MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JULY 13, 2010
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 PM – 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 Commissioner Livengood

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

Commissioner Delgleize was absent.

AGENDA APPROVAL

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SCANDURA, TO APPROVE THE PLANNING COMMISSION AGENDA OF JULY 13, 2010, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. ORAL COMMUNICATIONS

Brian Bailey, resident, spoke regarding the lights at Brethren Christian High School, indicating that he would appreciate details on the project's status. Chair Farley stated that staff would contact Mr. Bailey with that information.

Connie Boardman, resident, spoke in opposition to Commissioner Delgleize's statements regarding opponents of The Ridge project.

Alicia Waterhouse, resident, spoke in opposition to the lights at Brethren Christian High School. She noted that Brethren Christian High School has repeatedly violated the conditions of approval for the project and encouraged the commission to hold a revocation hearing or utilize some other enforcement measure .

Terry Crowther, Neighborhoods for Safety and Quality, spoke in opposition to the lights at Brethren Christian High School and asked that Neighborhoods for Safety and Quality be included in any meetings regarding the project.

Gary Worthington, resident, spoke in opposition to the lights at Brethren Christian High School and expressed disappointment that the lights were initially permitted.

Herb Fauland, Planning Manager, stated that a status update on the Brethren Christian High School lights would be held at the July 27, 2010, study session. He noted that staff was in discussions with Brethren Christian to relocate the four city owned lights.

B. PUBLIC HEARING ITEMS

B-1. ZONING TEXT AMENDMENT NO. 09-004 (CONDITIONS OF APPROVAL CITATION AUTHORITY) Applicant: City of Huntington Beach **Request:** To amend Chapters 241 and 249 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to clarify the City's authority to issue administrative (civil) citations for violations of conditions of approval associated with all discretionary permits. **Location:** Citywide **Project Planner:** Michael Fuentes

STAFF RECOMMENDATION: Motion to: "Continue Zoning Text Amendment No. 09-004 to the July 27, 2010 meeting at staff's request."

Herb Fauland, Planning Manager, reported that staff is recommending a continuance to July 27, 2010, at the staff's request.

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SPEAKER, TO CONTINUE ZONING TEXT AMENDMENT NO. 09-004 TO THE JULY 27, 2010 PLANNING COMMISSION MEETING WITH THE PUBLIC HEARING OPEN, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C. CONSENT CALENDAR - NONE

D. NON-PUBLIC HEARING ITEMS

D-1. GENERAL PLAN CONFORMANCE NO. 10-001 (NEWLAND STREET-HIGHWAY SLOPE EASEMENT VACATION) Applicant: Public Works Dept., City of Huntington Beach **Request:** To determine if the vacation of an existing highway slope easement is in conformance with the goals, objectives, and policies of the General Plan. **Location:** 21632 Newland Avenue, Huntington Beach, CA 92648 **Project Planner:** Rosemary Medel

STAFF RECOMMENDATION: Motion to: "Adopt Resolution No. 1644, approving General Plan Conformance No. 10-001 with findings (Attachment No.1 and 2)."

The Commission made the following disclosures:

- Commissioner Mantini has visited the site.
- Commissioner Scandura has visited the site.
- Vice Chair Speaker has visited the site.
- Chair Farley has attended the study session and has visited the site.
- Commissioner Shier Burnett has visited the site.
- Commissioner Livengood has visited the site.

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

Commissioner Scandura asked if the project area would be used for landscaping. Ms. Medel stated that the area would be used for landscaping and a monument sign. Commissioner Scandura asked staff if using the area for additional parking would require a conditional use permit. Herb Fauland, Planning Manager, stated that a conditional use permit would likely not be required if the proposal complied with code.

A MOTION WAS MADE BY SCANDURA, SECONDED BY LIVENGOOD, TO ADOPT RESOLUTION NO. 1644, APPROVING GENERAL PLAN CONFORMANCE NO. 10-001 WITH FINDINGS, BY THE FOLLOWING VOTE:

AYES: Mantini, Scandura, Speaker, Farley, Shier Burnett, Livengood
NOES: None
ABSENT: Delgleize
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 City Council Resolution No. 4501, Class 5, which supplements the California Environmental Quality Act because the request is a minor street vacation.

FINDINGS OF APPROVAL- GENERAL PLAN CONFORMANCE NO. 10-001

1. The vacation of a City owned highway slope easement and the transfer of ownership through a Quit Claim action conforms to the following goals and objective of the Land Use and Circulation Elements of the General Plan:

    a. *LU Goal 2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.*

    b. *CE Goal 2: Provide a circulation system, which supports existing, approved, and planned land uses throughout the City while maintaining a desired level of service on all streets and at all intersections.*

    c. *Objective CE 1.1: Balance the circulation system with the circulation demands generated by the implementation of the City's Land Use Element.*

The public improvement to widen Newland Street and raise the grade of the adjacent property along Newland Street created improved vehicular circulation. Therefore, the slope easement is no longer necessary to achieve required efficient circulation.

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 Mantini reported that she would not be at the July 27, 2010 meeting.

Vice-Chair Speaker confirmed with staff that EPA 10-003 is an appeal of the Pierside Pavilion Carts.

Commissioner Shier Burnett thanked the members of the Huntington Beach Fourth of July Board for their work on the 2010 parade.

Commissioner Livengood reported that he would not be at the August 10, 2010 meeting.

ADJOURNMENT: Adjourned at 7:22 PM to the next regularly scheduled meeting of Tuesday, July 27, 2010.

APPROVED BY:

Scott Hess, Secretary

Blair Farley, Chairperson