# MINUTES

## HUNTINGTON BEACH PLANNING COMMISSION

**TUESDAY, JUNE 14, 2011**
**HUNTINGTON BEACH CIVIC CENTER**
**2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648**

**CALL PLANNING COMMISSION MEETING TO ORDER**

| | P | P | P | P | P | P | P |
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| **ROLL CALL:** | *Shier* | *Burnett,* | *Peterson,* | *Mantini,* | *Delgleize,* | *Farley,* | *Bixby, Ryan* |

**AGENDA APPROVAL**

**A MOTION WAS MADE BY MANTINI, SECONDED BY RYAN, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF JUNE 14, 2011, BY THE FOLLOWING VOTE:**

**AYES:** **Shier Burnett, Peterson, Mantini, Delgleize, Farley, Bixby, Ryan**
**NOES:** **None**
**ABSENT:** **None**
**ABSTAIN:** **None**

**MOTION APPROVED**

**A. PROJECT REVIEW (FUTURE AGENDA ITEMS)**

**A-1. SIX-MONTH REVIEW OF CONDITIONAL USE PERMIT NO. 09-001 (DIGG'S RESTAURANT & BAR) – Jill Arabe, Assistant Planner**

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

Commissioner Bixby asked staff to include a copy of Conditional Use Permit 94-009 and the Alcoholic Beverage Control license conditions in the next staff report.

Police Captain William Stuart reviewed their memo and the citations for the property.

**A-2. CONDITIONAL USE PERMIT NO. 11-011 (BT'S SOUTHERN BBQ RESTAURANT ALCOHOL SALES)– Jill Arabe, Assistant Planner**

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

Commissioner Bixby asked for information on emissions control requirements for this request. Mr. Fauland indicated that any emissions requirements would have been addressed for the existing restaurant through the Building Division and the mechanical/plumbing requirements. Commissioner Bixby asked staff to include the existing Condtiional Use Permit in the next staff report.

Commissioner Mantini asked for the maximum occupancy. Ms. Arabe stated that she would include that information in the next staff report.

Chair Delgleize recused herself from discussion on Item No. A-3 and left the room.

**A-3. DEVELOPMENT AGREEMENT NO. 11-001 (BOARDWALK APARTMENTS DEVELOPMENT AGREEMENT) – Jennifer Villasenor, Senior Planner**

Jennifer Villasenor, Senior Planner, gave a brief overview of the proposed development agreement.

There was a brief discussion on unit size and unit occupancy limitations.

Commissioner Farley asked staff to include in the next staff report the calculations for the change from low to moderate income housing.

Chair Delgleize returned to the room.

**B. STUDY SESSION ITEMS – NONE**

**C. PUBLIC COMMENTS**

Brad Tylor, BT's Southern BBQ Restaurant, spoke in support of Item No. A-2. He stated that the maximum occupancy for the site is 31.

Holly Zebari, Digg's Restaurant & Bar, spoke in support of Item No. A-1.

Phil Chung, Digg's Restaurant & Bar, spoke in support of Item No. A-1. He briefly reviewed the incidents leading to the police department citations.

**D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – NONE**

**E. PLANNING COMMISSION COMMITTEE REPORTS**

Chair Delgleize reported on the recent meeting of the Environmental Board. She gave a brief overview on a presentation from Huntington Beach High School regarding the organic garden and the recycling program. Chair Delgleize also summarized Aaron Klemm's presentation on the solar panels being installed at the Civic Center and Central Library parking lots.

Commissioner Farley reported on the recent meeting of the Southeast Area Committee.

**F. PLANNING COMMISSION COMMENTS**

Scott Hess, Director of Planning and Building, reported on the items from the previous City Council Meeting.

**ADJOURNMENT: Adjourned at 5:45 PM to the next regularly scheduled meeting of Tuesday, June 28, 2011.**

**7:00 P.M. – COUNCIL CHAMBERS**

**CANCELLED: NO PUBLIC HEARINGS**

APPROVED BY:

Scott Hess, Secretary

Barbara Delgleize, Chairperson