MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, AUGUST 10, 2010
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

	P	A	P	P	P	P	A
ROLL CALL:	*Mantini,*	*Scandura,*	*Speaker,*	*Farley,*	*Shier Burnett,*	*Delgleize,*	*Livengood*

Commissioners Scandura and Livengood were absent.

AGENDA APPROVAL

A MOTION WAS MADE BY SPEAKER, SECONDED BY MAINTINI, THAT STUDY SESSION ITEM NO. A-1 BE MOVED AFTER STUDY SESSION ITEM NO. A-2, BY THE FOLLOWING VOTE:

AYES: **Mantini, Speaker, Farley, Shier Burnett, Delgleize,**
NOES: **None**
ABSENT: **Scandura, Livengood**
ABSTAIN: **None**

MOTION APPROVED

THE MINUTES WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

A. PROJECT REVIEW (FUTURE AGENDA ITEMS) – NONE

A-1. GENERAL PLAN AMENDMENT NO. 10-001/ ZONING TEXT AMENDMENT NO. 10-001/ SITE PLAN REVIEW NO. 10-001 (THE VILLAGE AT BELLA TERRA/ COSTCO) – Jane James, Senior Planner

Jane James, Senior Planner, gave a brief overview and status update on the project.

Commissioner Mantini asked staff to elaborate on the potential traffic impacts of the project. Ms. James indicated that there is a potential increase in traffic and potential change to current traffic patterns. Bob Stachelski, Transportation Manager, indicated the changes to the potential traffic impacts are not significant.

Commissioner Delgleize asked for more details on the original traffic study. Ms. James stated that the original traffic study was completed in late 2007. Mary Beth Broeren, Planning Manager, noted that the potential impacts of the proposed project are less intense than the potential traffic impacts identified in the original traffic study.

Chair Farley asked staff to explain the differences in development standards between Area A and Area B. Ms. James indicated that the development standards are consistent with the previously established standards and the primary difference is the change to the sizes of Area A and Area B.

Chair Farley asked staff to explain the change in open space calculations. Ms. James indicated that the change is in how the open space is measured and where it is located but not in the actual amount of open space. Ms. James noted that there is common residential open space but that there is not a requirement in the specific plan for public open space.

A-2. GENERAL PLAN CONFORMANCE NO. 10-003 (EAST WINTERSBURG CHANNEL IMPROVEMENTS) – Ricky Ramos, Senior Planner

Mary Beth Broeren, Planning Manager, gave a brief overview and status update on the project.

A-3. ENVIRONMENTAL ASSESSMENT NO. 10-005/ ANNEXATION NO. 10-001/ LOCAL COASTAL PROGRAM AMENDMENT NO. 10-001/ GENERAL PLAN AMENDMENT NO. 10-002/ ZONING MAP AMENDMENT NO. 10-001/ ZONING TEXT AMENDMENT NO. 10-002 (SUNSET BEACH SPECIFIC PLAN AND ANNEXATION) – Mary Beth Broeren, Planning Manager

Mary Beth Broeren, Planning Manager, gave a brief overview and status update on the project.

Vice-Chair Speaker asked if the height limit for the area will be adjusted to meet the standard 35 foot limit for the City. Ms. Broeren stated that there are no proposed changes to the current standards but noted that Sunset Beach does have a 35 foot height limit and that some variances had been granted.

Ms. Broeren briefly discussed the process for accessing the county records and the various implementation issues.

Chair Farley asked staff if the limited parking is a potential problem for certification with the Coastal Commission. Ms. Broeren stated that staff had spoken with the Orange County Supervisor for the Coastal Commission and that there are no expectations that the annexation process would involve perfecting any issues in the existing specific plan.

Chair Farley asked if there were any intentions to institute a planned sign program. Ms. Broeren stated that there may be a planned sign program proposal. Scott Hess, Director of Planning and Building, noted that City Council had directed that a subcommittee be formed and that this issue might be addressed through that subcommittee.

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS

Diane Ryan, McFadden/Sugar Safe Exit, spoke regarding Item No. A-1, noting that she was not opposed to the project but had concerns with the potential parking and traffic impacts.

Robert K. Sternberg, resident, spoke regarding Item No. A-1, expressing concern regarding the potential parking impacts and the potential traffic impacts to Center Avenue.

Steven Shao, Bella Terra business owner, spoke in opposition to Item No. A-1, citing concerns with the proposed location of the gas station and the potential parking and traffic impacts.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Herb Fauland, Planning Manager, reviewed the items for tonight's meeting. He noted that there is one Late Communication for Study Session Item No. A-1.

E. PLANNING COMMISSION COMMITTEE REPORTS – NONE

F. PLANNING COMMISSION COMMENTS– NONE

6:30 PM – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Chair Farley

	A	*A*	*P*	*P*	*P*	*P*	*A*
ROLL CALL:	***Mantini,***	***Scandura,***	***Speaker,***	***Farley,***	***Shier***	***Burnett,***	***Delgleize,***	***Livengood***

Commissioners Mantini, Scandura and Livengood were absent.

AGENDA APPROVAL

A MOTION WAS MADE BY SPEAKER, SECONDED BY DELGLEIZE, TO APPROVE THE PLANNING COMMISSION AGENDA OF JUNE 22, 2010, BY THE FOLLOWING VOTE:

AYES: **Speaker, Farley, Shier Burnett, Delgleize, Livengood**
NOES: **None**
ABSENT: **Mantini, Scandura, Livengood**
ABSTAIN: **None**

MOTION APPROVED

A. ORAL COMMUNICATIONS - NONE

B. PUBLIC HEARING ITEMS

B-1. ENTITLEMENT PLAN AMENDMENT NO. 2010-003 (PLAZA ALMERIA CARTS – AMENDMENT TO CONDITIONAL USE PERMIT NO. 2000-015(R))

Applicant: Michael Adams, Michael C. Adams Associates **Property Owner:** John Tillotson, J.T. Development **Request:** To amend Condition No. 1 of Conditional Use Permit No. 2000-015(R) by increasing the number of approved vending carts from 6 to 18. **Location:** 301 Main Street (full block bounded by Main Street, Olive Avenue, Fifth Street and Orange Avenue – Plaza Almeria) **Project Planner:** Ethan Edwards

STAFF RECOMMENDATION: Motion to: "Continue Entitlement Plan Amendment No. 2010-003 to the September 14, 2010 meeting at the applicant's request."

Herb Fauland, Planning Manager, reported that staff is recommending a continuance to September 14, 2010, at the applicant's request.

A MOTION WAS MADE BY SPEAKER, SECONDED BY DELGLEIZE, TO CONTINUE ENTITLEMENT PLAN AMENDMENT NO. 10-003 AT THE APPLICANT'S REQUEST, BY THE FOLLOWING VOTE:

AYES: **Speaker, Farley, Shier Burnett, Delgleize,**
NOES: **None**
ABSENT: **Mantini, Scandura, Livengood**
ABSTAIN: **None**

MOTION APPROVED

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED MAY 11, 2010

RECOMMENDED ACTION: Motion to: "Approve the May 11, 2010, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY SHIER BURNETT, SECONDED BY DELGLEIZE, TO APPROVE THE MAY 11, 2010, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: **Speaker, Farley, Shier Burnett, Delgleize**
NOES: **None**
ABSENT: **Mantini, Scandura, Livengood**
ABSTAIN: **None**

MOTION APPROVED

C-2. PLANNING COMMISSION MINUTES DATED JUNE 8, 2010 (CONTINUED FROM THE JULY 27, 2010 MEETING)

RECOMMENDED ACTION: Motion to: "Approve the June 8, 2010, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY SPEAKER, SECONDED BY DELGLEIZE, TO APPROVE THE JUNE 8 2010, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Speaker, Farley, Shier Burnett, Delgleize
NOES: None
ABSENT: Mantini, Scandura, Livengood
ABSTAIN: None

MOTION APPROVED

C-3. PLANNING COMMISSION MEETING MINUTES DATED JULY 13, 2010

RECOMMENDED ACTION: Motion to: "Approve the July 13, 2010, Planning Commission Meeting Minutes as submitted."

A MOTION WAS MADE BY SPEAKER, SECONDED BY SHIER BURNETT, TO APPROVE THE JULY 13, 2010, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Speaker, Farley, Shier Burnett
NOES: None
ABSENT: Mantini, Scandura, Livengood
ABSTAIN: Delgleize

MOTION APPROVED

D. NON-PUBLIC HEARING ITEMS

D-1. GENERAL PLAN CONFORMANCE NO. 10-002 (CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEAR 2010/11) Applicant: Public Works Department, City of Huntington Beach **Property Owner:** City of Huntington Beach **Request:** To evaluate Capital Improvement Program for fiscal year 2010-2011 for conformance with the General Plan. **Location:** Citywide **Project Planner:** Rosemary Medel

STAFF RECOMMENDATION: Motion to "Adopt Resolution No. 1645, approving General Plan Conformance No. 10-002 with findings (Attachment Nos. 1 and 2)."

Rosemary Medel, Associate Planner, gave the staff presentation and an overview of the project.

A MOTION WAS MADE BY SHIER BURNETT, SECONDED BY DELGLEIZE, TO ADOPT RESOLUTION NO. 1645, APPROVING GENERAL PLAN CONFORMANCE NO. 10-002 WITH FINDINGS, BY THE FOLLOWING VOTE:

AYES: Speaker, Farley, Shier Burnett, Delgleize
NOES: None
ABSENT: Mantini, Scandura, Livengood
ABSTAIN: None

MOTION APPROVED

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the proposed 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 15306 of the CEQA Guidelines because the project involves information collection which does not result in major disturbance to an environmental resource.

FINDINGS FOR APPROVAL – GENERAL PLAN CONFORMANCE NO. 10-002:

1. The 2010/11 Capital Improvement Program conforms to the following goals, objectives, and policies of the General Plan:

   LU 13.1.1 Allow for the continuation of existing public and private institutional, cultural, educational, and health uses at their present locations and development of new uses in areas designated on the Land Use Plan Map in accordance with Policy 7.1.1.

   PF 6.1.3 Maintain or improve the governmental facilities and services in order to meet the adopted levels of service and standards established in the Growth Management Element.

   CE 5 Provide sufficient, well designed and convenient on and off street parking facilities throughout the City.

   CE 5.1 Balance the supply of parking with the demand for parking.

   CE 5.1.1 Maintain an adequate supply of parking that supports the present level of demand and allow for the expected increase in private transportation use.

   CE 5.1.2 Provide safe and convenient parking that has minimal impacts on the natural environment, the community image, or quality of life.

   RCS 3.1.1 Design neighborhood park features and facilities that are responsive to the recreational preferences expressed by the park users and local neighborhood residents.

   RCS 4.1 Improve and modernize existing parks and facilities to overcome existing design deficiencies and deteriorated conditions.

   CE 2.1.3 Identify and improve roadways and intersections that are approaching, or have reached, unacceptable levels of service.

LU 2.1.1 Plan and construct public infrastructure and service improvements as demand necessitates to support the land uses specified in the Land Use Plan (as defined in the Circulation and Public Utilities and Services Elements of the General Plan).

U 1.1.1 Monitor the demands on the water system, manage the development to mitigate impacts and/or facilitate improvements to the water supply and distribution system, and maintain and expand water supply and distribution facilities.

U 1.1.3 Continue to evaluate the adequacy of the water supply and distribution system.

The Capital Improvement Program (CIP) ensures that City facilities, parks and beaches continue to provide services to residents and visitors. The CIP ensures that an adequate amount of new convenient parking within the Downtown Specific Plan is developed and maintained. Capital improvements maintain an integral circulation infrastructure allowing the movement of people and goods throughout the City. The improvements and monitoring of the City's existing water system ensures an adequate water supply to support future development.

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING
Herb Fauland, Planning Manager – reported on the items from the previous City Council Meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING
Herb Fauland, Planning Manager – reported on the items for the next City Council
Meeting.

E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING
Herb Fauland, 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 Delgleize commended the staff in charge of the Downtown Shuttle Service.

ADJOURNMENT: Adjourned at 7:07 PM to the next regularly scheduled meeting of Tuesday, August 24, 2010.

APPROVED BY:

Scott Hess, Secretary

Blair Farley, Chairperson