MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JANUARY 28, 2014
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:00 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

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

Commissioner Posey was absent.

AGENDA APPROVAL

THE PLANNING COMMISSION STUDY SESSION AGENDA OF JANUARY 28, 2014 WAS APPROVED THROUGH ACCLAMATION.

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

Chair Bixby recused himself on Study Session Item No. A-1 due to his involvement in prior litigation regarding the site and left the room.

A-1. ENTITLEMENT PLAN AMENDMENT NO. 13-005/ SPECIAL PERMIT NO. 13-003 (PACIFIC CITY HOTEL) – Jill Arabe, Associate Planner

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

Chair Bixby returned to the room.

B. STUDY SESSION ITEMS – NONE

C. PUBLIC COMMENTS

Gregory Villegas, WATG Architects, spoke in support of Study Session Item No. A-1 and stated that he was available to answer any questions.

Dennis Reyling, RD Olson Development, spoke in support of Study Session Item No. A-1, expressing excitement for the project.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Jane James, Planning Manager, reported that there were Late Communications for Item No. B-1.

Commissioner Dingwall expressed his frustration with receiving late communications.

E. PLANNING COMMISSION COMMITTEE REPORTS - NONE

F. PLANNING COMMISSION COMMENTS - NONE

6:13 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Chair Bixby

P A P P P P P

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

Commissioner Posey was absent.

AGENDA APPROVAL

A MOTION WAS MADE BY BIXBY, SECONDED BY KALMICK, TO APPROVE THE PLANNING COMMISSION AGENDA OF JANUARY 28, 2014, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

NOMINATION AND ELECTION OF CHAIRPERSON

A MOTION WAS MADE BY DINGWALL, SECONDED BY BIXBY, TO NOMINATE AND ELECT ERIK PETERSON AS PLANNING COMMISSION CHAIR.

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

MOTION APPROVED

NOMINATION AND ELECTION OF VICE-CHAIRPERSON

A MOTION WAS MADE BY PINCHIFF, SECONDED BY KALMICK, TO NOMINATE AND ELECT ROBERT FRANKLIN AS PLANNING COMMISSION VICE-CHAIR.

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

MOTION APPROVED

PRESENTATION OF PLANNING COMMISSION RESOLUTION NO. 1676 AND PLAQUE IN APPRECIATION TO OUTGOING CHAIRPERSON MARK BIXBY

Chair Peterson presented Resolution No. 1676 and a plaque to Outgoing Chair Bixby.

RECESS TO ALLOW RE-SEATING ARRANGEMENTS FOR NEW CHAIRPERSON, VICE-CHAIRPERSON AND PLANNING COMMISSION

A. PUBLIC COMMENTS – NONE

B. PUBLIC HEARING ITEMS

B-1a. NEGATIVE DECLARATION NO. 13-001 / ZONING TEXT AMENDMENT NO. 13-002 (SENIOR RESIDENTIAL MOBILEHOME PARK OVERLAY) Applicant: City of Huntington Beach **Property Owner:**. The ordinance applies citywide. Negative Declaration No. 13-001 includes the analysis of applying the overlay to 10 existing mobilehome parks. A list of these property owners is provided in Attachment No.7 of the staff report. **Request: ND:** To analyze the potential environmental impacts associated with adoption of the proposed Senior Residential Overlay District zoning ordinance and implementation of the proposed Overlay District on 10 existing senior mobilehome parks. **ZTA**: To add Chapter 228 SR Senior Residential Overlay District to the Huntington Beach Zoning and Subdivision Ordinance to establish criteria for 10 existing mobilehome parks to be primarily occupied by seniors 55 years of age and older. The proposed Zoning Text Amendment restricts conversion of these parks to family (non age-restricted) parks. **Location:** The ordinance will apply citywide. The 10 mobilehome parks subject to the Zoning Map Amendments are: Rancho Del Rey Mobilehome Park, 16222 Monterey Ln; Skandia Mobilehome Park, 16444 Bolsa Chica St.; Huntington Harbor Mobilehome Park, 16400 Saybrook St.; Sea Breeze Mobilehome Park, 5200 Heil Ave.; Beachview Mobilehome Park, 17261 Gothard St.; Los Amigos Mobilehome Park, 18601 Newland St.; Brookfield Manor, 9850 Garfield Ave.; Del Mar Mobilehome Park, 19251 Brookhurst St.; Mariners Pointe, 19350 Ward St.; Rancho Huntington Mobilehome Park, 19361 Brookhurst St. **City Contact:** Rosemary Medel, Associate Planner

STAFF RECOMMENDATION: Motion to:

A. "Approve Negative Declaration No. 13-001 with findings for approval (Attachment No. 1)"

B. "Approve Zoning Text Amendment No. 13-002 with findings (Attachment No. 1) and forward Draft Ordinance (Attachment No. 2) to the City Council for adoption. "

B-1b. ZONING MAP AMENDMENT NO. 13-001 (SENIOR RESIDENTIAL MOBILEHOME PARK OVERLAY) Applicant: City of Huntington Beach **Property Owner:** The ordinance applies citywide. The Zoning Map Amendment will add the -SR Overlay designation to eight properties. A list of these property owners is provided in Attachment No. 4 of the staff report. **Request:** To add the Senior Residential Overlay (-SR) to eight existing Senior Mobilehome Parks. **Location:** Skandia Mobilehome Park, 16444 Bolsa Chica St.; Sea Breeze

Mobilehome Park, 5200 Heil Ave.; Beachview Mobilehome Park, 17261 Gothard St.; Los Amigos Mobilehome Park, 18601 Newland St.; Brookfield Manor, 9850 Garfield Ave.; Del Mar Mobilehome Park, 19251 Brookhurst St.; Mariners Pointe, 19350 Ward St.; Rancho Huntington Mobilehome Park, 19361 Brookhurst St. **City Contact:** Rosemary Medel, Associate Planner

STAFF RECOMMENDATION: Motion to: "Approve Zoning Map Amendment No. 13-001 with findings (Attachment No. 1) and forward draft ordinance (Attachment No. 3) to the City Council."

B-1c. ZONING MAP AMENDMENT NO. 13-002 (SENIOR RESIDENTIAL MOBILEHOME PARK OVERLAY) **Applicant:** City of Huntington Beach **Property Owner:** The ordinance applies citywide. The Zoning Map Amendment will add the -SR Overlay designation to two properties. A list of these property owners is provided in Attachment No. 4 of the staff report. **Request:** To add Senior Residential Overlay (–SR) to two existing Senior Mobilehome Parks. **Location:** Rancho Del Rey Mobilehome Park, 16222 Monterey Ln; Huntington Harbor Mobilehome Park, 16400 Saybrook St. **City Contact:** Rosemary Medel, Associate Planner

STAFF RECOMMENDATION: Motion to: "Approve Zoning Map Amendment No. 13-002 with findings (Attachment No. 1) and forward draft ordinance (Attachment No. 3) to the City Council."

The Commission made the following disclosures:

- Commissioner Dingwall had no disclosures.
- Vice-Chair Franklin had no disclosures.
- Chair Peterson had no disclosures.
- Commissioner Pinchiff has reviewed the video and read the minutes for the July 15, 2013, August 5, 2013, and September 16, 2013 City Council meetings.
- Commissioner Bixby attended the July 15, 2013 City Council meeting and spoke with Tim Geddes and Mary Jo Baretich.
- Commissioner Kalmick attended the July, 15, 2013 City Council meeting, was a member of the Mobile Home Advisory Board, has visited most of the subject sites, and has met with various mobilehome residents and owners.

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

There was a brief discussion regarding the current senior status of the project sites and the process for potential rezoning.

THE PUBLIC HEARING WAS OPENED.

Gary Thiessen, resident, spoke in support of Item No. B-1, citing the potential safety, parking, and financial impacts to residents when mobile home parks transition from senior to family.

Bruce Binder, resident (with 4 minutes each donated by Patricia Kushnir and Peter Wollman), spoke in support of Item No. B-1, citing potential benefits to the seniors in Huntington Beach and the potential impacts to seniors should the current senior parks transition to all ages parks.

Josephine Capelle, resident, spoke in support of Item No. B-1, citing potential benefits to residents of the city.

Maura Van Strien, resident, spoke in support Item No. B-1, citing the benefits of living in senior communities for seniors.

Betsy Crimi, resident, spoke in support of Item No. B-1, citing the potential benefits for residents in the senior parks.

Tim Geddes, resident and member of the Mobile Home Advisory Board, spoke in support of Item No. B-1, noting that the Mobile Home Advisory Board had formally voted to support the project. He cited the potential benefits to senior residents in preserving the senior mobile home parks.

Alan Belasco, resident, spoke in support of Item No. B-1 but asked that resident owned parks, such as Huntington Harbour Village, not be included in the overlay.

Evonne Taylor, resident, spoke in support Item No. B-1, citing the potential benefits for residents in the senior parks.

Shirley Smith, resident, spoke in support of Item No. B-1, citing the potential benefits for residents in the senior parks.

Julie Paule, WMA, spoke in opposition to Item No. B-1, citing the potential impacts to mobile home park owners and asked that the commission explore compromise in lieu of approving the project.

Louis Fuata, resident, spoke in opposition to Huntington Harbour Village being included in Item No. B-1, as it is a resident owned park.

Terrence Haxton, Del Mar Estates HOA, spoke in support Item No. B-1, citing the impacts of previous conversions on senior mobile home park residents.

Therese Hotvedt, Huntington Harbour Village, spoke in opposition to Huntington Harbour Village being included in Item No. B-1, citing the financing impacts for residents within the resident owned park and asked that resident owned parks be excluded from the overlay.

Sue Loftin, Huntington Harbour Village HOA, spoke in opposition to Huntington Harbour Village being included in Item No. B-1, as it is a resident owned park and should not be subject to the overlay.

Jean Bryant, resident, spoke in opposition to Huntington Harbour Village being included in Item No. B-1, as it is a resident owned park.

Joe Bryant, resident, spoke in opposition to Huntington Harbour Village being included in Item No. B-1, as it is a resident owned park.

Vickie Talley, Manufactured Housing Educational Trust, spoke in opposition to Item No. B-1, citing the potential impacts to the park owners and residents.

John Chizen, resident, spoke in opposition to Huntington Harbour Village being included in Item No. B-1, as it is a resident owned park.

Sharon Dana, resident, spoke in support of Item No. B-1, citing potential benefits and protections for the residents of the senior mobile home parks. She briefly reviewed the impacts of previous park conversions on their senior residents.

Annie Messenger, resident, spoke in opposition to Huntington Harbour Village being included in Item No. B-1, as it is a resident owned park.

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

There was a brief discussion regarding the economic eviction process and the resident protections for mobile homes.

There was a brief discussion regarding restricting property owner rights through the zoning process.

Commissioner Dingwall spoke at length regarding the potential impacts of the project.

There was a brief discussion regarding Huntington Harbour Village.

There was a brief discussion regarding removing the reference to Chapter 234 in the Zoning Text Amendment.

A MOTION WAS MADE BY FRANKLIN, SECONDED BY PINCHIFF, TO APPROVE NEGATIVE DECLARATION NO. 13-001 WITH FINDINGS FOR APPROVAL, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A MOTION WAS MADE BY FRANKLIN, SECONDED BY BIXBY, TO APPROE ZONING TEXT AMENDMENT NO. 13-002 WITH FINDINGS AND FORWARD DRAFT ORDINANCE TO THE CITY COUNCIL FOR ADOPTION WITH THE MODIFICATION TO REMOVE THE REFERENCE TO CHAPTER 234, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A MOTION WAS MADE BY FRANKLIN, SECONDED BY KALMICK, TO APPROVE ZONING MAP AMENDMENT NO. 13-001 WITH FINDINGS AND FORWARD DRAFT ORDINANCE TO THE CITY COUNCIL, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A MOTION WAS MADE BY KALMICK, SECONDED BY BIXBY, TO APPROVE ZONING MAP AMENDMENT NO. 13-002 WITH FINDINGS MODIFIED TO EXCLUDE HUNTINGTON HARBOUR VILLAGE MOBILE HOME PARK AND FORWARD DRAFT ORDINANCE TO THE CITY COUNCIL , BY THE FOLLOWING VOTE:

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

MOTION FAILED DUE TO A LACK OF AFFIRMATIVE MAJORITY

A MOTION WAS MADE BY FRANKLIN, SECONDED BY PINCHIFF, TO APPROVE ZONING MAP AMENDMENT NO. 13-002 WITH FINDINGS AND FORWARD DRAFT ORDINANCE TO THE CITY COUNCIL, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

FINDINGS FOR APPROVAL NEGATIVE DECLARATION NO. 13-001

Negative Declaration No. 13-001 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of thirty (30) days. Any comments received during the comment period were considered by the Planning Commission prior to action on the Negative Declaration, Zoning Text Amendment No. 13-002 and Zoning Map Amendment Nos. 13-001 and 13-002. There is no substantial evidence in light of the whole record before the Planning Commission that the project would have any significant effects on the environment.

FINDINGS OF APPROVAL ZONING TEXT AMENDMENT NO. 13-002

1. Zoning Text Amendment No. 13-002 to amend the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to establish criteria for the SR Senior Residential Overlay District is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable specific plan. The goals and policies of the General

Plan Housing Element state that the City should promote, retain and provide for affordable housing. Zoning Text Amendment No. 13-002 would amend the HBZSO to establish the SR Senior Residential Overlay District to ensure that senior housing is retained.

2. In the case of a general land use provision, Zoning Text Amendment No. 13-002 is compatible with the uses authorized in, and the standards prescribed for, the zoning district for which it is proposed. The proposed new Chapter 228 SR Senior Residential Overlay District would not affect the base zoning designation, development standards or allowable density for any affected property. Preserving senior parks as such maintains the operational compatibility for senior residents and is responsive to issues related to noise and vehicular and pedestrian traffic within the designated parks.

3. A community need is demonstrated for the proposed amendment as seniors have submitted letters supporting the SR Senior Residential Overlay District. The changes to the HBZSO would establish operational criteria requiring that at least eighty (80) percent of the spaces are occupied by, or intended for occupancy by, at least one person who is fifty-five (55) years of age or older, or where one hundred (100) percent of the spaces are occupied or intended for occupancy by person sixty-two (62) years of age or older. The City has identified that the senior segment of the population is an ever increasing group with seniors at 65+ years of age representing 14% of the population. The overlay district ensures that senior housing options are retained.

4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice. The proposed amendment to the HBZSO would allow for the retention of existing senior mobilehome parks, including 10 existing senior mobilehome parks, which would maintain the public's convenience and general welfare. The goals and policies of the General Plan encourage the retention of senior housing.

FINDINGS OF APPROVAL – ZONING MAP AMENDMENT NO. 13-001

1. Zoning Map Amendment No. 13-001 to amend the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to add the SR Senior Residential Overlay District designation to eight existing senior mobilehome parks is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable specific plan. The goals and policies of the General Plan Housing Element state that the City will promote, retain, and provide affordable housing. This overlay will identify senior housing.

2. In the case of a general land use provision, Zoning Map Amendment No. 13-001 is compatible with the uses authorized in, and the standards prescribed for, the zoning district for which it is proposed. This amendment does not change the base district or zoning land use designation. It is consistent with the new zoning provisions for –SR designated properties.

3. A community need is demonstrated for the proposed amendment as the amendment will ensure that the city retains a variety of senior housing options. The new overlay will permit the senior parks to continue and does not displace residents but allows for the transition of those residents that would not be in compliance with the age restriction or percentage of seniors criteria pursuant to Chapter 228.

4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice. The proposed amendment will add -SR to the existing RMP zoning designation. The SR designation will signify that the park is age restricted to seniors, which is consistent

with the proposed zoning standards and General Plan goals for accommodating a variety of housing to benefit the senior population of the community.

FINDINGS OF APPROVAL – ZONING MAP AMENDMENT NO. 13-002

1. Zoning Map Amendment No. 13-002 to amend the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to add the SR Senior Residential Overlay District designation to two existing senior mobilehome parks is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable specific plan. The goals and policies of the General Plan Housing Element state that the City will promote, retain, and provide affordable housing. This overlay will identify senior housing.

2. In the case of a general land use provision, Zoning Map Amendment No. 13-002 is compatible with the uses authorized in, and the standards prescribed for, the zoning district for which it is proposed. This amendment does not change the base district or zoning land use designation. It is consistent with the new zoning provisions for –SR designated properties.

3. A community need is demonstrated for the proposed amendment as the amendment will ensure that the city retains a variety of senior housing options. The new overlay will permit the senior parks to continue and does not displace residents but allows for the transition of those residents that would not be in compliance with the age restriction or percentage of seniors criteria pursuant to Chapter 228.

4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice. The proposed amendment will add -SR to the existing RMP zoning designation. The SR designation will signify that the park is age restricted to seniors, which is consistent with the proposed zoning standards and General Plan goals for accommodating a variety of housing to benefit the senior population of the community.

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 Pinchiff stated that the Huntington Beach Police Department will be holding an internet safety class for parents on Wednesday, January 29, 2014 at 6:00 PM at the Central Library. Commissioner Pinchiff noted that he had recently attended a charity event for The Greatest Save, a division of KinderVision.

ADJOURNMENT: Adjourned at 9:30 PM to the next regularly scheduled meeting of Tuesday, February 11, 2014.

APPROVED BY:

Scott Hess, Secretary

Erik Peterson, Chairperson