MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, NOVEMBER 12, 2013
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CANCELLED – NO STUDY SESSION

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Pinchiff

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

Commissioner Dingwall was absent.

AGENDA APPROVAL

A MOTION WAS MADE BY BIXBY, SECONDED BY KALMICK, TO APPROVE THE PLANNING COMMISSION AGENDA OF NOVEMBER 12, 2013, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

Commissioner Dingwall arrived at 7:02 PM.

A. PUBLIC COMMENTS - NONE

B. PUBLIC HEARING ITEMS

B-1. ENVIRONMENTAL IMPACT REPORT NO. 13-001 (BROOKHURST AND ADAMS STREET IMPROVEMENTS PROJECT) Applicant: City of Huntington Beach Public Works Department **Property Owner:** The City of Huntington Beach owns the existing street right-of-way. Implementation of the project analyzed in Environmental Impact Report No. 13-001 would require the acquisition of land owned by others to expand the right-of-way as follows: Michael Nguyen, 20011 Lawson Ln., Huntington Beach, CA 92646; Towne House Plaza Inc., 140 Newport Center Dr., Ste. 260, Newport Beach, CA 92660-6977; L&M Center, LLC, 140 Newport Center Dr., Ste. 260, Newport Beach, CA 926600-6977; US Bank, 2800 E. Lake St., Minneapolis, MN 55406-1930; Business Properties Partnership No. 15, 17631 Fitch, Irvine, CA 92614-6021; Avondale-h Trust, 567 Via Codo, Fullerton, CA 92835-1453; Beachmont Properties LLC, 2760 E. Spring

St., Ste. 200, Long Beach, CA 90806-2257; Deborah S. & Shere Gail Cowgill, 555 S. Flower St. #29, Los Angeles, CA 90071; Target Corporation, PO Box 9456, Minneapolis, MN, 55440-9456 **Request: EIR:** To analyze the potential environmental impacts associated with widening the Brookhurst Street/Adams Avenue intersection in all directions. The proposed project would add travel lanes on both roadways. The following new travel lanes are proposed: two additional northbound right-turn lanes (Brookhurst Street); one additional southbound right-turn lane (Brookhurst Street); one additional eastbound through lane (Adams Avenue); and one additional westbound through lane (Adams Avenue). The project would require the acquisition of approximately 31,230 square feet of private property, which would affect landscaping, signage, block walls and parking on some parcels, the addition of one bus turnout and replacement of one bus shelter. **Location:** Intersection of Brookhurst Street and Adams Avenue. Improvements would extend along Brookhurst Street, up to approximately 1,000 feet north of Adams Avenue and 800 feet to the south. The limits of construction along Adams Avenue will be approximately 1,300 feet to the west of Brookhurst Street and 1,200 feet to the east. **City Contact:** Mary Beth Broeren

STAFF RECOMMENDATION: Motion to: "Certify Environmental Impact Report No. 13-001 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1675 (Attachment No. 1)."

The Commission made the following disclosures:

- Commissioner Dingwall has previously lived near the site.
- Commissioner Posey has visited the intersection and studied the traffic patterns.
- Vice-Chair Peterson has visited the intersection and adjoining properties.
- Chair Bixby has attended the study session and is familiar with the intersection and adjoining properties.
- Commissioner Kalmick visited the site and spoken with staff.
- Commissioner Franklin has visited the intersection and adjoining properties.
- Commissioner Pinchiff has visited the intersection and adjoining properties.

Mary Beth Broeren, Planning Manager, gave the staff presentation and an overview of the project.

There was a brief discussion regarding the entitlement process for intersection improvements should the EIR be approved.

There was a brief discussion regarding traffic projections for the subject area.

THE PUBLIC HEARING WAS OPENED.

Kathryn Wood, resident, spoke in opposition to Item No. B-1, citing concerns with noise and traffic impacts, and inquired about synchronization of traffic signals.

Paul Haussler, Huntington Bay HOA, spoke in opposition to Item No. B-1, citing potential impacts to residents.

Leslie Riasanovsky, resident, spoke in opposition to Item No. B-1 citing concerns with potential conflicts with the Orange County Master Plan of Arterials.

Maria Mazzenga, resident, spoke in opposition to Item No. B-1, citing concerns with the potential noise and pollution impacts to neighboring residents and indicated the project wasn't needed.

Susan Claudius, resident, spoke in opposition to Item No. B-1, citing concerns with potential noise and environmental impacts to neighboring residents.

Jim Herin, resident, spoke in support of the right turn lane on Brookhurst but cited concerns with existing traffic on Adams.

Karen Copeland, resident, spoke in opposition to Item No. B-1, citing potential impacts to residents and concerns that the project has not been adequately analyzed.

Mark Sort, property owner, spoke in opposition to Item No. B-1, indicating support for the other speakers and cited potential impacts to the parking and landscaping on his property.

Linda Coxson, resident, spoke in opposition to Item No. B-1, citing potential traffic impacts to neighboring residents and access during construction.

John Riasanovsky, resident, spoke in opposition to Item No. B-1, citing potential traffic impacts to neighboring residents. He asked that a light be installed at Picadilly to alleviate impacts to residents and that interim conditions be studied.

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

There was a brief discussion regarding the 2006 Memorandum of Understanding between Huntington Beach and OCTA.

There was a brief discussion regarding the air quality impacts and the air quality models used in the analysis.

There was a lengthy discussion regarding the access to the adjacent residential uses, the traffic signals for the residential neighborhood south of Adams, and the potential impacts.

Vice-Chair Peterson indicated that he would not support the EIR due to potential impacts to adjacent properties and a lack of necessity for the project.

There was a lengthy discussion regarding the parking and landscaping impacts on the affected properties.

A MOTION WAS MADE BY PETERSON, SECONDED BY DINGWALL, TO DENY CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 13-001 BASED ON LACK OF ADEQUATE PARKING ANALYSIS, AESTHETIC ANALYSIS, AND NEED FOR THE PROJECT, BY THE FOLLOWING VOTE:

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

MOTION FAILED

A MOTION WAS MADE BY KALMICK, SECONDED BY BIXBY, TO CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 13-001 AS ADEQUATE AND COMPLETE IN ACCORDANCE WITH CEQA REQUIREMENTS BY APPROVING RESOLUTION NO. 1675, BY THE FOLLOWING VOTE:

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

MOTION FAILED

A MOTION WAS MADE BY PETERSON, SECONDED BY FRANKLIN, TO DENY CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT NO. 13-001 BASED ON LACK OF ADEQUATE PARKING ANALYSIS, AESTHETIC ANALYSIS, AND NEED FOR THE PROJECT, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

FINDINGS FOR DENIAL – ENVIRONMENTAL IMPACT REPORT NO. 13-001

1. Environmental Impact Report No. 13-001 to analyze the potential environmental impacts associated with widening the Brookhurst Street/Adams Avenue intersection in all directions, including the acquisition of right-of-way, does not adequately demonstrate the need for the project.

2. The Environmental Impact Report does not adequately analyze parking impacts to commercial properties affected by the right-of-way acquisition.

3. The Environmental Impact Report will create aesthetic impacts that were not adequately analyzed.

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
Mary Beth Broeren, 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 on November 13, 2013, the California Coastal Commission is meeting to discuss the Poseidon project and the Community Services Commission will be meeting to review a proposed parking lot in Central Park. He noted that the Coastal Commission will be hearing the Russo and Steele Auto Auction on Friday, November 15, 2013.

Commissioner Pinchiff noted that he attended the annual Spurgeon Awards Ceremony at which Police Chief Ken Small was honored for his work with the Boy Scouts Explorer Program. Commissioner Pinchiff thanked veterans for their service and commended Vice-Chair Peterson for his part in the city's Veteran's Day ceremony. He noted that the Huntington Beach Art League has a semi-annual show at the Central Library and that the renovation of the Surf Museum has been completed.

Commissioner Kalmick encouraged the public to attend the Peter's Landing Farmer's Market.

Vice-Chair Peterson thanked VFW Post 133 for allowing him to host the Veteran's Day ceremony and thanked veterans for their service.

Commissioner Franklin reported that he attended the Planning Officials forum and found it very informative. He noted that he helped the Surfrider Foundation pass out reusable bags on Halloween and recommended the event. He complimented Vice-Chair Peterson's work hosting the Veteran's Day ceremony and thanked Mayor Boardman for posting information about the ceremony. He noted that the City Council will be considering a ban on polystyrene in restaurants.

Commissioner Dingwall asked staff to report on a local bridge repair project. Ms. Broeren indicated that the city had recently completed examinations on the bridges within the city and that Public Works staff has identified bridges in need of repair and is engaged in processing those repair projects.

ADJOURNMENT: Adjourned at 8:50 PM to the next regularly scheduled meeting of Tuesday, November 26, 2013.

APPROVED BY:

Scott Hess, Secretary

Erik Peterson, Chairperson