



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MAY 26, 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

P A P P P P P

ROLL CALL: Crowe, Semeta, Pinchiff, Kalmick, Mandic, Brenden, Hoskinson

Commissioner Semeta was absent.

AGENDA APPROVAL

STUDY SESSION ITEM NO. C MOVED AFTER STUDY SESSION ITEM NO A-1: **APPROVED BY ACCLAMATION, SEMETA ABSENT**

THE MINUTES WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

- A-1. GENERAL PLAN AMENDMENT NO. 12-002/ ZONING MAP AMENDMENT NO. 12-001/CONDITIONAL USE PERMIT NO. 12-039/ TENTATIVE TRACT MAP NO. 17801/ ENVIRONMENTAL ASSESSMENT NO. 12-008/ VARIANCE NO. 15-001 (LEBARD PARK AND RESIDENTIAL PROJECT) - Jennifer Villasenor, Acting Planning Manager

Jennifer Villasenor, Acting Planning Manager, gave a brief history and overview of the proposed project.

Commissioner Crowe asked the Public Works staff to explain the drainage systems for the bio-swales. Steve Bogart, Senior Civil Engineer, gave a brief overview of the systems. Commissioner Crowe inquired if staff had any information regarding the Southern California Edison (SCE) property located near the LeBard site. Dave Dominguez, Facilities Development and Concessions Manager, gave a brief overview of the SCE property noting that SCE does not permit government agencies to use their properties on a long term basis.

Vice-Chair Pinchiff asked staff to give an overview of potential traffic and parking impacts to the area. Ms. Villasenor explained that a traffic study determined there would not be any significant impacts to traffic in the area. Ms. Villasenor noted that the parking may be impacted during the little league season which is approximately three months of the year. The proposed 68 spaces should be sufficient for the rest of the year.

Commissioner Mandic had asked staff to address a variety of potential issues raised by area residents, including potential negative noise impacts, potential issues with shadows cast by the larger residential homes, loss of open space, and potential negative impacts to traffic and parking. Ms. Villasenor gave an overview of each issue, noting that disruptive noise is an issue enforced by the Huntington Beach Police Department. Ms. Villasenor explained that shadows would be created by the heights of the proposed residences. Ms. Villasenor noted that, though the proposed parking lot would remove a portion of existing open space, the project as a whole would increase the total amount of open space area. Ms. Villasenor also noted that the traffic study determined that there would not be any significant impacts to traffic in the area.

Commissioner Brenden asked staff to explain the Naylor Act. Ms. Villasenor gave a brief overview of the Naylor Act explaining that it allows government agencies to purchase properties owned by another government agency for 25% of the market value. Commissioner Brenden inquired if the bio-swales could be useable open space. Mr. Bogart confirmed that the design of the bio-swales would allow for useable open space.

Commissioner Hoskinson inquired if staff had considered changing the proposed parking area and relocating it to the west side of the larger baseball fields with access from Cynthia Lane. Ms. Villasenor gave a brief overview of the proposed parking area and stated that staff had not looked into any other area due to the location of the baseball fields. Commissioner Hoskinson asked staff if the City currently meets the open space requirements outlined in the Quimby Act. Staff verified that the City currently meets the open space requirements.

Chair Kalmick inquired if the City had a reason to require bio-swales instead of using the current drainage systems. Mr. Bogart noted that drainage is a mitigation requirement. The developers chose an on-site retention system which meets the City's requirement. A brief discussion took place regarding bio-swales and the design and construction of them.

A discussion took place regarding parking, potential negative parking impacts, and the potential use of the SCE property for overflow parking.

B. STUDY SESSION ITEMS

B-1. HOW TO READ THE ZONING CODE – Jane James, Planning Manager

Jane James, Planning Manager, gave a lengthy presentation to the Planning Commission on reading and understanding the Zoning Code.

C. PUBLIC COMMENTS

Greg Howell, resident, spoke regarding Study Session Item No. A-1. He stated that he is not opposed to the project but is concerned with the potential impacts to the storm drainage system. He stated that the drainage system is insufficient and caused street flooding during a recent storm and asked that this issue be addressed.

Gregg Haulk, Huntington Beach City School District, spoke in support of Study Session Item No. A-1. He gave a brief overview and history of the proposed project, and stated that the school district is willing to work with the residents to develop a project that is beneficial to all parties.

Kent Hayden, resident, spoke in support of Study Session Item No. A-1, but cited his concerns with the location of the proposed parking area.

Ashley White, resident, spoke in support of Study Session Item No. A-1, but expressed concern with the potential negative impacts to traffic, loss of parking spaces, and the proposed bio-swale.

Ed Kerins, resident, spoke in support of Study Session Item No. A-1, but would like to see some additional conditions put in place before the project is approved.

Alan Walls, resident, spoke in support of Study Session Item No. A-1. He stated that he has no concerns with the location of proposed parking area.

Mark Rogers, consultant to the school district spoke in support of Study Session Item No. A-1, giving a brief history of the proposed project. He gave a brief presentation of bio-swales that currently exist within Huntington Beach and Orange County.

April Halliwell, resident, spoke regarding Study Session Item No. A-1, citing her concerns that the proposed project would not be included in the Meredith Garden HOA. She also noted that she is in favor of the proposed parking area being relocated on the west side of the larger baseball fields with access from Cynthia Lane.

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

E. **PLANNING COMMISSION COMMITTEE REPORTS – NONE**

F. **PLANNING COMMISSION COMMENTS**

Commissioner Mandic noted that the displays were difficult to see.

ADJOURNMENT: Adjourned at 7:50 PM to the next regularly scheduled meeting of Tuesday, June 9, 2015.

7:00 P.M. – COUNCIL CHAMBERS

CANCELLED: NO PUBLIC HEARINGS

APPROVED BY:



Scott Hess, Secretary



Edward Pinchiff, Chairperson