



MINUTES
HUNTINGTON BEACH PLANNING COMMISSION
TUESDAY, JANUARY 12, 2016
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 Vice Chair Pinchiff

P P P P P P P

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

AGENDA APPROVAL

A MOTION WAS MADE BY KALMICK, SECONDED BY MANDIC, TO APPROVE THE PLANNING COMMISSION AGENDA OF JANUARY 12, 2016, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

NOMINATION AND ELECTION OF CHAIRPERSON

A MOTION WAS MADE BY BRENDEN, SECONDED BY KALMICK, TO NOMINATE AND ELECT EDWARD PINCHIFF AS PLANNING COMMISSION CHAIR.

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

MOTION APPROVED

NOMINATION AND ELECTION OF VICE-CHAIRPERSON

A MOTION WAS MADE BY HOSKINSON, SECONDED BY BRENDEN, TO NOMINATE AND ELECT LYN SEMETA AS PLANNING COMMISSION VICE-CHAIR.

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

MOTION APPROVED

PRESENTATION OF PLANNING COMMISSION RESOLUTION NO. 1676 AND PLAQUE IN APPRECIATION TO OUTGOING CHAIRPERSON DAN KALMICK – Chair Pinchiff

Chair Pinchiff expressed appreciation for the work of Outgoing Chair Kalmick.

A. PUBLIC COMMENTS – NONE

B. PUBLIC HEARING ITEMS

B-1. TENTATIVE TRACT MAP NO. 17930/ CONDITIONAL USE PERMIT NO. 15-030 (NEWLAND CONDOMINIUMS) Applicant: Aaron Orenstein, The Olson Company Property Owner: Pastor Richard Winter, Coast Community Church Request: **TTM: To consolidate two parcels into one lot for condominium purposes in order to develop 13 attached townhome units. **CUP:** To develop an approximately 0.829 net acre site with 13 for-sale townhome units and associated infrastructure consisting of: a) a density bonus of one unit with one incentive for reduced parking, b) a multiple family development that abuts an arterial highway, c) a multiple family development that includes dwelling units more than 150 feet from a public street; and, d) a multiple family development that includes buildings exceeding 25 feet in height. Location: 17541 & 17561 Newland Street, 92647 (west side of Newland Street, approximately 220 feet south of Slater Avenue) Environmental Status: The project is categorically exempt pursuant to Section 15332, Class 32 of the California Environmental Quality Act. City Contact: John Ramirez**

STAFF RECOMMENDATION: Motion to:

- A. “Approve Tentative Tract Map No. 17930 with findings and suggested conditions of approval (Attachment No. 1);”
- B. “Approve Conditional Use Permit No. 15-030 with findings and suggested conditions of approval (Attachment No. 1).”

The Commission made the following disclosures:

- Commissioner Crowe has visited the site and The Olson Company’s Coastal Walk project.
- Commissioner Kalmick walked the site with the applicant.
- Vice-Chair Semeta walked the site with the applicant.
- Chair Pinchiff spoke with staff, spoke with the applicant and attended the Subdivision Committee meeting on this item.

- Commissioner Mandic visited the site, spoke with another planning commissioner, attended the Subdivision Committee, and visited the applicant's project on Airport Circle.
- Commissioner Brenden visited the site and the applicant's Coastal Walk project, spoke with the applicant, spoke with one resident, and attended the study session.
- Commissioner Hoskinson visited the site and attended the study session.

John Ramirez, Contract Planner, gave the staff presentation and an overview of the project.

Commissioner Kalmick inquired about enforcement of the parking management plan. Mr. Ramirez indicated that the parking management plan would be included in the CC&Rs and the Homeowner's Association would enforce it.

There was a brief discussion regarding the required landscape.

THE PUBLIC HEARING WAS OPENED.

John Reekstin, The Olson Company, spoke in support of Item No. B-1, giving an overview of the project. He discussed community outreach and neighborhood compatibility.

Aaron Orenstein, The Olson Company, spoke in support of Item No. B-1. He gave a presentation on the project and reviewed the architectural elements. Mr. Orenstein reviewed The Olson Company's minimum 10 year involvement in the Homeowners' Association for their projects and the on-going enforcement of their parking management plans.

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

Chair Pinchiff discussed at length his disagreement with the Draft Affordable Housing Agreement and the lack of equity share provisions. There was a lengthy discussion regarding recapture of any initial subsidies as an element of the Draft Affordable Housing Agreement. Staff explained that there were no subsidies provided by the City in this project and the minimum 45 year affordability term ensured long term provision of affordable units. Commissioner Kalmick and Vice-Chair Semeta indicated that they felt that the Draft Affordable Housing Agreement was in the City Council's jurisdiction and recommended Chair Pinchiff submit a minute action to make the City Council aware of his concerns.

Staff indicated that there was a new request to speak form submitted and the Chair agreed to reopen the public hearing,

THE PUBLIC HEARING WAS REOPENED.

John Reekstin, The Olson Company, spoke regarding the Draft Affordable Housing Agreement and recommended that the disagreement could be resolved by conditioning the project to have the Draft Affordable Housing Agreement comply with state law.

Sarah DiCato, resident, asked for a timeline to be provided regarding the closure of the preschool currently at the site.

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

A MOTION WAS MADE BY KALMICK, SECONDED BY SEMETA, TO APPROVE TENTATIVE TRACT MAP NO. 17930 AND CONDITIONAL USE PERMIT NO. 15-030 WITH FINDINGS AND SUGGESTED CONDITIONS OF APPROVAL, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A MOTION WAS MADE BY PINCHIFF, SECONDED BY MANDIC, TO SUBMIT A MINUTE ACTION TO THE CITY COUNCIL STATING THAT THE PLANNING COMMISSION SUGGESTS THAT THE CITY COUNCIL REVIEW THE DRAFT AFFORDABLE HOUSING AGREEMENT FOR COMPLIANCE WITH STATE AND LOCAL LAWS, BY THE FOLLOWING VOTE:

AYES: Pinchiff, Kalmick, Mandic, Brenden, Hoskinson
NOES: Crowe, Semeta
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 15332, Class 32 of the California Environmental Quality Act, which exempts from environmental review projects characterized as in-fill development that are: a) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) the project site has no value as habitat for endangered, rare or threatened species; d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and; e) the site can be adequately served by all required utilities and public services.

Staff has prepared an expanded and detailed Notice of Exemption (Attachment No. 10) demonstrating the project is exempt from CEQA pursuant to Section 15332, Class 32 (In-Fill Development) since the project is meets the requirements set forth in a) through e) above.

FINDINGS FOR APPROVAL - TENTATIVE TRACT MAP NO. 17930:

1. Tentative Tract Map No. 17930 for a one lot condominium subdivision on approximately 0.829 acres for development of 13 attached townhome units is consistent with the intent of the General Plan Land Use Element designation of Residential Medium Density, and other applicable provisions of the HBZSO code.
2. The site is physically suitable for the type and density of development. The size, depth, frontage, street width and other design features of the proposed subdivision are in compliance with the HBZSO code. The project site is able to accommodate the type of development proposed. The proposed subdivision will result in a density of 15.68 units per acre, which is allowed in accordance with State Density Bonus Law and as part of the request for this property designated Residential Medium Density land use designation. The proposed density would be compatible with surrounding multi-family developments.
3. The design of the subdivision or the proposed improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The project site is surrounded by residential development, a religious assembly and paved roads. The site does not contain any natural open space or any significant biological resources.
4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision unless alternative easements, for access or for use, will be provided. The subdivision will provide all necessary easements and will not affect any existing easements.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 15-030:

1. Conditional Use Permit No. 15-030 for the development of 13 attached for-sale residential units and associated infrastructure and site improvements, including: a) a density bonus of one unit with one incentive for reduced parking; b) a multiple family development that abuts an arterial highway; c) a multiple family development that includes dwelling units more than 150 feet from a public street; and, d) a multiple family development that includes buildings exceeding 25 feet in height, 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 project will improve the existing underutilized parcels of land with a development consistent with the underlying General Plan land use and zoning designations. The proposed residential use is similar to those existing uses in the vicinity. The project will not result in any adverse or significant environmental impacts including traffic, noise, lighting, aesthetics, and hazardous materials. The project will have adequate setback buffers from adjacent residential uses and have two-story massing along the street edge to maintain proportion with the pedestrian scale. Proposed improvements include enhanced landscaping, decorative paving, and quality architectural design throughout the site. Furthermore, the layout of the site improves the visual surroundings by providing efficient drive aisles for vehicular access, safe pedestrian access with decorative paving, and minimizing the visibility of parking garages and parking spaces from the street.
2. The conditional use permit will be compatible with surrounding residential and religious assembly uses in terms of setbacks, onsite parking, lot coverage, and allowable building height. Architectural design is composed of the traditional Spanish style consisting of stucco exterior, tile roof, varied offsets and rooflines, and decorative balcony railings. Enhanced landscaping along the site perimeter and within the common open space courtyards will

create visual interest and improve the visual image of the community. The project includes two-story buildings that are compatible with surrounding developments and proportionally relate to the overall mass and scale of the neighborhood. The proposed project is in conformance with applicable code requirements and has been designed to be compatible with existing uses in the vicinity. The project's building scale, architecture, site layout and color palette will complement the surrounding developments.

3. The proposed project 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. The project complies with the development standards in terms of minimum onsite parking, height, setbacks, and lot coverage. Adequate vehicular and pedestrian circulation is provided for convenient access throughout the project.
4. The proposed project, which includes a density bonus and a request for a parking concession, complies with all provisions of the Code. Given the minimal nature of the density bonus and reduction in parking being requested, the project will not be detrimental the welfare of persons working or residing in the vicinity. Additionally, the project, inclusive of the density bonus, can be adequately served by local utility systems (water, sewer, storm drain) and will not have a significant or adverse impact on traffic volume, school enrollment or recreational resources in the area. As designed, the project is compatible with the physical character of the surrounding area and the intent of the General Plan.
5. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the intent of General Plan Land Use Element designation of Residential Medium Density. In addition, it is consistent with the following goals, objectives, and policies of the General Plan:

A. Land Use Element

Objective LU 1.1: Provide for the timing of residential, commercial, and industrial development coincident with the availability of adequate market demand to ensure economic vitality.

Objective LU 8.1: Maintain the pattern of existing land uses while providing opportunities for the evolution, including intensification and re-use, of selected subareas in order to improve their character and identity.

Goal LU 9: Achieve the development of a range of housing units that provides for the diverse economic, physical, and social needs of existing and future residents of Huntington Beach.

Objective LU 9.3: Provide for the development of new residential subdivisions and projects that incorporate a diversity of uses and are configured to establish a distinct sense of neighborhood and identity.

Policy LU 9.2.1: Require that all new residential development within existing residential neighborhoods (i.e., infill) be compatible with existing structures.

The proposed project will improve an underutilized and partially vacant property by allowing the development of residential uses within close proximity to compatible uses. The residential project will implement the residential land use category appropriate for the site's

General Plan land use designation and establish a development consistent with the size, scale, mass and pattern of existing development in the area. The introduction of newly constructed three-bedroom ownership units into the area provides for home ownership opportunities in an area that contains primarily multiple family rental units. The surrounding residential uses will benefit with the introduction of newly constructed housing in the neighborhood as the existing aging structures on site will be removed. The development will provide new housing stock in the area and will potentially attract first-time homebuyers by providing an expanded opportunity for ownership in the area.

B. Urban Design Element

Goal UD 1: Enhance the visual image of the City of Huntington Beach.

Objective UD 1.1: Identify and reinforce a distinctive architectural and environmental image for each district in Huntington Beach.

The project will enhance the character of the neighborhood and improve property values. The proposed buildings will be compatible with existing development at similar heights and massing and incorporate a Spanish-themed architectural palette into the area, providing interest and high-quality design to the streetscape. Common open space central and to the rear of the project combined with enhanced landscaping will create visual interest from the frontage along Newland Street. Garages and open parking spaces are primarily located facing away from the street frontages. A decorative paving treatment frames the drive aisle entry to the site and creates visual interest while also serving as pedestrian access into the site.

C. Housing Element

Policy 3.1: Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

Policy 3.2: Utilize the City's Inclusionary Housing Ordinance as a tool to integrate affordable units within market rate developments. Continue to prioritize the construction of affordable units on-site, with provision of units off-site or payment of an in-lieu housing fee as a less preferred alternative.

Policy 3.3: Facilitate the development of affordable housing through regulatory incentives and concessions, and/or financial assistance, with funding priority to projects that include extremely low income units. Proactively seek out new models and approaches in the provision of affordable housing.

Policy 4.1: Support the use of density bonuses and other incentives, such as fee deferrals/waivers and parking reductions, to offset or reduce the costs of developing affordable housing while ensuring that potential impacts are addressed.

Policy 6.1: Implement the City's Green Building Program to ensure new development is energy and water efficient.

The project consists of 13 residential units, which contributes to the City's housing stock. The project includes a request for a density bonus for one additional unit and one incentive for reduction in parking standards in exchange for affordable housing as allowed by State Law and the HBZSO. As part of the request for a density bonus and associated incentive, the applicant is entering into an Affordable Housing Agreement with the City to establish two of the 13 units as affordable units for persons/families of moderate income for a period of 45 years. The development request as proposed is consistent with the intent of the policies identified above. As such, the project will contribute to the City's overall housing goals. Additionally, sustainable features and construction practices will be incorporated in the project including energy-efficient lighting, water efficient plumbing fixtures, recycling of construction waste, and tankless water heaters.

CONDITIONS OF APPROVAL – TENTATIVE TRACT MAP NO. 17930:

1. The Tentative Tract Map No. 17930 for consolidation of two existing parcels and the subdivision of the resultant parcel into a 13 unit airspace subdivision for a multiple family residential development received and dated September 18, 2015, with the following modifications, shall be the approved layout:
 - a. Each utility easement shall be recorded per a separate instrument from the Final Map and referenced as such on the Final Map.
 - b. Remove Note "C" on Sheet C1.0 from the Final Map.
 - c. A dedication, in fee, for the full width of Newland Street shall be reflected on the Final Map.
2. The Final Map for Tentative Tract Map No. 17930 shall not be approved by the City Council until Conditional Use Permit No. 15-030 is approved and in effect.
3. Prior to issuance of a grading permit and at least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Community Development Department.
4. The draft Affordable Agreement received and dated October 26, 2015, identifying two on-site units for-sale as affordable for persons and families of moderate income, which includes a density bonus of one unit pursuant to Section 230.14 of the ZSO; and one incentive which includes a request for a reduction in parking spaces serving the project shall be the conceptually approved agreement. The Affordable Housing Agreement shall be reviewed and approved by the City Council and shall be recorded with the Orange County Recorder's Office prior to issuance of the first building permit for the tract. The Agreement shall comply with HBZSO Sections 230.14 and 230.26 and include:
 - i. A detailed description of the type, size and location of the two affordable housing for-sale units on-site. There shall be two unit(s) with three bedrooms each and dispersed throughout the project.

- ii. There shall be two units affordable to persons and families of moderate income (up to 120% of the Orange County median income). The Orange County median income is adjusted for appropriate household size.
- iii. Continuous affordability provisions for a period of 45 years. Any required for-sale affordable units shall be owner-occupied (not rented or leased).

The affordable units shall be constructed prior to or concurrent with the primary project. Final approval (occupancy) of the first market rate residential unit(s) shall be contingent upon the completion and public availability, or evidence of the applicant's reasonable progress towards attainment of completion of the affordable units.

5. Prior to submittal of the final tract and at least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Community Development Department and approved by the City Attorney. The CC&Rs shall identify the common driveway access easements, and maintenance of all walls, common landscape areas by the Homeowners' Association, as well as a parking management plan described in the December 29, 2015 letter from the Olson Company, to ensure the ongoing control and availability of on-site parking. The CC&Rs must be in recordable form prior to recordation of the map. **(HBZSO Section 253.12.H)**
6. The proposed hammer head turn around does not comply with the Hbfd's approved turn around details. The hammerhead lane proposed is only 25 feet wide and the specification requires a 28 foot width. Prior to issuance of the grading permit, the developer shall obtain approval from the Hbfd of an Alternative Means and Methods request (AM&M) to enhance access in lieu of providing the three extra feet for the access lane.
7. Tentative Tract Map No. 17930 and Conditional Use Permit No. 15-030 shall not be deemed approved until the Affordable Housing Agreement referenced in Condition No. 4 has been approved by the City Council.
8. Comply with all applicable Conditional Use Permit No. 15-030 conditions of approval.
9. Incorporation of 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/index.cfm?fuseaction=guidelines>).
10. The development services departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development 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.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 15-030:

1. The site plans, floor plans, and elevations received and dated November 2, 2015, shall be the conceptually approved design with the following modifications:
 - a. The site plan shall be updated to reflect the four code-required bicycle parking spaces.
 - b. Utilities and above ground backflow devices shall be setback five feet or greater from the right-of-way and fully screened with landscaping.
 - c. The addition of three, 36-inch box trees planted within the common open space areas of the site.

2. Prior to submittal for building permits, the following shall be completed:
 - a. Zoning entitlement conditions of approval shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 - b. Submit three (3) copies of the approved site plan and the processing fee to the Community Development Department for addressing of the new buildings/units.

3. Prior to issuance of building permits, the following shall be completed:
 - a. Blockwall/fencing plans (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) consistent with the grading plan shall be submitted to and approved by the Community Development Department. Double walls shall be avoided to the greatest extent feasible. Applicant shall coordinate with adjacent property owners and make reasonable attempts to construct one common property line wall. If coordination between property owners cannot be accomplished, the applicant shall construct up to an eight (8') foot tall wall located entirely within the subject property and with a two (2) inch maximum separation from the property line. Prior to the construction of any new walls, a plan must be submitted identifying the removal of any existing walls located on the subject property. Any removal of walls on private residential property and construction of new common walls shall include approval by property owners of adjacent properties. The plans shall identify materials, seep holes and drainage.
 - b. Contact the United States Postal Service for approval of mailbox location(s).
 - c. Submit a copy of the revised site plan, floor plans and elevations pursuant to Condition No. 1 for review and approval and inclusion in the entitlement file to the Community Development Department; and submit 8 inch by 10 inch colored photographs of all colored renderings, elevations, materials sample board to the Community Development Department for inclusion in the entitlement file.
 - d. An interim parking and building materials storage plan shall be submitted to the Community Development Department to assure adequate parking and restroom facilities are available for employees, customers and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and

Public Works Department. The applicant shall obtain any necessary encroachment permits from the Department of Public Works.

4. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released for the first residential unit until the following has been completed:
 - a. The applicant shall obtain the necessary permits from the South Coast Air Quality Management District and submit a copy to Community Development Department.
 - b. Compliance with all conditions of approval specified herein shall be accomplished and verified by the Community Development Department.
 - c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
 - d. Parkland dedication in-lieu fees (Quimby Fees) shall be paid to the Community Development Department.
5. Signage shall be reviewed under separate permits and applicable processing.
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.

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.

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 Kalmick thanked staff and his fellow commissioners for a great year as the chair and wished Chair Pinchiff luck as the 2016 Planning Commission Chair.

Commissioner Brenden commended Commissioner Kalmick on his work as Chair and congratulated Chair Pinchiff on his election as chair.

Commissioner Hoskinson congratulated Chair Pinchiff on his election as chair.

Vice-Chair Semeta thanked Commissioner Kalmick for his work as the Chair and congratulated Chair Pinchiff on his election as chair.

Chair Pinchiff thanked Commissioner Kalmick for his work as Chair and congratulated Vice-Chair Semeta on her election as Vice-Chair.

ADJOURNMENT: Adjourned at 8:24 PM to the next regularly scheduled meeting of Tuesday, January 26, 2016.

APPROVED BY:



Scott Hess, Secretary



Edward Pinchiff, Chair