MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, DECEMBER 9, 2014
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: ***Semeta (P), Hoskinson (P), Franklin (P), Pinchiff (P), Bixby (P), Kalmick (P)***

AGENDA APPROVAL

A MOTION WAS MADE BY SEMETA, SECONDED BY PINCHIFF TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF DECEMBER 9, 2014, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS) - NONE

B. STUDY SESSION ITEMS

B-1. IN-LIEU PARKING FEE PROGRAM – Jane James, Planning Manager

Jane James, Planning Manager, gave an overview of the In-Lieu Parking Fee Program.

There was a brief discussion regarding how the fees are calculated.

There was a lengthy discussion regarding the allocation of the in-lieu fees and the recent parking study for the downtown area.

C. PUBLIC COMMENTS – NONE

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Jane James

Jane James, Planning Manager, reported on the Late Communication items for Public Hearing Item No. B-1. She also provided clarification on the Design Review Board recommendations for Public Hearing Item No. B-1.

E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Kalmick reported on the recent Design Review Board and Environmental Board meetings.

F. PLANNING COMMISSION COMMENTS

Vice-Chair Franklin welcomed Commissioner Hokinson to the Planning Commission.

6:59 P.M. – STUDY SESSION RECESSED

7:09 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Kalmick

ROLL CALL: ***P Semeta, P Hoskinson, P Franklin, P Pinchiff, P Bixby, P Kalmick***

AGENDA APPROVAL

A MOTION WAS MADE BY KALMICK, SECONDED BY PINCHIFF, TO APPROVE THE PLANNING COMMISSION AGENDA OF DECEMBER 9, 2014, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. PUBLIC COMMENTS – NONE

B. PUBLIC HEARING ITEMS

B-1. MITIGATED NEGATIVE DECLARATION NO. 14-004/ CONDITIONAL USE PERMIT NO. 12-011/ COASTAL DEVELOPMENT PERMIT NO. 12-007 (OCEANSIDE PROPERTIES MIXED USE BUILDING) Applicant: Jeff Bergsma, Team Design **Property Owner:** Oceanside Properties LLC **Request: MND:** To analyze the potential environmental impacts associated with the project. **CUP/CDP:** To partially demolish existing historical buildings, rehabilitate and relocate historic storefront facades, construct a three-story mixed use building consisting of retail, office, and three residential units, and participate in the parking in-lieu fee program to offset the commercial parking spaces not provided onsite. **Location:** 122-124 Main St., 92648 (east side of Main Street, between Pacific Coast Highway and Walnut Avenue) **City Contact:** Jill Arabe, Associate Planner

STAFF RECOMMENDATION: Motion to:

A. "Approve Mitigated Negative Declaration No. 14-004 with findings and mitigation measures (Attachment No. 1);"

B. "Approve Conditional Use Permit No. 12-011 and Coastal Development Permit No. 12-007 with findings and suggested conditions of approval (Attachment No. 1)"

The Commission made the following disclosures:

- Commissioner Semeta has attended the study sessions, and visited the site.
- Commissioner Hoskinson has attended the study session.
- Vice-Chair Franklin has attended the study sessions and read the staff report.
- Commissioner Pinchiff has attended the study session and visited the site.
- Commissioner Bixby has attended the study session and visited the site.
- Commissioner Kalmick has attended the study sessions, the Design Review Board meeting, the Environmental Board meeting and spoke to staff and the applicant.

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

THE PUBLIC HEARING WAS OPENED.

Jeff Bergsma, applicant, spoke in support of Item No. B-1. He briefly reviewed the difficulties in providing parking on site due to the size of the lot. He expressed concern with maintaining the façade in its existing location due to the potential processing timeline for a specific plan amendment. Mr. Bergsma gave a brief overview of the process for relocating the façade and stated his opinion that technically the façade relocation is feasible.

Duane Wentworth, Historic Resources Board, spoke regarding Item No. B-1. He indicated that Historic Resources Board feels that the MND is incomplete due to the historic significance of the building and asked that the structures be exempted from the required setbacks in order to retain the façade in its original location.

Joseph D. Santiago, Historic Resources Board, spoke regarding Item No. B-1. He requested that the building be preserved in its original location due to its historical significance and asked that the project be exempted from providing the required setbacks. There was a lengthy discussion regarding the preservation of the building in its original location.

Mary Urashima, resident, spoke regarding Item No. B-1 and asked the Planning Commission to waive the setback requirement due to the historical significance of the structures. Ms. Urashima also stated that any of the dismantled building pieces be salvaged for use by others.

Guy Guzzardo, resident, spoke regarding to Item No. B-1. He provided the Planning Commission with pictures of the structures from its time as Pacific City Hall and spoke regarding the historical significance of the structures. Mr. Guzzardo stated that the owners should be able to develop their property. He also spoke in opposition to demolition and asked the setback requirement be waived or the building be relocated in its entirety.

Margarita Wuellner, historian, spoke regarding Item No. B-1 and advocated retaining the structures in their current location in order to maintain the historical context of the buildings.

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

There was a brief discussion regarding the potential processing time for a zoning text amendment exempting historic structures from the setback requirement.

There was a brief discussion regarding the setbacks along Main Street and the parking in-lieu fees.

There was a lengthy discussion regarding the history of the project site, the photo of Pacific City Hall, and the environmental analysis of the proposed project.

The applicant, Jeff Bergsma, stated he and the property owners would be willing to maintain the first structural bay and the wing walls in the restoration.

A MOTION WAS MADE BY KALMICK, SECONDED BY BIXBY, TO DENY MITIGATED NEGATIVE DECLARATION NO. 14-004 WITH FINDINGS THAT THE HISTORIC NATURE OF THE STRUCTURE WAS NOT ADEQUATELY ANALYZED AND THAT THE MITIGATION MEASURES ARE INSUFFICENT, FAILED BY THE FOLLOWING VOTE:

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

MOTION FAILED

A MOTION WAS MADE BY SEMETA, SECONDED BY FRANKLIN, TO APPROVE MITIGATED NEGATIVE DECLARATION NO. 14-004 WITH FINDINGS AND MITIGATION MEASURES, FAILED BY THE FOLLOWING VOTE:

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

MOTION FAILED

A MOTION WAS MADE BY KALMICK, SECONDED BY SEMETA, TO FORWARD MITIGATED NEGATIVE DECLARATION NO. 14-004, CONDITIONAL USE PERMIT NO. 12-011, AND COASTAL DEVELOPMENT PERMIT NO. 12-007 TO THE CITY COUNCIL WITHOUT A RECOMMENDATION, BY THE FOLLOWING VOTE:

AYES: Semeta, Hoskinson, Franklin, Pinchiff, Bixby, Kalmick
NOES: None
ABSTAIN: None

ABSENT: None

MOTION APPROVED

A MOTION WAS MADE BY KALMICK, SECONDED BY BIXBY, TO FORWARD A MINUTE ACTION TO ASK THE CITY COUNCIL TO EVALUATE A ZONING TEXT AMENDMENT AND LOCAL COASTAL PROGRAM AMENDMENT FOR EXEMPTING HISTORIC BUILDINGS FROM THE DEDICATION REQUIREMENT IN THE DOWNTOWN SPECIFIC PLAN, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED NOVEMBER 25, 2014

RECOMMENDED ACTION: Motion to: "Approve the November 25, 2014, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY KALMICK, SECONDED BY BIXBY, TO APPROVE THE NOVEMBER 25, 2014, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Semeta, Franklin, Pinchiff, Bixby, Kalmick
NOES: None
ABSTAIN: Hoskinson
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

Commissioner Bixby noted that it was his last Planning Commission meeting and thanked his wife, Julie Bixby, for her support and thanked staff and his colleagues on the Planning Commission for their work.

Commissioner Kalmick thanked Commissioner Bixby and Vice-Chair Franklin for their service on the Planning Commission and their assistance when he was new to the Planning Commission. He welcomed Commissioner Hoskinson to the Planning Commission.

Vice-Chair Franklin noted that it was his last Planning Commission and congratulated all of the Planning Commissioners who had run for City Council. He thanked former Councilmember Shaw for appointing him to the Planning Commission and thanked former Planning Commissioners Barbara Delgleize and Tim Ryan for their assistance when he was new to the commission.

ADJOURNMENT: Adjourned at 8:46 PM to the Planning Commission holiday celebration at Cucina Alessa, 520 Main Street, Huntington Beach, CA 92648, immediately following this meeting and then to the next regularly scheduled meeting of Tuesday, January 13, 2015.

APPROVED BY:

Jane Gamer for:
Scott Hess, Secretary

Dan Kalmick, Chair