MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JANUARY 27, 2015
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: ***Crowe, Semeta, Pinchiff, Kalmick, Mandic, Brenden, Hoskinson***
P A P P P P P

Commissioner Semeta was absent.

AGENDA APPROVAL

A MOTION WAS MADE BY PINCHIFF, SECONDED BY BRENDEN, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF JANUARY 27, 2015, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. ENTITLEMENT PLAN AMENDMENT NO. 14-001/VARIANCE NO. 14-007 (PACIFIC CITY RESIDENTIAL) – Jill Arabe, Associate Planner

Jill Arabe, Associate Planner, gave a brief overview of the proposed project.

There was a lengthy discussion regarding the parking requirement calculations in the Downtown Specific Plan, the applicant provided parking study, and the proposed parking for the project.

B. STUDY SESSION ITEMS

B-1. 2015 PLANNING COMMISSION COMMITTEE ASSIGNMENTS – Chair Kalmick

Chair Kalmick reviewed the Planning Commission committee assignments.

C. PUBLIC COMMENTS

Mike Adams, project consultant for Item No. A-1, spoke in support of Item No. A-1. He noted that the applicant was requesting smaller sized units than originally proposed and felt the proposed parking would be sufficient for the parking demand.

Robert McCullough, UDR, Inc., spoke in support of Item No. A-1 and discussed the applicant's interpretation of the parking requirements in the Downtown Specific Plan. Mr. McCullough stated that the proposed number of parking spaces will be sufficient for the proposed project.

Mark Oberholzer, project architect for Item No. A-1, spoke in support of Item No. A-1, and briefly reviewed the proposed circulation access for the project.

Jeff Oderman, Rutan and Tucker LLP, spoke in support of Item No. A-1. He briefly reviewed the applicant's interpretation of the parking requirements in the Downtown Specific Plan and stated that the applicant believes the proposed number of parking spaces is in surplus per the applicant's interpretation of the code.

Ron Sterud, resident, spoke in opposition to Variance No. 14-007 citing concerns with potential parking impacts for adjacent residents.

Clem Dominguez, resident, spoke in opposition to Variance No. 14-007 citing concerns with potential parking impacts for adjacent residents.

Gloria Halman, resident, spoke in opposition to Variance No. 14-007 citing concerns with potential parking impacts. Ms. Halman noted that the parking situation at the Bella Terra development is untenable and expressed concern that the Pacific City Residential development will have similar issues should the proposed number of spaces be approved.

Kim McCabe, resident, spoke in opposition to Variance No. 14-007 citing concerns with potential parking impacts.

Matthew Hall, landscape architect for Item No. A-1, spoke in support of Item No. A-1 and made himself available for any questions.

Kathleen Nutting, resident, asked that the video of the Planning Commission meetings be archived online and that staff utilize the Granicus system.

Cari Swan, resident, spoke in opposition to Variance No. 14-007 citing concerns with potential parking impacts.

Keil Maberry, traffic engineer for Item No. A-1, spoke in support of Item No. A-1 and gave a brief overview of the parking study.

Rob Pool, resident, spoke in opposition to Variance No. 14-007, citing potential parking impacts to adjacent residents.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Scott Hess, Director of Planning and Building, reported on the items for the previous and next City Council Meetings.

E. PLANNING COMMISSION COMMITTEE REPORTS – NONE

F. PLANNING COMMISSION COMMENTS

Commissioner Brenden noted that the Pacific City project has received public scrutiny and stated that he appreciated staff's work in analyzing the project.

Vice-Chair Pinchiff stated that he appreciated the public attendance and comments. He concurred with the request for video archives of Planning Commission meetings. He encouraged the public to discuss their concerns with the City Council regarding high density developments.

ADJOURNMENT: Adjourned at 6:50 PM to the next regularly scheduled meeting of Tuesday, February 10, 2015.

7:00 P.M. – COUNCIL CHAMBERS

CANCELLED: NO PUBLIC HEARINGS

APPROVED BY:

Janegamer for:
Scott Hess, Secretary

Dan Kalmick, Chairperson