MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JUNE 25, 2013
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: ***Dingwall (P), Mandic (P), Peterson (A), Bixby (P), Kalmick (P), Franklin (P), Pinchiff (P)***

Vice-Chair Peterson was absent.

AGENDA APPROVAL

A MOTION WAS MADE BY BIXBY, SECONDED BY MANDIC, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF JUNE 25, 2013, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. SITE PLAN REVIEW NO. 12-002/ TENTATIVE PARCEL MAP NO. 12-113/ DEVELOPMENT AGREEMENT NO. 13-002 (PEDIGO APARTMENTS) – Jill Arabe, Associate Planner

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

There was a brief discussion regarding the affordable housing portion of the project.

There was a lengthy discussion regarding the parking provided for the project, the potential traffic impacts, and the traffic analysis.

There was a brief discussion regarding the public open space.

B. STUDY SESSION ITEMS – NONE

C. PUBLIC COMMENTS

Rick Lamprecht, applicant, spoke in support of study session Item No. A-1. He noted that the proposed apartments would be Class A apartments, meant to appeal to top end renters. He indicated that the proposed parking is based on parking at similar sites.

Dennis Pascua, Arch Beach Consulting, spoke in support of study session Item No. A-1. He reviewed the traffic analysis and how the analysis is conducted.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Mary Beth Broeren, Planning Manager, reported that the applicant was requesting a continuance for Item No. B-1.

E. PLANNING COMMISSION COMMITTEE REPORTS - NONE

F. PLANNING COMMISSION COMMENTS - NONE

6:30 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Pinchiff

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

Vice-Chair Peterson was absent.

AGENDA APPROVAL

A MOTION WAS MADE BY BIXBY, SECONDED BY MANDIC, TO APPROVE THE PLANNING COMMISSION AGENDA OF JUNE 25, 2013, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. PUBLIC COMMENTS – NONE

B. PUBLIC HEARING ITEMS

B-1. ENVIRONMENTAL IMPACT REPORT NO. 07-001/ GENERAL PLAN AMENDMENT NO. 05-001/ZONING MAP AMENDMENT NO. 05-001 (WARNER NICHOLS) Applicant/ Property Owner: Jerry Moffatt, Rainbow Environmental Services **Request: EIR:** To analyze the potential environmental impacts associated with a proposal to change the land use and zoning designations on the subject property and demolish or remove existing structures that meet state criteria for historic resources. **GPA:** To change the General Plan land use designation from RM-15 (Residential Medium Density - Max 15 dwelling units per acre) to CG-F1 (Commercial General – Maximum Floor Area Ratio of 0.35) on a

±1.1 gross acre portion fronting on Warner Ave. and to I-F2-d (Industrial – Maximum Floor Area Ratio of 0.5 – Design Overlay) on a ±3.3 gross acre portion fronting on Nichols St. **ZMA:** To change the zoning designation from RM (Residential Medium Density) to CG (Commercial General) on a ±1.1 gross acre portion fronting on Warner Ave. and to IG (General Industrial) on a ±3.3 gross acre portion fronting on Nichols St. **Location:** 7622-7642 Warner Avenue, 92647 (southeast corner of Warner Ave. and Nichols St.) **City Contact:** Ricky Ramos, Senior Planner

STAFF RECOMMENDATION: Motion to: "Continue Environmental Impact Report No. 07-001, General Plan Amendment No. 05-001, and Zoning Map Amendment No. 05-001 to August 13, 2013 at the applicant's request."

The Commission made the following disclosures:

- Commissioner Dingwall had no additional disclosures.
- Commissioner Mandic had no additional disclosures.
- Chair Bixby had no additional disclosures.
- Commissioner Kalmick had no additional disclosures.
- Commissioner Franklin had no additional disclosures.
- Commissioner Pinchiff had no additional disclosures.

Mary Beth Broeren, Planning Manager, stated that the applicant was requesting a continuance to the August 13, 2013 Planning Commission meeting.

A MOTION WAS MADE BY DINGWALL SECONDED BY BIXBY, TO CONTINUE ENVIRONMENTAL IMPACT REPORT NO. 07-001, GENERAL PLAN AMENDMENT NO. 05-001, AND ZONING MAP AMENDMENT NO. 05-001 TO AUGUST 13, 2013 PLANNING COMMISSION MEETING, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C. CONSENT CALENDAR – NONE

D. NON-PUBLIC HEARING ITEMS

D-1. GENERAL PLAN CONFORMANCE NO. 13-001 (CULLUM EASEMENT VACATION) Applicant: Public Works Department, City of Huntington Beach **Property Owner:** Darlene Cullum **Request:** To determine if the vacation of an existing right of way easement is in conformance with the goals, objectives, and policies of the General Plan. **Location:** Northeast corner of Main Street at Springfield Avenue **City Contact:** Hayden Beckman, Planning Aide

STAFF RECOMMENDATION: Motion to: "Adopt Resolution No. 1670, approving General Plan Conformance No. 13-001 with findings (Attachment Nos. 1 and 2)."

Hayden Beckman, Planning Aide, gave the staff presentation and an overview of the project.

Commissioner Mandic asked staff if the property owner had been given any compensation for the easement. Jim Wagner, Public Works Senior Civil Engineer, stated that no compensation had been provided.

A MOTION WAS MADE BY KALMICK, SECONDED BY BIXBY, TO ADOPT RESOLUTION NO. 1670, APPROVING GENERAL PLAN CONFORMANCE NO. 13-001 WITH FINDINGS, BY THE FOLLOWING VOTE:

AYES: Dingwall, Mandic, Bixby, Kalmick, Franklin, Pinchiff
NOES: None
ABSENT: Peterson
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 FOR APPROVAL – GENERAL PLAN CONFORMANCE NO. 13-001:

The proposed vacation of the Cullum public right of way easement is consistent with the following goals and objectives of the General Plan:

A. *Land Use Element*

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

Since adequate curb, gutter, sidewalk and ramp improvements have been constructed to provide an improved pedestrian access connection between sidewalks fronting Main Street and Springfield Avenue, the easement is not necessary to support existing and future public use. Upon vacation, the fee title for the area will revert back to the single family property owner.

B. *Circulation Element*

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

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.

Existing streets and pedestrian sidewalks currently provide sufficient access to the surrounding residential uses. The subject area is no longer necessary to construct right-of-way infrastructure to provide the public circulation needs of the abutting properties.

The vacation of the subject right-of-way easement will not have a detrimental impact on the circulation system.

D-2. **GENERAL PLAN CONFORMANCE NO. 13-002 (CHAPMAN EASEMENT VACATION)** **Applicant:** Public Works Department, City of Huntington Beach **Property Owner:** Dennis Chapman **Request:** To determine if the vacation of an existing right of way easement is in conformance with the goals, objectives, and policies of the General Plan. **Location:** Southeast corner of Main Street at Springfield Avenue **City Contact:** Hayden Beckman, Planning Aide

STAFF RECOMMENDATION: Motion to: "Adopt Resolution No. 1671, approving General Plan Conformance No. 13-002 with findings (Attachment Nos. 1 and 2)."

Hayden Beckman, Planning Aide, gave the staff presentation and an overview of the project.

A MOTION WAS MADE BY KALMICK, SECONDED BY BIXBY, TO ADOPT RESOLUTION NO. 1671, APPROVING GENERAL PLAN CONFORMANCE NO. 13-002 WITH FINDINGS, BY THE FOLLOWING VOTE:

AYES:	**Dingwall, Mandic, Bixby, Kalmick, Franklin, Pinchiff**
NOES:	**None**
ABSENT:	**Peterson**
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 FOR APPROVAL – GENERAL PLAN CONFORMANCE NO. 13-002:

The proposed vacation of the Chapman public right of way easement is consistent with the following goals and objectives of the General Plan:

A. *Land Use Element*

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

Since adequate curb, gutter, sidewalk and ramp improvements have been constructed to provide an improved pedestrian access connection between sidewalks fronting Main Street and Springfield Avenue, the easement is not necessary to support existing and future public use. Upon vacation, the fee title for the area will revert back to the single family property owner.

B. *Circulation Element*

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

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.

Existing streets and pedestrian sidewalks currently provide sufficient access to the surrounding residential uses. The subject area is no longer necessary to construct right-of-way infrastructure to provide the public circulation needs of the abutting properties. The vacation of the subject right-of-way easement will not have a detrimental impact on the circulation system.

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING
Mary Beth Broeren, Planning Manager - reported on the items from the previous City Council Meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING
Mary Beth Broeren, Planning Manager – reported on the items for the next City Council Meeting.

E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING
Mary Beth Broeren, 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 Mandic reminded her fellow commissioners that Peter's Landing Farmer's Market is on Saturdays from 9 AM to 2 PM.

ADJOURNMENT: Adjourned at 7:14 PM to the next regularly scheduled meeting of Tuesday, July 9, 2013.

APPROVED BY:

Scott Hess, Secretary

Mark Bixby, Chairperson