MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, SEPTEMBER 9, 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 (A), Posey (P), Franklin (P), Peterson (A), Pinchiff (P), Bixby (P), Kalmick (P)***

AGENDA APPROVAL

THE PLANNING COMMISSION STUDY SESSION AGENDA OF SEPTEMBER 9, 2014 WAS APPROVED THROUGH ACCLAMATION.

Commissioner Semeta arrived at 5:27 PM

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. ZONING TEXT AMENDMENT NO. 12-001 (ZSO MAINTENANCE) – Joanna Cortez, Assistant Planner

Joanna Cortez, Assistant Planner, gave an overview of the proposed changes to the Zoning Text Amendment. She noted that the majority of changes were proposed to help clean up the current language and maintain consistency. A brief discussion took place regarding the changes which address recycling operations and accessory structures.

There was a brief discussion regarding the text clean up to replace the Community Development Department with the Planning and Building Department. Ms. Cortez continued her presentation noting a text addition for screening of mechanical equipment. The text addition would allow the Director of the Planning and Building Department to approve an alternative location if an electrical transformer cannot be located underground. Jane James, Planning Manager, explained that Southern California Edison had a policy change which no longer allows underground electrical transformers. Therefore, the City was looking for flexibility to screen the transformers.

Ms. Cortez stated that in the section regarding refuse storage, the text "subject to appeal to the Planning Commission" was stricken as the appeal process is already addressed in Chapter 248. A brief discussion took place regarding refuse storage and enclosure areas. Ms. James gave a brief overview of the current process.

Ms. Cortez noted that lastly, language has been added to clarify the method of measuring the visibility triangle for garages set back less than ten feet from an

alley. Staff also added a diagram to assist residents understand the correct way to measure the visibility triangle. A discussion took place regarding whether the definition of driveway should be added.

B. STUDY SESSION ITEMS – NONE

C. PUBLIC COMMENTS – David Treiman, resident, stated that he was pleased with proposed changes regarding Chapter 230, Site Standards, and driveway/alley visibility triangles.

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

E. PLANNING COMMISSION COMMITTEE REPORTS – NONE

F. PLANNING COMMISSION COMMENTS

Vice-Chair Franklin mentioned the recent passing of former Commissioner Dingwall and adjourned the meeting in his memory.

ADJOURNMENT: Adjourned at 5:49 PM to the next regularly scheduled meeting of Tuesday, September 23, 2014.

7:00 P.M. – COUNCIL CHAMBERS

CANCELLED: NO PUBLIC HEARINGS

APPROVED BY:

Scott Hess, Secretary

Erik Peterson, Chair