MINUTES
HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, NOVEMBER 26, 2013
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CANCELLED – NO STUDY SESSION

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE– Led by Commissioner Franklin

P	*P*	*A*	*P*	*P*	*P*	*P*

ROLL CALL: ***Dingwall, Posey, Peterson, Bixby, Kalmick, Franklin, Pinchiff***

Vice-Chair Peterson was absent.

AGENDA APPROVAL

A MOTION WAS MADE BY BIXBY, SECONDED BY KALMICK, TO APPROVE THE PLANNING COMMISSION AGENDA OF NOVEMBER 26, 2013, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. PUBLIC COMMENTS - NONE

B. PUBLIC HEARING ITEMS

B-1. TEMPORARY USE PERMIT NO. 13-002/ SPECIAL PERMIT NO. 13-002 - APPEAL (HSS P.C.H. OUTDOOR SALES) Appellant: Planning Commission Chair Mark Bixby **Applicant:** Aaron Pai **Property Owner:** Joe Daichendt **Request: TUP:** To permit private property outdoor display and sales for up to fifty (50) days per year for a period of five (5) years from 2014 to 2018. **SP:** To permit a) outdoor display areas and sales within the plaza area in lieu of a maximum depth of 15 ft. perpendicular to the storefront, and b) lighted canopies/merchandise in lieu of unlit canopies/merchandise. **Location:** 300 Pacific Coast Highway, Suite 104, 92648 (northeast corner of Pacific Coast Highway and Main Street) **City Contact:** Ethan Edwards

STAFF RECOMMENDATION: Motion to: "Approve Temporary Use Permit No. 13-002 and Special Permit No. 13-002 with suggested findings and conditions of approval (Attachment No. 1)."

The Commission made the following disclosures:

- Commissioner Dingwall is familiar with the site and has read the staff report.
- Commissioner Posey has visited the site and spoken with Stacey Newton and Pat Stier of the Huntington Beach Fourth of July Board.
- Chair Bixby has attended the recent Zoning Administrator meeting, is the appellant for the project, and has spoken with staff, Barry Williams, Merilee Madrigal, and Stacey Newton and Pat Stier of the Huntington Beach Fourth of July Board.
- Commissioner Kalmick visited the site and spoken with staff.
- Commissioner Franklin has visited the site.
- Commissioner Pinchiff has visited the site, and spoken with the staff and applicant.

Ethan Edwards, Associate Planner, gave the staff presentation and an overview of the project.

There was a brief discussion regarding outdoor sales at Surf City Nights and the Fourth of July Parade.

There was a brief discussion regarding the code requirements for outdoor sales.

THE PUBLIC HEARING WAS OPENED.

Susan Welfringer, Huntington Beach Business Improvement District, spoke in support of Item No. B-1, citing the economic benefits the project brings to the city.

Jerry Wheeler, Huntington Beach Chamber of Commerce, spoke in support of Item No. B-1, citing potential benefits to the city. He noted that the project would be located entirely on private property.

Aaron Pai, applicant, spoke in support of Item No. B-1, citing potential benefits to the city. He briefly reviewed the history of Huntington Surf and Sport. He asked that the Temporary Use Permit be extended beyond the five year limit.

Pat Stier, Huntington Beach Fourth of July Board , spoke in support Item No. B-1, but requested that the sales hours or dimensions on the Fourth of July be modified to allow for safety concerns.

WITH NO ONE ELSE PRESENT TO SPEAK, THE PUBLIC HEARING WAS CLOSED.

There was a lengthy discussion regarding the aesthetic impacts of the project.

There was a brief discussion regarding the dimensions of the project and the number of days requested.

There was a lengthy discussion regarding the potential safety impacts on the Fourth of July. Mr. Pai indicated that he would be happy to work with the Fourth of July Board to alleviate their concerns.

A MOTION WAS MADE BY PINCHIFF, TO APPROVE TEMPORARY USE PERMIT NO. 13-002 AND SPECIAL PERMIT NO. 13-002 WITH SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL.

MOTION WAS NOT SECONDED.

There was a brief discussion regarding the potential parking requirements.

A MOTION WAS MADE BY PINCHIFF, SECONDED BY FRANKLIN, TO APPROVE TEMPORARY USE PERMIT NO. 13-002 AND SPECIAL PERMIT NO. 13-002 WITH SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL.

Chair Bixby asked that the motion to approve include amendments to Condition Nos. 4c and 4d to use the Downtown Specific Plan language in subsection nos. 10 and 11 regarding minimum clearance between all merchandise displays and public storefronts and around public sidewalks.

AN AMENDED MOTION WAS MADE BY PINCHIFF, SECONDED BY FRANKLIN, TO APPROVE TEMPORARY USE PERMIT NO. 13-002 AND SPECIAL PERMIT NO. 13-002 WITH SUGGESTED FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the 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 section 15311 of the CEQA Guidelines, because the project consists of a temporary use of land appurtenant to an existing commercial facility that will have negligible or no permanent effects on the environment.

FINDINGS FOR APPROVAL – TEMPORARY USE PERMIT NO. 13-002:

1. The granting of the temporary use permit and special permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of M->30-sp-pd (Mixed Use – >30 du/ac – specific plan overlay – pedestrian overlay) on the subject property. In addition, it is consistent with the following objective, policy, and goal of the City's General Plan as follows:

   Objective LU 15.2: Promote the establishment of commercial and mixed-use districts characterized by high levels of pedestrian activity.

   Policy LU 15.2.2: Require that uses in the Pedestrian Overlay District be sited and designed to enhance and stimulate pedestrian activity along the sidewalks. Assure that areas between building storefronts and public sidewalks are visually and physically accessible to pedestrians.

Goal C 1.1.4: Where feasible, locate visitor-serving commercial uses in existing developed areas or at selected points of attraction for visitors.

The proposed use allows HSS to promote visitor-serving seasonal retail items on a temporary basis, which in turn helps to sustain the economic viability and promote pedestrian activity within the Downtown shopping district. The proposed sales area will be sited to maintain adequate clearance for pedestrian circulation and visibility.

2. Approval of the application for the proposed temporary use and special permit will not be detrimental to property or improvements in the surrounding area or to the public health, safety or general welfare. Proposed sales events will occur within the plaza area adjacent to the applicant's storefront and will be sited to prevent interference with use of the surrounding area. The temporary use permit and special permit is conditioned to ensure that adequate public, disabled, and emergency access will be maintained; and, to ensure that the operation and design is orderly and aesthetically pleasing fostering a family-friendly atmosphere.

FINDINGS OF APPROVAL – SPECIAL PERMIT NO. 13-002:

1. The granting of a Special Permit pursuant to Section 2.5.6 of the Downtown Specific Plan in conjunction with Temporary Use Permit No. 13-002 is for the following:

   a) outdoor display areas and sales within the plaza area in lieu of a maximum depth of 15 ft. perpendicular to the storefront

   b) lighted canopies/merchandise in lieu of unlit canopies/merchandise.

   This Special Permit results in a greater benefit from the project and will promote a better living environment because the storefront is adjacent to a large plaza area. This area lends itself to a larger display and sales area to activate and provide a lively and stimulating pedestrian node, and greater benefits from the project are provided than if the maximum depth of 15 ft. were met. Additionally, the proposal to include light within one row of canopies provides additional visual interest, is attractive to the pedestrians who will utilize this area, and a greater aesthetic benefit from the project is provided than if no lights were provided.

2. The granting of a Special Permit will provide better land planning techniques with maximum use of aesthetically pleasing site layout and design due to the use of appropriately arranged tables, garment racks and canopies. The site layout promotes a vibrant pedestrian area with open-air activity while maintaining appropriate pedestrian circulation, minimum clearances and open space areas. The Special Permit allows for a larger display within the plaza area and lighted canopies to provide additional visual interest.

3. The granting of a Special Permit will not be detrimental to the general health, welfare, safety, and convenience of the neighborhood or City in general, nor detrimental or injurious to the value of property or improvements of the neighborhood or City in general. The project has been evaluated for compatibility with the surrounding neighborhood and incorporates a design that appeals to pedestrians. Outdoor sales within the plaza area with lighted canopies contribute in a positive way to the visual appearance of the community. Outdoor sales have been operating at this location in an orderly fashion for over 5 years.

4. The granting of a Special Permit will be consistent with objectives of the Downtown Specific Plan in achieving a development adapted to the terrain and compatible with the surrounding environment. Outdoor sales within the plaza area promote visitor-serving, seasonal retail items on a temporary basis, which in turn helps to sustain economic viability and promote

pedestrian activity within the Downtown shopping district. The Special Permit benefits the overall design of the project and therefore increases compatibility of the use and fosters a positive experience for the resident, tenant, customer, and visitor to the downtown area.

5. The granting of a Special Permit is consistent with the policies of the Coastal Element of the City's General Plan and the California Coastal Act. The project is consistent with applicable Coastal Element goals, objectives, and policies as noted under the Temporary Use Permit findings. Public services are currently available to the project site, as well as the surrounding parcels. The proposed Special Permit in conjunction with Temporary Use Permit No. 13-002 will comply with State and Federal Law.

CONDITIONS OF APPROVAL – TEMPORARY USE PERMIT NO. 13-002/ SPECIAL PERMIT NO. 13-002:

1. The site plan, floor plans, and elevations received and dated November 17, 2013 shall be the conceptually approved design.

2. Prior (10 days minimum) to commencement of the use each year, a schedule (dates) for temporary sidewalk sales events to occur in that year shall be submitted to the Planning and Building Department, Planning Division for review and approval.

3. A Temporary Use Permit shall permit outdoor sales/display events subject to the following limitations:

    a. Five (5) years maximum per permit.

    b. Fifty (50) days maximum per calendar year.

    c. Ten (10) consecutive days maximum.

4. The use shall comply with the following:

    a. The outdoor sales area shall be entirely confined to private property. Any encroachment into the public right-of-way is prohibited.

    b. The sales area shall be cordoned off along the property line with a minimum 36" high barrier with intermittent openings as necessary for customer access.

    c. A four foot minimum clearance shall be maintained around all merchandise displays and any other tenant storefront space and from any stationary object or cart or kiosk.

    d. A ten foot minimum clear path of travel shall be maintained along the public sidewalk, adjacent to outdoor display areas.

    e. All required exits and access ways to the tenant space, as determined by the Planning and Building Department, shall be maintained clear and free of obstructions. The minimum required access width shall be 48 inches. Required pathways for patron and disabled access shall be maintained clear of obstructions.

    f. All overhead obstructions shall be a minimum of 80- inches above the walking surface.

    g. Furniture pieces shall weigh less than 35 pounds each.

h. Where outdoor sales transactions are permitted, the store manager shall be responsible for ensuring that no more than five (5) customers are in the queue for the cash register at any time.

i. Sales to patrons in vehicles or in the public right-of-way shall be prohibited.

j. Line formations within the public right-of-way shall be prohibited.

k. Customers shall be prohibited from trying on clothing or other merchandise while in the public right-of-way.

l. Sales events, including associated furniture, structures, patron lines, etc., shall not in any way interfere with access to any commercial establishment.

m. All displays associated with outdoor sales events shall be maintained in an orderly, uncluttered and aesthetically pleasing condition, and present a family-friendly atmosphere.

n. All outdoor displays, associated furnishings and accessories, including but not limited to display tables, table cloths/skirts, cashier stations, canopies and employee uniforms, shall be color coordinated.

o. No sign(s) shall be posted outside of the designated display area or on the public art installation.

p. All display tables shall be skirted and all boxes and storage containers shall be concealed from view.

q. All signage shall be uniform per business in design, color(s), placement, etc. and professional in appearance.

r. After initial warnings, Code Enforcement staff may order immediate cessation of any temporary outdoor sales event operating in violation of the conditions of approval of the Temporary Use Permit.

s. Lighting shall be limited to one row of canopies.

5. Outdoor sales event dates shall be coordinated per calendar year to coincide with outdoor sale events of similar businesses along Main Street and Pacific Coast Highway.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

B-2. **TEMPORARY USE PERMIT NO. 13-003 - APPEAL (HSS MAIN STEET OUTDOOR SALES)** **Appellant:** Planning Commission Chair Mark Bixby **Applicant:** Aaron Pai **Property Owner:** Adel Zeidan **Request:** To permit private property outdoor display and sales for up to fifty (50) days per year for a period of five (5) years from 2014 to 2018. **Location:** 126 Main Street, Suite 101, 92648 (southeast corner of Walnut Avenue and Main Street) **City Contact:** Ethan Edwards

STAFF RECOMMENDATION: Motion to: "Approve Temporary Use Permit No. 13-003 with suggested findings and conditions of approval (Attachment No. 1)."

The Commission made the following disclosures:

- Commissioner Dingwall had no disclosures.
- Commissioner Posey had no disclosures.
- Chair Bixby has attended the recent Zoning Administrator meeting, has appealed the project, and has spoken with staff, Barry Williams, and Merilee Madrigal.
- Commissioner Kalmick has visited the site and spoken with staff.
- Commissioner Franklin has visited the site.
- Commissioner Pinchiff has visited the site and spoken with staff and the applicant.

Ethan Edwards, Associate Planner, gave the staff presentation and an overview of the project.

There was a brief discussion regarding the location of the project.

THE PUBLIC HEARING WAS OPENED.

WITH NO ONE PRESENT TO SPEAK, THE PUBLIC HEARING WAS CLOSED.

Commissioner Pinchiff confirmed with staff that there were no objections to amending Condition Nos. 4c and 4d to use the Downtown Specific Plan language in subsection nos. 10 and 11 regarding minimum clearance between all merchandise displays and public storefronts and around public sidewalks.

A MOTION WAS MADE BY PINCHIFF, SECONDED BY FRANKLIN, TO APPROVE TEMPORARY USE PERMIT NO. 13-003 WITH SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL AS MODIFIED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the 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 section 15311 of the CEQA Guidelines, because the project consists of a temporary use of land appurtenant to an existing commercial facility that will have negligible or no permanent effects on the environment.

FINDINGS FOR APPROVAL – TEMPORARY USE PERMIT NO. 13-003:

1. The granting of the temporary use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of M->30-sp-pd (Mixed Use – >30 du/ac – specific plan overlay – pedestrian overlay) on the subject property. In addition, it is consistent with the following objective, policy, and goal of the City's General Plan as follows:

   Objective LU 15.2: Promote the establishment of commercial and mixed-use districts characterized by high levels of pedestrian activity.

   Policy LU 15.2.2: Require that uses in the Pedestrian Overlay District be sited and designed to enhance and stimulate pedestrian activity along the sidewalks. Assure that areas between building storefronts and public sidewalks are visually and physically accessible to pedestrians.

   Goal C 1.1.4: Where feasible, locate visitor-serving commercial uses in existing developed areas or at selected points of attraction for visitors.

   The proposed use allows HSS to promote visitor-serving seasonal retail items on a temporary basis, which in turn helps to sustain the economic viability and promote pedestrian activity within the Downtown shopping district. The proposed sales area will be sited to maintain adequate clearance for pedestrian circulation and visibility.

2. Approval of the application for the proposed temporary use permit will not be detrimental to property or improvements in the surrounding area or to the public health, safety or general welfare. Proposed sales events will occur adjacent to the applicant's storefront and will be sited to prevent interference with use of the surrounding area. The temporary use permit is conditioned to ensure that adequate public, disabled, and emergency access will be maintained; and, to ensure that the operation and design is orderly and aesthetically pleasing fostering a family-friendly atmosphere.

CONDITIONS OF APPROVAL - TEMPORARY USE PERMIT NO. 13-003:

1. The site plan received and dated November 14, 2013 shall be the conceptually approved design.

2. Prior (10 days minimum) to commencement of the use each year, a schedule (dates) for temporary sidewalk sales events to occur in that year shall be submitted to the Planning and Building Department, Planning Division for review and approval.

3. A Temporary Use Permit shall permit outdoor sales/display events subject to the following limitations:

   a. Five (5) years maximum per permit.

   b. Fifty (50) days maximum per calendar year.

   c. Ten (10) consecutive days maximum.

4. The use shall comply with the following:

   a. The outdoor sales area shall be entirely confined to private property. Any encroachment into the public right-of-way is prohibited.

   b. The sales area shall be cordoned off along the property line with a minimum 36" high barrier with intermittent openings as necessary for customer access.

   c. A four foot minimum clearance shall be maintained around all merchandise displays and any other tenant storefront space and from any stationary object or cart or kiosk.

   d. A ten foot minimum clear path of travel shall be maintained along the public sidewalk, adjacent to outdoor display areas.

   e. All required exits and access ways to the tenant space, as determined by the Planning and Building Department, shall be maintained clear and free of obstructions. The minimum required access width shall be 48 inches. Required pathways for patron and disabled access shall be maintained clear of obstructions.

   f. All overhead obstructions shall be a minimum of 80- inches above the walking surface.

   g. Furniture pieces shall weigh less than 35 pounds each.

   h. Where outdoor sales transactions are permitted, the store manager shall be responsible for ensuring that no more than five (5) customers are in the queue for the cash register at any time.

   i. Sales to patrons in vehicles or in the public right-of-way shall be prohibited.

   j. Line formations within the public right-of-way shall be prohibited.

   k. Customers shall be prohibited from trying on clothing or other merchandise while in the public right-of-way.

   l. Sales events, including associated furniture, structures, patron lines, etc., shall not in any way interfere with access to any commercial establishment.

   m. All displays associated with outdoor sales events shall be maintained in an orderly, uncluttered and aesthetically pleasing condition, and present a family-friendly atmosphere.

   n. All outdoor displays, associated furnishings and accessories, including but not limited to display tables, table cloths/skirts, cashier stations, canopies and employee uniforms, shall be color coordinated.

   o. No sign(s) shall be posted outside of the designated display area or on the public art installation.

   p. All display tables shall be skirted and all boxes and storage containers shall be concealed from view.

   q. All signage shall be uniform per business in design, color(s), placement, etc. and professional in appearance.

r. After initial warnings, Code Enforcement staff may order immediate cessation of any temporary outdoor sales event operating in violation of the conditions of approval of the Temporary Use Permit.

5. Outdoor sales event dates shall be coordinated per calendar year to coincide with outdoor sale events of similar businesses along Main Street and Pacific Coast Highway.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED JULY 9, 2013

RECOMMENDED ACTION: Motion to: "Approve the July 9, 2013, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY KALMICK, SECONDED BY BIXBY, TO APPROVE THE JULY 9, 2013 PLANNING COMMISSION MINUTES AS AMENDED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C-2. PLANNING COMMISSION MINUTES DATED JULY 23, 2013

RECOMMENDED ACTION: Motion to: "Approve the July 23, 2013, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY KALMICK, SECONDED BY BIXBY, TO APPROVE THE JULY 23, 2013 PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

D. NON-PUBLIC HEARING ITEMS

D-1. PLANNING COMMISSION GENERAL PLAN UPDATE ADVISORY COMMITTEE AND TASK FORCE ASSIGNMENTS – Jane James, Planning Manager

STAFF RECOMMENDATION: Motion to: "Approve General Plan Update Advisory Committee and Task Force Assignments."

Jane James, Planning Manager, gave the staff presentation and an overview of the project.

CHAIR BIXBY MADE APPOINTMENTS FOR THE GENERAL PLAN ADVISORY COMMITTEE AND TASK FORCE ASSIGNMENTS.

APPOINTMENTS APPROVED THROUGH ACCLAMATION

D-2. PLANNING COMMISSION COMMITTEE ASSIGNMENTS – Jane James, Planning Manager

RECOMMENDATION: Motion to: "Approve Planning Commission Committee Assignments."

Chair Bixby gave a brief overview of the committee assignments needing to be filled.

CHAIR BIXBY MADE APPOINTMENTS FOR PLANNING COMMISSION COMMITTEE ASSIGNMENTS.

APPOINTMENTS APPROVED THROUGH ACCLAMATION

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING
Scott Hess, Director of Planning and Building - reported on the items from the previous City Council Meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING
Scott Hess, Director of Planning and Building – reported on the items for the next City Council Meeting.

E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING
Jane James, 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 Pinchiff stated that he had attended the California Energy Commission workshop on the proposed AES power plant. Commissioner Pinchiff noted that he had attended the Plaque Dedication for Triangle Park. He also

noted that he had attended Police Chief Ken Small's retirement, congratulated Chief Small, and thanked him for his service.

Commissioner Kalmick recommended attending the Peter's Landing Farmer's Market and noted that he has been attending recently to assist the Bolsa Chica Land Trust to sell calendars. Commissioner Kalmick stated that he had attended the Triangle Park Plaque Dedication Ceremony and the recent California Coastal Commission meeting regarding the Poseidon project.

Chair Bixby noted that he had attended Chief Small's retirement party and echoed Commissioner Pinchiff's congratulatory comments to Chief Small. He stated that he had attended the California Coastal Commission meeting on the Poseidon project and noted that the applicant for the Russo and Steele Auto Auction had recently withdrawn their application to the Coastal Commission.

ADJOURNMENT: Adjourned at 9:10 PM to the holiday celebration at Sea Siam Thai Restaurant at 16103 Bolsa Chica Street on December 10, 2013 at 6:00 PM and then adjourn to the next regularly scheduled meeting of Tuesday, January 14, 2014.

APPROVED BY:

Scott Hess, Secretary

Mark Bixby, Chairperson