MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, APRIL 26, 2011
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 Farley

ROLL CALL: *Shier Burnett (P), Peterson (P), Mantini (P), Delgleize (P), Farley (P), Bixby (P), Ryan (P)*

AGENDA APPROVAL

A MOTION WAS MADE BY SHIER BURNETT, SECONDED BY PETERSON, TO APPROVE THE PLANNING COMMISSION AGENDA OF APRIL 26, 2011 AND TO CONTINUE ITEM NO. B-2 TO A DATE UNCERTAIN, BY THE FOLLOWING VOTE:

AYES: Shier Burnett, Peterson, Mantini, Delgleize, Farley, Bixby, Ryan
NOES: None
ABSENT: None
ABSTAIN: None

MOTION APPROVED

A. ORAL COMMUNICATIONS - NONE

B. PUBLIC HEARING ITEMS

Commissioner Farley recused himself and left the room.

B-1. APPEAL OF DIRECTOR'S APPROVAL OF SIGN CODE EXCEPTION NO. 10-001 (FIRST CHRISTIAN CHURCH SIGNS) **Applicant:** Curtis Templeton **Appellant:** Council Member Connie Boardman **Property Owner:** First Christian Church **Request:** To permit the total sign area of approximately 440 sq. ft. (a total of 17 signs - 12 freestanding signs and 5 wall signs) in lieu of 32 sq. ft. for the First Christian Church complex. **Location:** 1211 Main Street, 92648 (southwest corner of Main Street and Adams Avenue) **Project Planner:** Tess Nguyen

STAFF RECOMMENDATION: Motion to: "Approve Sign Code Exception No. 10-001 with suggested findings and conditions of approval (Attachment No. 1)."

The Commission made the following disclosures:

- Commissioner Shier Burnett has visited the site and is a former member of the church.
- Commissioner Peterson has visited the site and spoken with David Treiman.
- Vice Chair Mantini has visited the site, and attended the study session.
- Chair Delgleize has visited the site, spoken to staff, and attended the study session.
- Commissioner Bixby has visited the site, attended the study session, spoken to staff, and spoken to David Treiman.
- Commissioner Ryan has visited the site and spoken to staff.

Tess Nguyen, Associate Planner, gave the staff presentation and an overview of the project.

Commissioner Bixby asked staff if there was a prior sign code exception for the site. Ms. Nguyen stated that there was not. Commissioner Bixby asked staff is there is a condition limiting the night illumination for the Shed letter sign. Ms. Nguyen stated that staff is aware of the lighting and it is included in the recommendations. Commissioner Bixby confirmed with staff that the City does not currently have any design guidelines regarding dark sky requirements.

Commissioner Ryan confirmed with staff that Mr. Treiman is a neighbor of the site and asked if there have been complaints from any other neighbors. Ms. Nguyen stated that staff had not received any complaints from other neighboring residents.

THE PUBLIC HEARING WAS OPENED.

John Bayhi, First Christian Church, spoke in support for Item No. B-1 citing the size of the campus and the Design Review Board review of the signs.

Dave Bergevin, resident, spoke in opposition to Item No. B-1 citing concerns with the size, night time illumination, and direction of the signs.

Elizabeth Bergevin, resident, spoke in opposition to Item No. B-1, citing concerns regarding brightness of the lights, the bamboo landscaping on the site, and the placement of the signs.

David Treiman, resident, spoke in opposition to Item No. B-1, citing concerns regarding the number of signs, the findings for approval, and the size of the signs.

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

Commissioner Shier Burnett confirmed with staff that the signs in the interior of the property are included in the overall number of signs in the request. Commissioner Mantini asked staff if the signs are illuminated all night. Mr. Bayhi indicated that the lighting is on a timer and automatically turns off at 10PM.

Commissioner Bixby encouraged the public to be involved in the process to clarify code requirements.

Commissioner Ryan indicated that the Director of Planning and Building made an equitable decision in approving this request.

Commissioner Shier Burnett stated that she would be supporting the request and did not feel the signage was problematic, given the size of the property.

Commissioner Bixby indicated that he would not be supporting the request and that he did not feel there were special circumstances warranting an exception.

Commissioner Peterson suggested that the Church look into lowering the illumination of the signs to limit the potential impacts to neighboring residents.

A MOTION WAS MADE BY MANTINI, SECONDED BY RYAN, TO APPROVE SIGN CODE EXCEPTION NO. 10-001 WITH SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL, BY THE FOLLOWING VOTE:

AYES:	**Shier Burnett, Peterson, Mantini, Delgleize, Ryan**
NOES:	**Bixby**
ABSENT:	**Farley**
ABSTAIN:	**None**

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 Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311, Class 11, which states that construction or placement of on-premise signs necessary to existing facilities are exempt from further environmental review.

FINDINGS FOR APPROVAL – SIGN CODE EXCEPTION NO. 10-001:

1. Sign Code Exception No. 10-001 to permit a total sign area of approximately 440 sq. ft. (a total of 17 signs—12 freestanding signs and 5 wall signs) in lieu of a maximum of 32 sq. ft. is compatible with the character of the area and is needed due to special circumstances defined by the applicant and applicable to the property as follows: The subject site is an approximately 7.4-acre church campus comprised of five buildings, totaling approximately 92,090 sq. ft. and accommodating approximately 3,000 visitors on the weekends with approximately 404 on-site surface parking spaces. Because of the size of the site and the campus environment, the signs are necessary to identify the different buildings/areas of activities and provide directional assistance for church visitors. The wall signs are generally designed to face the interior of the campus buildings in an attempt to not impact the surrounding residential areas. The size, number and location of freestanding signs are also necessary to provide directional assistance for both pedestrian and vehicular traffic. These signs effectively direct all visitors to their destinations in an efficient manner on a large church campus environment with multiple activities and buildings. Therefore, the proposed wall signs are proportionate to the buildings in which they are placed and the freestanding signs are properly located and dispersed on the site and have been found to be compatible

with the character and size of the church campus. In addition, the greater sign area granted by the sign code exception will not impact the health, safety, and welfare of the surrounding community.

2. The signs will not adversely affect other signs in the area due to the general interior orientation, distance from any single family residences, general on-site location and placement plus there are no other signs in the area.

3. The signs will not adversely affect properties located in the vicinity because they will not include flashing or high intensity lighting. In addition, the signs will be located a minimum 100 ft. (pedestrian directional) to more than 250 ft. (wall sign) from surrounding residences and generally oriented away from nearby residences. Four of the five wall signs are oriented towards the interior of the site and face other buildings of the church campus. One wall sign faces Main Street, which is approximately 250 ft. away from the residential properties located across Main Street and due to this distance will not be detrimental to properties in the vicinity.

4. The freestanding signs will not obstruct vehicular or pedestrian traffic visibility on Main Street, Adams Avenue, Loma Avenue, or Seventeenth Street because the signs will not obstruct the visibility along driveways, street intersections and on-site pedestrian and vehicular circulation. The signs have been determined to meet all site visibility requirements and have been placed in a manner to provide safe pedestrian and vehicular on-site direction.

5. The Design Review Board reviewed all proposed signs and recommended to the Director of Planning and Building approval of more than 20% exception in sign area as relief from the strict application of Section 233.06.

CONDITIONS OF APPROVAL – SIGN CODE EXCEPTION NO. 10-001:

1. The site plan and elevations received and dated November 10, 2010 shall be the conceptually approved design with the following modifications. The site plan incorporated removal of one freestanding vehicular wayfinding sign and the relocation of one freestanding vehicular wayfinding sign.

    a. The existing monument signs (Monument Sign 1 and Monument Sign 2) shall include street addresses with minimum six (6) inch numerals.

    b. The proposed Vehicular Wayfinding Sign 2 installed on the concrete step-off area within the existing planter shall be shifted so the sign posts are completely within the landscaping portion of the planter.

    c. The maximum sign copy (text) area of the 91 sq. ft. wall sign on The Shed building facing Main Street (Shed Graphic 2) shall be limited to a maximum of 32 sq. ft. in total sign text.

2. Building permits will be required for all approved signs. For the signs that were installed without building permits, the applicant shall submit plans to the Planning and Building Department for review and issuance of buildings permits at the end of the appeal period but no later than 30 days. Within 30 days of building permits issuance, the signs shall be inspected and receive final inspection sign-off.

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. **ENVIRONMENTAL IMPACT REPORT NO. 10-003 (Beach and Warner Mixed-Use Project)** **Applicant:** City of Huntington Beach **Property Owner:** Decron Properties, Len Lichter, City of Huntington Beach Redevelopment Agency **Request:** To review the environmental impacts associated with the Beach and Warner Mixed Use Project to permit the development of 279 residential units, 29,600 square feet of additional retail space and 6,000 square feet of restaurant space on 9.4 acres. Project improvements would include development of two mixed use structures from one to six stories with podium design parking allowing for retail at the ground level, residential units constructed above both parking structures and at ground level along Cypress Avenue and Elm Street. Live work units will front Warner. Under the proposed project, the existing fifteen-story 196,000 square-foot (sf) office building; the 18,531 sf retail/restaurant building along Warner Avenue; the 7,205 sf restaurant on Beach Boulevard; and the six-story, 863 stall parking structure located at the northeast corner of Sycamore Avenue and Ash Street would remain. All other existing buildings on the project site would be demolished and replaced with new development. The project is located within the Beach and Edinger Corridors Specific Plan (BECSP), adopted in March 2010. Development on the project site was included in the Notice of Preparation for the BECSP EIR and analyzed as part of the larger scope of development contemplated in the BECSP EIR (Program EIR No. 08-008), which anticipated approximately 272 dwelling units and 35,600 square feet of commercial area on the project site. As such, the analysis in Draft EIR No. 10-003 is tiered from the BECSP Program EIR where appropriate. **Location:** 7822-7862 Warner Avenue and 17011-17091 Beach Boulevard, 9.4-acre L-shaped site on the southwest corner of Beach Boulevard and Warner Avenue. **Project Planner:** Rosemary Medel

STAFF RECOMMENDATION: Motion to: "Certify EIR No. 10-003 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1654 (Attachment No. 1)."

A MOTION WAS MADE BY SHIER BURNETT, SECONDED BY PETERSON, TO CONTINUE ITEM NO. B-2 TO A DATE UNCERTAIN, BY THE FOLLOWING VOTE:

AYES: **Shier Burnett, Peterson, Mantini, Delgleize, Farley, Bixby, Ryan**
NOES: **None**
ABSENT: **None**
ABSTAIN: **None**

MOTION APPROVED

C. CONSENT CALENDAR – NONE

D. NON-PUBLIC HEARING ITEMS – NONE

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
Herb Fauland, 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

Chair Delgleize noted that a farmer's market is now operating on weekends at Peter's Landing.

ADJOURNMENT: Adjourned at 7:45 PM to the next regularly scheduled meeting of Tuesday, May 10, 2011.

APPROVED BY:

Scott Hess, Secretary

Barbara Delgleize, Chairperson