MINUTES

HUNTINGTON BEACH PLANNING COMMISSION WORKSHOP

THURSDAY, MARCH 20, 2008
CENTRAL LIBRARY, MADDY ROOM
7111 TALBERT, HUNTINGTON BEACH, CALIFORNIA 92648

9:00 AM – CENTRAL LIBRARY, MADDY ROOM

A. CALL PLANNING COMMISSION WORKSHOP TO ORDER:

	P	A	P	P	P	P	P
ROLL CALL:	*Farley,*	*Dwyer,*	*Shier-Burnett,*	*Livengood,*	*Shaw,*	*Speaker,*	*Scandura*

Commissioner Dwyer absent, Vice Chair Shier-Burnett arrived at 9:17 AM.

AGENDA APPROVAL – APPROVED BY ACCLAMATION

STAFF INTRODUCTIONS - NONE

B. PUBLIC COMMENTS:

Richardson Gray, resident, addressed the Planning Commission regarding a rumor he's heard about a proposed aboveground parking structure at the Main Street Library.

C. Workshop Discussion Items

1. Edinger/Beach Corridor Study (Mary Beth Broeren, Planning Manager & Rosemary Medel, Associate Planner):
- **Project Updates (Bella Terra II, Ripcurl, etc.)**
- **Draft Specific Plan**

Mary Beth Broeren, Planning Manager, reported on Bella Terra II, The Ripcurl and two conceptual plans at the Big "O" Tire Store and the Michael's Shopping Center, both located along Edinger Avenue.

Commissioner Scandura asked if these Edinger/Beach projects would be designed in a manner to be consistent with the Bella Terra Mall and the overall design concept for the corridor. Staff replied that every effort will be made and the property owners and developers have been made aware of these design recommendations.

Rosemary Medel, Associate Planner, reported on the Draft Specific Plan for the Edinger/Beach Corridor. General discussion ensued regarding the General Plan, building heights, parking requirements and street widths.

Chair Livengood noted that parking and traffic issues would be a concern, especially at the intersection of Edinger and Beach.

Commissioner Shaw discussed the urban environment and sustainability aspects of the projects and Director of Planning Scott Hess noted that walkability issues would be a priority.

2. **Downtown Specific Plan Update (Paul DaVeiga, Project Manager & Ron Santos, Associate Planner):**

Kellee Fritzal, Deputy Director of Economic Development, presented consultant RRM Design's presentation. She also noted that the next Downtown Specific Plan meeting would focus entirely on parking issues and would be held on either April 16th or April 23rd, 2008.

Commissioner Shaw asked if beach parking would be included in the Parking Master Plan and staff stated that it was being evaluated; staff also noted that there are no plans for a three-story parking structure or 6th Street closure.

Planning Manager Herb Fauland stated that California Coastal Commission approval would be required for this project.

There was a general discussion regarding downtown newsracks and Chair Livengood noted that Code Enforcement staff would be actively enforcing the current ordinance.

The Workshop then adjourned for a fifteen minute break.

3. **Housing Element (Mary Beth Broeren, Planning Manager):**
   - **"The Housing Element Process" article from Western City Magazine**
   - **Affordable Housing – In-Lieu Fees**

Mary Beth Broeren, Planning Manager, presented an overview of the Housing Element and discussed the process and approval procedures.

Commissioner Farley asked about specific densities and Broeren stated that these would be addressed by legislation within the next five to seven years. She also stated that In-Lieu fees have been approved in place of providing affordable housing and that there will be an Ad Hoc City Council Affordable Housing Committee meeting on April 22, 2008.

4. **Neighborhood Compatibility (Ricky Ramos, Associate Planner):**

Ricky Ramos, Associate Planner, gave a presentation on Neighborhood Compatibility.

Chair Tom Livengood recommended forming a Planning Commission Subcommittee for Neighborhood Compatibility, which would include 2-3 Planning Commissioners and staff.

5. **Permit Processing/Customer Service (H. Fauland, Planning Manager)**
   - **Example - Pacific City Plan Check Process**

Planning Manager Herb Fauland discussed Plan Check processes and procedures, using plans (and pictures of plans) of the Pacific City project as an example.

Vice Chair Shier-Burnett asked about informational handouts available to the public. Staff noted that handouts are available at the Building & Safety/Planning counters located on the 3rd floor at City Hall.

6. **Lunch - Shopping Center Survey (John Yonai, Guest Speaker):**

John Yonai, guest speaker from Tierra West, gave a PowerPoint presentation titled: "Shopping Center Inventory, Survey and Redevelopment Opportunities". A general discussion ensued regarding the presentation and the preliminary findings, strategies and next steps.

7. **Planning Commission Goals (Commissioners Scandura & Dwyer):**

This topic was deferred to the Planning Commission Study Session scheduled for April 8, 2008.

ADJOURNMENT: Adjourned at 1:30 PM to the next regularly scheduled meeting of April 8, 2008.

NOTE: The City of Huntington Beach Planning Commission Meeting of March 25, 2008 has been CANCELLED.

APPROVED BY:

Scott Hess, Secretary

Tom Livengood, Chair