes do not affect zoning of any property by altering allowed land use or the development standards thereof.
3. A community need is demonstrated for the proposed amendment to ensure that the HBZSO expressly prohibits medical marijuana dispensaries in the City as allowed by state law.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice. Approval of Zoning Text Amendment No. 15-004 will ensure that medical marijuana dispensaries are not allowed in the City.

B-3. ZONING TEXT AMENDMENT NO. 15-003 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN AMENDMENT) Applicant: City of Huntington Beach Request: To amend the Beach and Edinger Corridors Specific Plan (BECSP) to reduce the residential Maximum Amount of Net New Development (MAND) from 4,500 units to 2,100 units; require a Conditional Use Permit (CUP) for all residential and mixed use (residential/commercial) projects; increase the residential parking requirements; increase front yard setbacks on all public streets; limit maximum building height to four stories; create an upper-story setback above the third floor; require all residential projects to include retail/commercial uses at the street level; modify development standards for auto dealers; allow deviation to Edinger frontage road requirements for commercial projects; and allow assembly uses on the ground floor in certain districts with a CUP. Location: Beach and Edinger Corridors Specific Plan (SP 14) City Contact: Jennifer Villasenor, Acting Planning Manager

STAFF RECOMMENDATION: Motion to: "Approve Zoning Text Amendment No. 15-003 with findings (Attachment No. 1) and forward Draft Resolution (Attachment No. 2) to the City Council for adoption."

The Commission made the following disclosures:

- Commissioner Crowe recused himself because he is a member of Mariner's Church and has a potential conflict.
- Commissioner Semeta attended the Planning Commission Study Session, City Council Study Session, and spoke with Mr. Brett Feuerstein, the property owner of the south west corner of Goldenwest and Edinger.
- Vice-Chair Pinchiff recused himself as his residence is to within 500 ft. of the Beach / Edinger corridor.
- Chair Kalmick attended two meetings of the Beach and Edinger Corridor Specific Plan work group, he attended the 2010 City Council meeting when the plan was voted on, he attended several Planning Commission Study Sessions and City Council Study Sessions, he serves on the OCTA Citizen Advisory Group which has discussed transportation along Beach

Boulevard, he spoke to an AMCAL representative, a Living Spaces property representative, and several residents.

- Commissioner Mandic spoke to an AMCAL representative and the Beach and Edinger property representatives, listened to the City Council Study Session and meeting regarding the issue, and visited the relevant sites
- Commissioner Brenden attended several Planning Commission and City Council Study Sessions, spoke with AMCAL representatives, spoke with staff and several residents.
- Commissioner Hoskinson attended Planning Commission and City Council Study Sessions, spoke with Commissioners Semeta and Crowe, Councilmember Peterson, Mariners Church staff, real estate agent Bill Dunlap, and spoke with city staff. He was interviewed and quoted by the Orange County Register twice.

Rosemary Medel, Associate Planner, gave the staff presentation and an overview of the project. Ms. Medel noted that the Resolution before the Commissioners does not include the proposed Urban Loft development.

Commissioner Brenden inquired if the proposed changes to the Zoning Text Amendment will apply to all areas within the corridor. Ms. Medel stated that the transitional areas do not apply, as they are single family residences designed to mirror the adjacent properties.

Commissioner Mandic had a series of questions for staff, regarding the location of any established sites for affordable housing, areas zoned for religious assembly, studies that may have been completed determining economic benefits for the proposed developments, and whether current properties would be considered existing non-conforming. Staff explained that currently there are no proposed sites for affordable housing, clarified the zones which allow religious assembly, and provided the information regarding the economic study that was previously completed. Staff also explained that developed properties would not be considered existing non-conforming.

Commissioner Hoskinson inquired if developers would be required to obtain a conditional use permit if they had a development with second floor office space. Staff verified that a conditional use permit would not be required for that type of use.

THE PUBLIC HEARING WAS OPENED.

Cari Swan, resident, spoke in support of Item No. B-3, citing potential impacts to traffic and resources for the residents. She asked that an emphasis be placed on commercial development and that condominium development be incentivized. She also stated that there should be no exceptions to the 2,100 residential unit limit.

Clem Dominguez, resident, spoke in support of Item No. B-3. He stated that he supports limiting the number of units allowed to 2,100. He also stated that he believes the proposed AMCAL project should not be included in the Beach and Edinger Corridors Specific Plan.

Carol Woolworth, resident spoke in support of Item No. B-3, citing concerns with mixed use residential developments and the accuracy of the traffic study. She encouraged the City to focus on adding commercial to the Beach and Edinger corridor.

Joseph Mastropaulo, resident, spoke in support of Item No. B-3. He stated that he is against subsidized housing.

Nancy Duremdes, resident, spoke in support of Item No. B-3, citing concerns with the potential impacts new developments may have to city services such as public safety and infrastructure. She stated that density should be limited to 35 units per acre.

Steven LaMotte, Building Industry Association, spoke in opposition of Item No. B-3, citing concerns with the proposed revision to the Maximum Amount of New Development (MAND), parking requirements, and additional revisions to the development requirements. He stated that the proposed Zoning Text Amendment should allow for 3,000 more units instead of the proposed 2,100. He asked that the City apply the Coastal Zone guest parking, and AMCAL should be allowed to be part of the Beach and Edinger Corridors Specific Plan.

Mario Turner, AMCAL, stated the he was donating his time to Blake Hopkins.

Blake Hopkins, AMCAL, spoke opposing Item No. B-3. He gave a brief overview of the proposed AMCAL project. He stated that the MAND should be established with 2,150 Units.

Larry Brose, Orange County Business Council, spoke in opposition to Item No. B-3. He gave an overview of the potential County wide workforce housing issue. A brief discussion took place regarding population projections and the need for housing.

Ellen Kleizo, resident, spoke in support of item No. B-3. She stated that she supports the 2,100 MAND. She noted that there should be a two parking space minimum per unit, a required study determining potential impacts to the local education system, and she also cited her concern with potential negative impacts to public safety response time.

Scott Hagstrom, resident, spoke in support of Item No. B-3. He commented on the occupancy rate at Bella Terra. He also noted that there would be an increase in water usage during a significant drought.

Gaby Vega, resident, spoke in support of Item No. B-3. She stated that allowing large developments will continue to have negative impacts to the City.

Edith Gonzales, resident, spoke in support of Item No. B-3. She noted that Surf City is turning into Apartment City.

Jennifer Paulin, resident, spoke in support of Item No. B-3. She stated that continuous development would have a drastic impact to the residents quality of life.

Morrie Golcheh, resident, spoke in support of Item No. B-3, stating that 35 units per acre is balanced and reasonable.

Jerry Wheeler, resident, spoke in support of Item No. B-3. He stated that mixed use development should be encouraged, not required.

Andrea Raynal, representing the proposed Urban Lofts project, spoke in opposition of Item No. B-3. She recommended that the Urban Lofts project be

exempt from the proposed zoning text amendment. She stated that City Council discussion was to exclude the project from the proposed zoning text amendment. She gave a brief overview of the number and size of units in the proposed project.

Rob Pool, resident, spoke in support of Item No. B-3. He noted that he is in favor of the 2,100 unit limit. He also mentioned that the 2010-2013 Traffic study was confusing.

Chuck Johnson, resident, spoke in support of Item No. B-3. He stated that the potential negative impacts created by the developments were not well thought out.

Brett Feuerstein, property manager of the southwest corner of Goldenwest Street and Edinger Avenue, stated that single story commercial developments should be exempt from increased setbacks as well as frontage coverage requirements.

Steve Dodge, Huntington Beach Executive Park, stated he was opposed to reducing the MAND to 2,100. He also believes that the City is sending a negative message that businesses are not welcome.

Jon Stevenson, Mariners Church, stated that Mariners Church should be allowed by right to assemble on the first floor without needing a conditional use permit.

Bill Dunlap, Mariners Church, spoke in opposition to Item No. B-3, citing concerns with the potential impacts to religious assembly, if conditional use permits are required for first floor assembly vs. second floor assembly use. He stated that church assembly should be allowed without going through a conditional use process.

Lillian Wells, resident, spoke in support of Item No. B-3. She stated she is in support of the 2,100 unit limit. She also noted that density should be limited to 25 units per acre and she supported increases to parking setbacks and greenbelts.

Steven Wells, resident, spoke in support of Item No. B-3. He stated that parking is an issue and he will shop in another city to avoid traffic.

Aaron Holz, resident, spoke in support of Item No. B-3. He spoke against high density, citing potential negative impacts on traffic and small business owners.

Peter Blied spoke in opposition to Item No. B-3. He stated that there should be various setback options for single story commercial buildings like the pending Sonic Burger business.

Darlene Dunn, resident, spoke in support of Item No. B-3, citing concerns that projects would have negative impacts on sewage, water, and traffic.

Marti Reda, resident, spoke in support of Item No. B-3. She stated that the high density developments are ruining the lifestyle of the beach community.

Ron Higby, resident, spoke in support of Item No. B-3. He noted that high density should be limited to 25 units per acre.

Linda Tang, the Kennedy Commission, spoke in opposition to Item No. B-3 citing concerns with potential negative impacts to affordable housing.

Tom Schiff, Decron Properties, spoke regarding Item No. B-3. He stated that some renters are affluent and have disposable income to support businesses in the neighborhoods they reside in.

Tim Mulrenan, spoke regarding Item No. B-3. He stated that cost of housing is too high. He also noted that there is no need to limit the number of units to 2,100; however, high density should be limited to 35 units per acre.

Dianne Thompson, resident, spoke in opposition of Item No. B-3. She stated that the residents currently residing in the new developments were not present and their opinion may be different.

Bruce Wareh, resident, spoke in support of Item No. B-3. He noted that the traffic along Beach Boulevard is up by 15,000 vehicles since 1998.

Selvyn Furtado, resident spoke in support of Item No. B-3, citing concerns with water usage. He noted that Anaheim and Brea are not seeing success with mixed use projects.

Cesar Covarrubian, the Kennedy Commission, spoke in opposition to Item No. B-3. He cited concerns that reduction of the MAND would have a negative impact on the ability to provide affordable housing opportunities.

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

A lengthy discussion took place regarding the role and responsibility of the Planning Commission. The commissioners discussed that the decisions made should be a real solution not a band-aid. The process should not be rushed but analyzed. The commissioners also discussed building height limits and upper story setbacks.

STRAW VOTE #1

A motion was made by Brenden, seconded by Kalmick, to limit building heights to four stories with a setback requirement of 10 ft. on the fourth level.

**AYES: Semeta, Kalmick, Mandic, Brenden, Hoskinson
NOES: None
ABSTAIN: Crowe, Pinchiff
ABSENT: None**

MOTION APPROVED

STRAW VOTE #2

A motion was made by Semeta, seconded by Hoskinson, to approve the staff recommendations for the Edinger - Classic Boulevard requirements.

**AYES: Semeta, Kalmick, Mandic, Brenden, Hoskinson
NOES: None
ABSTAIN: Crowe, Pinchiff
ABSENT: None**

MOTION APPROVED

STRAW VOTE #3

A motion was made by Semeta, seconded by Mandic, to approve the staff recommendation for amended design standards for auto dealerships.

AYES: Semeta, Kalmick, Mandic, Brenden, Hoskinson
NOES: None
ABSTAIN: Crowe, Pinchiff
ABSENT: None

MOTION APPROVED

A discussion took place regarding requiring conditional use permit requirements for retail/ commercial properties at street level.

STRAW VOTE #4

A motion was made by Semeta, seconded by Mandic, to approve the staff recommendations to require commercial at ground floor/ street level and requiring a Conditional Use Permit to deviate.

AYES: Semeta, Kalmick, Mandic, Brenden, Hoskinson
NOES: None
ABSTAIN: Crowe, Pinchiff
ABSENT: None

MOTION APPROVED

A discussion took place regarding conditional use permit requirements for all residential and mixed use projects.

STRAW VOTE #5

A motion was made by Kalmick, seconded by Semeta, to approve the staff recommendations to require Conditional Use Permits for all residential and mixed-used projects.

AYES: Semeta, Kalmick, Mandic, Brenden, Hoskinson
NOES: None
ABSTAIN: Crowe, Pinchiff
ABSENT: None

MOTION APPROVED

A lengthy discussion took place regarding setback and frontage requirements for single story residential and commercial units along the Beach and Edinger Corridor primary and secondary streets.

STRAW VOTE #6

A motion was made by Semeta, seconded by Mandic, to require a 15 ft. setback on single story projects along primary streets and a 10 ft. setback requirement for secondary streets with no Conditional Use Permit requirement.

AYES: Semeta, Kalmick, Mandic, Brenden, Hoskinson
NOES: None
ABSTAIN: Crowe, Pinchiff
ABSENT: None

MOTION APPROVED

A discussion took place regarding setback requirements for multi-story residential and commercial projects along the Beach and Edinger Corridor primary and secondary streets.

STRAW VOTE #7

A motion was made by Semeta, seconded by Hoskinson, to require a 30 ft. setback with a Conditional Use Permit required for deviations to 15 ft. setback on residential and commercial projects two stories or higher.

AYES: Semeta, Kalmick, Mandic, Brenden, Hoskinson
NOES: None
ABSTAIN: Crowe, Pinchiff
ABSENT: None

MOTION APPROVED

A discussion took place regarding the Urban Lofts project. Chair Kalmick stated that he was not supportive of exempting the project from the proposed new development standards.

A lengthy discussion took place regarding Assembly Uses and the differences between first and second floor assembly requirements.

STRAW VOTE #8

A motion was made by Semeta, seconded by Brenden, to approve the staff recommendations requiring a Conditional Use Permit for Assembly Uses.

AYES: Semeta, Kalmick, Mandic, Brenden, Hoskinson
NOES: None
ABSTAIN: Crowe, Pinchiff
ABSENT: None

MOTION APPROVED

A lengthy discussion took place regarding parking and the current method for calculating parking spaces. Chair Kalmick noted that he was in favor of the Alternative Coastal Parking numbers but it may be adding more guest spaces. Commissioner Mandic noted that the Alternative Coastal Parking may not be beneficial to all projects.

Commissioner Hoskinson stated he was in favor of the Alternative Coastal Parking numbers and a Parking Management Plan.

STRAW VOTE #9

A motion was made by Hoskinson, seconded by Kalmick, to adopt the Alternative Coastal Parking with a Parking Management Plan.

AYES: Semeta, Kalmick, Brenden, Hoskinson
NOES: Mandic
ABSTAIN: Crowe, Pinchiff
ABSENT: None

MOTION APPROVED

A discussion took place regarding the Maximum Amount of New Development (MAND). The Commissioners discussed the issue of limiting the number of dwellings per acre.

STRAW VOTE #10

A motion was made by Semeta, seconded by Hoskinson, to cap the number of dwelling units to 35 per acre.

AYES: Semeta, Hoskinson
NOES: Kalmick, Mandic, Brenden
ABSTAIN: Crowe, Pinchiff
ABSENT: None

MOTION FAILED

A discussion took place regarding affordable housing requirements. Staff noted that the number of sites needed have been met but not the actual number of units. Commissioner Mandic noted that developers who have already submitted plans have been given a raw deal. She noted that she also understands the residents frustrations with the current development along the Beach and Edinger corridor. The Commissioners discussed the proposed AMCAL project. Commissioner Mandic and Chair Kalmick agreed to a 2,150 MAND to accommodate the Amcal project.

STRAW VOTE #10

A motion was made by Semeta, seconded by Hoskinson to limit the number of dwelling units to 2,100.

AYES: Semeta, Hoskinson
NOES: Kalmick, Mandic, Brenden
ABSTAIN: Crowe, Pinchiff
ABSENT: None

MOTION FAILED

The commission discussed forwarding the project on to City Council even though consensus could not be reached on two of the straw votes considered regarding maximum density and maximum MAND.

A MOTION WAS MADE BY KALMICK, SECONDED BY SEMETA, TO APPROVE ZONING TEXT AMENDMENT NO. 15-004 WITH FINDINGS FOR APPROVAL INCLUDING STRAW VOTES AND FORWARD THE DRAFT ORDINANCE TO THE CITY COUNCIL FOR ADOPTON, BY THE FOLLOWING VOTE:

AYES: Semeta, Kalmick, Mandic, Brenden, Hoskinson
NOES: None
ABSTAIN: Crowe, Pinchiff
ABSENT:

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

Commissioner Hoskinson thanked staff for their hard work and thanked the residents that attended the meeting.

Commissioner Brenden noted that there was still more work to do on the Beach and Edinger Corridors Specific Plan. He thanked staff for their hard work, and thanked the residents for being involved and attending the meeting.

Commissioner Mandic thanked staff for their hard work.

Commissioner Semeta also thanked staff for their hard work.

Vice-Chair Pinchiff noted that the Volunteer Expo would be held on Saturday, April 18, 2015, at the Central Library from 10:00 a.m. to 2:00 p.m. He also noted the "Wine, Cheese, and Chocolate Please," event benefitting Project Self Sufficiency will be held on Sunday, April 19, 2015, at the Newland Center.

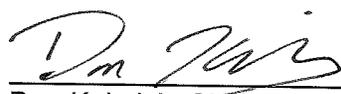
Chair Kalmick thanked staff for their work on the Beach and Edinger Corridors Specific Plan Amendment.

ADJOURNMENT: Adjourned at 1:32 AM to the next regularly scheduled meeting of Tuesday, April 28, 2015.

APPROVED BY:



Scott Hess, Secretary



Dan Kalmick, Chair