MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MARCH 24, 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 (P), Semeta (P), Pinchiff (P), Kalmick (P), Mandic (P), Brenden (P), Hoskinson (P)*

AGENDA APPROVAL

A MOTION WAS MADE BY SEMETA, SECONDED BY BRENDEN, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF MARCH 24, 2015, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. ZONING TEXT AMENDMENT NO. 15-003 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN) – Rosemary Medel, Associate Planner

Rosemary Medel, Associate Planner, and Jennifer Villasenor, Acting Planning Manager, gave a lengthy overview of the Beach and Edinger Corridors Specific Plan and the proposed amendments.

There was a lengthy discussion regarding the selection of form based codes for this specific plan and the public outreach for the specific plan.

There was a brief discussion regarding the open space requirements for the different segments of the specific plan.

There was a brief discussion regarding the history and timeline for residential developments along the corridors since the approval of the specific plan.

There was a lengthy discussion regarding the proposed amended MAND and the potential impacts to development along the corridors. There was a brief discussion regarding the potential need for a new Environmental Impact Report for any future increase to the MAND.

There was a brief discussion regarding amending the dwelling units per acre and the proposed amended parking requirements.

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS

Linda Tang, The Kennedy Commission, spoke regarding Study Session Item No. A-1, citing concerns with potential impacts to affordable housing and asked staff to provide additional analysis on potential impacts to the Housing Element.

Ron Higby, resident, spoke regarding Study Session Item No. A-1, citing concerns with density and parking requirements.

James LaMotte, resident, spoke regarding Study Session Item No. A-1, citing concerns with potential traffic impacts.

Steven LaMotte, Building Industry Association, spoke regarding Study Session Item No. A-1, citing concerns with the proposed revision to the Maximum Amount of New Development (MAND), parking requirements, and additional revisions to the development requirements.

Greg Sullivan, CBRE, spoke regarding Study Session Item No. A-1, citing concerns with the speed of the amendment process. He requested that density be addressed in lieu of revising the MAND and noted that there are still portions of the corridors that would benefit from development.

Cari Swan, resident, spoke regarding Study Session Item No. A-1, citing potential impacts to traffic and resources for the residents. She asked that an emphasis be placed on commercial development and that condominium development be incentivized.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Jane James, Planning Manager, reported on the items from the previous City Council meeting, for the next City Council meeting, and for the next Planning Commission meeting.

E. PLANNING COMMISSION COMMITTEE REPORTS – NONE

F. PLANNING COMMISSION COMMENTS

Commissioner Hoskinson reported on a recent conversation he had with a member of the Resources Department in Sacramento regarding CEQA requirements.

Commissioner Brenden thanked the public for their participation.

Commissioner Semeta noted that she would be interested in exploring ways to incentivize small condominium development within the BECSP.

Chair Kalmick thanked staff for their work for this study session.

ADJOURNMENT: Adjourned at 7:31 PM to the next regularly scheduled meeting of Tuesday, April 14, 2015.

7:00 P.M. – COUNCIL CHAMBERS

CANCELLED: NO PUBLIC HEARINGS

APPROVED BY:

Scott Hess, Secretary

Dan Kalmick, Chairperson