Minutes
Council/RDA Meeting
City Council/Redevelopment Agency
City of Huntington Beach

Thursday, March 15, 2007
9:30 a.m. – Broadway Arms
201 W. Broadway
Anaheim, California 92805

An audiotape of this meeting is on file in the Office of the City Clerk and available on the website.

Call to Order

Mayor Coerper called the adjourned regular meeting of the City Council/Redevelopment Agency of the City of Huntington Beach to order at 9:40 a.m. at the Broadway Arms, 201 W. Broadway, Anaheim, CA 92805.

City Council/Redevelopment Agency Meeting Roll Call

Present: Bohr, Carchio, Coerper, Green, Hansen, and Hardy.
Absent: Cook.

Mayor Coerper Announced Notices of Absence

Mayor Coerper announced Notices of Absence received from Mayor Pro Tem Debbie Cook and City Attorney Jennifer McGrath. Pursuant to City Council Resolution Number 2001-54, the City Council granted permission for Mayor Pro Tem Cook's absence. Pursuant to City Charter Section 309 (d), the City Council granted permission for City Attorney McGrath's absence.

Public Comments – None

The City Clerk Announced a Late Communication

Pursuant to the Brown (Open Meetings) Act, City Clerk Joan L. Flynn announced that the following Late Communication was received by her office following distribution of the agenda packet:

Communication submitted by Economic Development dated March 13, 2007 and titled *Mixed-Use Projects – Itinerary Final.*

The Following Communications Were Submitted During the Meeting:

Brochure submitted by CIM Group, undated and titled *The Promenade Anaheim.*

Brochure submitted by Windstar Development, undated and titled *Stadium Lofts.*

Communication submitted by Shea Homes, undated and titled *Vantis Landscape Plan, Vantis Specific Plan.*

Communication submitted by Eugenia Garcia, Planning Director, City of Aliso Viejo dated January 2005 and titled *Vantis Specific Plan Number One, Aliso Viejo, California.*

(City Council/Redevelopment Agency) Mixed-Use Projects Tour of Three Projects Conducted: Broadway Arms in Downtown Anaheim, Stadium Lofts in Anaheim Platinum Triangle, and City Walk at Vantis in Aliso Viejo

Mary Anderson, Principal - CIM Group gave a presentation regarding the Broadway Arms project. She described the project as consisting of approximately 500 rental/condominium units and retail space on the ground floor. In response to inquiries, she explained the developer's goal to attract retail that will complement the residential units and provide desirable services, such as restaurants. She described methods used by the developer to mitigate noise, including double-paned windows and hours of quiet. Ms. Anderson explained that the residences are mainly two-bedroom, opining that will lead to greater stability with the tenancy. Discussion ensued pertaining to other local uses such as museums and theaters, amenities offered to residents, parking, and number of units per acre. The City Council then toured residential units. Mayor Coerper thanked Ms. Anderson for her presentation.

Recess for Travel – 10:35 a.m.

Reconvened at the Stadium Lofts in Anaheim Platinum Triangle – 11:08 a.m.

Trish Wolsky, Sales Agent - Windstar Development directed a tour of the facilities and residences at the Stadium Lofts. She described units for sale and their locations within the project, noise mitigation efforts such as double-paned windows and water treatments in courtyards, frequency of train traffic, and disclosure of odors from restaurants. She described the amenities available to residents and parking considerations. Eric Heffner, Senior Vice President – Windstar Development described the urbanization of Orange County and the impetus for this development. Mayor Coerper thanked Ms. Wolsky and Mr. Heffner for the presentation and tour.

Recess for Lunch and Travel – 12:07 p.m.

Reconvened at City Walk at Vantis in Aliso Viejo – 2:25 p.m.

Steve Castles, Community Development Manager – Shea Homes and Eugenia Garcia, Planning Director, City of Aliso Viejo gave a presentation describing the project and the Vantis Specific Plan. Ms. Garcia described the distinction between mixed-use projects and live-work projects, stating the latter is a type of mixed-use project. Mr. Castles and Ms. Garcia led a tour of the live-work residences and described restricted uses of the retail space, as outlined in the Vantis Specific Plan. Mayor Coerper thanked Mr. Castles and Ms. Garcia for the presentation and tour.

Adjournment – City Council/Redevelopment Agency

Mayor Coerper adjourned the adjourned regular meeting of the City Council/Redevelopment Agency of the City of Huntington Beach at 3:15 p.m. to Monday, March 19, 2007, at 4:00 p.m., in Room B-8, Civic Center, 2000 Main Street, Huntington Beach, California.

City Clerk and ex-officio Clerk of the City Council of the City of Huntington Beach and Clerk of the Redevelopment Agency of the City of Huntington Beach, California

ATTEST:

City Clerk-Clerk

Mayor-Chair