MINUTES
HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, DECEMBER 8, 2009
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

	P	P	A	P	P	P	P
ROLL CALL:	*Speaker,*	*Mantini,*	*Farley,*	*Shier Burnett,*	*Scandura,*	*Livengood,*	*Delgleize*

Vice Chair Farley was absent.

AGENDA APPROVAL

A MOTION WAS MADE BY SCANDURA, SECONDED BY SPEAKER, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF DECEMBER 8, 2009, BY THE FOLLOWING VOTE:

AYES: **Speaker, Mantini, Shier Burnett, Scandura, Livengood, Delgleize**
NOES: **None**
ABSENT: **Farley**
ABSTAIN: **None**

MOTION APPROVED

Vice Chair Farley arrived at 6:02 PM.

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. ENVIRONMENTAL IMPACT REPORT NO. 08-008 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN) – Rosemary Medel, Associate Planner

Mary Beth Broeren, Planning Manager, gave a brief overview of the proposed project. She noted that staff is recommending a continuation to January 12, 2010, for Item No. B-3-b (Beach and Edinger Corridors Specific Plan General Plan Amendment/Zoning Map Amendment/Zoning Text Amendment). She also noted that it is the Planning Commission's purview to focus tonight on the EIR (Environmental Impact Report) portion of the Beach and Edinger Corridors project. Ms. Broeren also summarized the Late Communications received on this project concerning McFadden Avenue and Sugar Street.

Transportation Manager Bob Stachelski noted that the Public Works Department conducted a traffic analysis for McFadden Avenue and Sugar Street. He said that based on this analysis and the current traffic counts, the projected delays experienced in 2030 would be at acceptable levels. He also said that any

additional development construction in the Beach and Edinger Corridors project would not necessarily impact the traffic at McFadden and Sugar.

Chair Shier Burnett asked about the access and egress for the residential tract. Mr. Stachelski indicated that there is currently not enough traffic to justify adding a signal at McFadden and Sugar. Ms. Shier Burnett asked about the difficulty of making a left hand turn when exiting the tract, and Mr. Stachelski agreed that this seems to be an area of concern to the residents. Mr. Stachelski also said that the city is close to a mutual agreement with the city of Westminster and the County of Orange to add a right hand turn lane.

Commissioner Delgleize asked if future Bella Terra expansion would impact the traffic at McFadden and Sugar.

Commissioner Mantini noted that the McFadden bridge is due to be widened as part of the 405 freeway expansion project.

Commissioner Scandura asked about the Public Works Department's estimation of 33% higher traffic counts. He asked why this didn't qualify the site for the addition of a traffic signal. Mr. Stachelski said that in order to warrant a traffic signal, a site must show higher traffic counts and an increase in traffic accidents.

Ms. Mantini said that she has concerns with traffic accidents. Mr. Stachelski noted that 5 or more traffic accidents per site, per year, would warrant the addition of a traffic signal.

Ms. Delgleize asked about alternate solutions instead of a traffic signal. Mr. Stachelski noted that a Warning sign is posted.

Ms. Shier Burnett noted that the addition of a dedicated right hand turn lane would cost approximately $50,000, and the addition of a traffic signal would cost approximately $150,000-$200,000.

Ms. Broeren briefly discussed two other Late Communications received for the Beach and Edinger Corridors project. She noted that the Final Draft Specific Plan would be delivered to the Planning Commission during the week of December 14, 2009. She briefly discussed packaging options for the Final Draft Specific Plan and noted that a modified Book One, Book Two (with changes) and Book Three would be included.

Ms. Broeren polled the Planning Commission regarding how they preferred the Final Draft Specific Plan to be packaged. She noted that a full Specific Plan can be provided versus just the changed pages.

STRAW VOTE #1

A motion was made by Shier Burnett, seconded by Livengood, for staff to provide an integrated Specific Plan Final Draft and not just the changed/amended pages.

AYES:	**Speaker, Mantini, Farley, Shier Burnett, Scandura, Livengood, Delgleize**
NOES:	**None**
ABSTAIN:	**None**
ABSENT:	**None**

MOTION APPROVED

Ms. Broeren noted that Book Three would be all new, and the changes in Books One and Two would be shown in strike-out format.

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS - NONE

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Herb Fauland, Planning Manager, reviewed the items for tonight's meeting. He advised that there are two Late Communications for Item No. B-1 (Coach's Restaurant), four Late Communications for Item No B-2 (Calvary Chapel) and seven Late Communications for Item No. B-3 (Beach and Edinger Corridors). Mr. Fauland also advised that staff is recommending a continuation on Item No. B-3-b (Beach and Edinger Corridors GPA/ZTA/ZMA) to January 12, 2010.

E. PLANNING COMMISSION COMMITTEE REPORTS - NONE

F. PLANNING COMMISSION COMMENTS - NONE

6:30 PM – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Livengood

P	***P***	***P***	***P***	***P***	***P***	***P***

ROLL CALL: ***Speaker, Mantini, Farley, Shier Burnett, Scandura, Livengood, Delgleize***

AGENDA APPROVAL

A MOTION WAS MADE BY SPEAKER, SECONDED BY FARLEY, TO APPROVE THE PLANNING COMMISSION AGENDA OF DECEMBER 8, 2009, BY THE FOLLOWING VOTE:

AYES:	**Speaker, Mantini, Farley, Shier Burnett, Scandura, Livengood, Delgleize**
NOES:	**None**
ABSENT:	**None**
ABSTAIN:	**None**

MOTION APPROVED

A. ORAL COMMUNICATIONS - NONE

B. PUBLIC HEARING ITEMS

B-1. CONDITIONAL USE PERMIT NO. 09-017/ENTITLEMENT PLAN AMENDMENT NO. 09-005 (AMENDMENT TO CONDITIONAL USE PERMIT NO. 93-006 – COACH'S RESTAURANT EXPANSION) Applicant: Jeff Bergsma, Team Design **Request: CUP:** To permit 1) an expansion of an existing restaurant with alcohol sales by occupying the adjacent existing retail suite; 2) to participate in the Downtown Parking In-Lieu Program for 7 parking spaces; and 3) to permit live entertainment consisting of belly dancing performances and family/cultural dancing, and live music. **EPA:** To amend Condition No. 2 of Conditional Use Permit No. 93-006, extending the approved hours of operation. **Location:** 200 Main Street, Suite 105, 92648 (east side of Main Street, between Olive Avenue and Walnut Avenue – Downtown) **Project Planner:** Ethan Edwards

STAFF RECOMMENDATION: Motion to: "Approve Conditional Use Permit No. 09-017 and Entitlement Plan Amendment No. 09-005 with findings and suggested conditions of approval (Attachment No. 1)."

The Commission made the following disclosures:

- Commissioner Speaker has attended the study session and visited the site.
- Commissioner Mantini has attended the study session and visited the site.
- Vice Chair Farley has attended the study session and visited the site.
- Chair Shier Burnett has attended the study session, visited the site and is a patron of the restaurant.
- Commissioner Scandura has attended the study session, visited the site and spoken to staff.
- Commissioner Livengood has attended the study session and visited the site.
- Commissioner Delgleize has eaten at the restaurant, attended the study session and spoken to the applicant.

Ethan Edwards, Associate Planner, gave the staff presentation and an overview of the project. He also briefly summarized the two Late Communications received for this item. He noted that one Late Communication was received from the Police Department and lists other restaurants in the downtown with entertainment permits that authorize dancing.

THE PUBLIC HEARING WAS OPENED.

Jeff Bergsma, applicant, spoke in favor of Item No. B-1, saying that Coach's Restaurant would continue to be a restaurant that sells alcohol versus a bar.

Murat Coach, owner, said that Coach's is a food oriented restaurant with a repeat clientele. He also said they would like to expand both their square footage and their revenue by expanding and adding alcohol sales.

Commissioner Mantini asked about proposed dining and belly dancing and Mr. Bergsma noted that these are two separate events.

Ms. Mantini also asked about the applicant's request to expand their operating hours until 2:00 AM. Mr. Coach noted that Coach's serves a regular, repeat clientele and would like to provide an upper end, late night restaurant venue. Ms. Mantini also asked what Coach's regular closing time is and Mr. Coach said 11:00 PM-12:00 PM.

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

Vice Chair Farley asked about the safety of the belly dancer. He also asked if belly dancing was the only kind of dancing proposed. Police Captain Chuck Thomas said that it is the Police Department's opinion that the intent of the belly dancer is to provide direct entertainment for the diners, that belly dancing would be the only dancing offered and the performer would not perform for intoxicated patrons.

Mr. Farley said that he has concerns with the proposed floor plan and banquet room and asked if additional bar space would be provided. Captain Thomas noted that the banquet room can be used for any type of function.

Commissioner Livengood noted that under the proposed Downtown Specific Plan Update, any downtown bar/restaurant with a proposed closing time after midnight will come before the Planning Commission. He recommended that on page 4 of the staff report, that "Staff's Recommended Operating Hours" include "Outdoor" from 10:00 AM to midnight. He also referenced staff report page 1.5, item #6 (Suggested Conditions of Approval) and recommended that the 6 month review be by the Planning Commission instead of staff.

Commissioner Scandura noted that the belly dancer would be for the entertainment of private parties only. He recommended modifying staff report attachment 1.3, item #3-d, to add "for private events and banquet for private parties only" and "no uninvited guests to be allowed in the banquet room during private parties."

Mr. Bergsma stated that he was agreeable to the new conditions of approval recommended by the Planning Commission.

Commissioner Mantini said that she has concerns with the increase in alcohol sales in the downtown area. She also questioned the proposed operating hours of seven days a week, with a 2:00 AM closing time. Chair Shier Burnett noted that Coach's serves as a model for downtown businesses and said she would like to reward exceptional business practices.

Commissioner Speaker asked if Coach's entertainment permit would be renewed yearly and Captain Thomas said yes.

Mr. Farley and Ms. Mantini both said that they have concerns with the proposed closing time. Ms. Shier Burnett said that she stands by her earlier recommendation. Commissioner Delgleize said that she concurs with Ms. Shier Burnett.

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SPEAKER, TO APPROVE CONDITIONAL USE PERMIT NO. 09-017 AND ENTITLEMENT PLAN AMENDMENT NO. 09-005 WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL, BY THE FOLLOWING VOTE:

AYES: Speaker, Shier Burnett, Livengood, Delgleize
NOES: Mantini, Farley, Scandura
ABSENT: None
ABSTAIN: None

MOTION APPROVED

CONDITIONAL USE PERMIT NO. 09-017/ENTITLEMENT PLAN AMENDMENT NO. 09-005

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 15301, Class 1, of the CEQA Guidelines, which states that operation and minor alteration to existing structures involving negligible or no expansion are exempt from further environmental review.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 09-017 / ENTITLEMENT PLAN AMENDMENT NO. 09-005:

1. Conditional Use Permit No. 09-017 to permit an approximately 1,000 sq. ft. expansion of an existing restaurant with alcohol sales by occupying the adjacent existing retail suite within District 5 – Mixed-Use, of the Downtown Specific Plan; to participate in the Downtown Parking In-Lieu Fee Program for seven parking spaces; to permit up to 144 sq. ft. of outdoor dining area; to permit live entertainment consisting of amplified and non-amplified music and belly dancing performances, family/cultural dancing; and, to extend the hours of operation until 2:00 AM everyday will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed project complies with parking requirements in the downtown via participation in the Parking In-Lieu Fee Program. In addition, the project is consistent with the future development potential identified for the subject building in the Downtown Parking Master Plan; and, live entertainment and extended hours of operation will enhance the use and provide enjoyment for patrons of the restaurant.

2. The proposed restaurant expansion with alcohol sales, live entertainment, and outdoor dining will be compatible with surrounding uses because it is proposed in a Specific Plan area designated for mixed-use pedestrian-oriented development. The restaurant is surrounded by commercial, office, and restaurant uses and therefore will be consistent with the existing land use pattern and compatible to its surroundings. The use will be required to comply with conditions of approval pertaining to alcohol service, live entertainment, and hours of operation to assure that any potential impacts to the surrounding properties are minimized. Live entertainment will be located within the restaurant and is primarily intended to enhance the dining experience for patrons and will not negatively impact adjacent properties. Additionally, the use is subject to noise regulations to further ensure compatibility with surrounding properties.

3. The proposed expansion will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance and any specific condition required for the proposed use in the district in which it

will be located. The proposed project as conditioned complies with the base district and other applicable provisions including parking. There is no physical expansion that includes additional floor area to the existing building as part of this request and the use will comply with all building occupancy/exiting requirements.

4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Mixed Use Vertical on the subject property. In addition, it is consistent with the following goals, policies, and objectives of the General Plan:

   A. *Land Use Element*

   Goal LU 7: Achieve a diversity of land uses that sustain a City's economic viability, while maintaining the City's environmental resources and scale and character.

   Policy LU 7.1.1 Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

   Objective LU 7.1 Accommodate the development of a balance of land uses that (a) provides for the housing, commercial, employment, cultural, entertainment, and recreation needs of existing and future residents, (b) provides employment opportunities for residents of the City and surrounding subregion, (c) captures visitor and tourist activity, and (d) provides open space and aesthetic relief from urban development.

   Goal LU 11 Achieve the development of projects that enable residents to live in proximity to their jobs, commercial services, and entertainment, and reduce the need for automobile use.

   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.

   The proposed expansion of the existing restaurant is consistent with the Land Use Density Schedules for the Downtown and increases the economic viability of the establishment by providing a larger dining area to accommodate more patrons. This expansion allows for additional employment opportunities and captures visitor and tourist activity within the downtown; and, the increased outdoor dining will further stimulate pedestrian activity along Main Street. The site is located in a mixed-use district of the downtown area and within walking distance of several downtown-parking facilities as well as residential uses thus reducing the need for automobile use. The proposed outdoor dining area is designed to provide the minimum code required eight-foot wide sidewalk to ensure that the area is physically accessible to pedestrians which is consistent with the remainder of the second block of Main Street.

B. *Coastal Element*

Policy C 3.2.3 Encourage the provision of a variety of visitor-serving commercial establishments within the Coastal Zone, including but not limited to, shops, restaurants, hotels and motels, and day spas.

The proposed use will promote commercial establishments in the Downtown and will expand the available visitor-serving commercial uses within the Coastal Zone.

LCP / DTSP Main Street should be a lively, active commercial district at the street level. The first floor of developments along Main Street should be commercial, with open-air establishments encouraged.

The proposed expansion including outdoor dining area increases the commercial viability of the existing restaurant by allowing for its continued success within the Downtown while expanding its available amenities to its patrons. The expanded outdoor dining will create a more lively pedestrian oriented use and is consistent with the other outdoor dining uses along Main Street. The provision of meeting the parking requirement by participation in the In-Lieu Fee Parking Program will not impact the Downtown Parking Master Plan, Downtown Specific Plan, or coastal resources because it is found to be consistent with the adopted Coastal Element.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 09-017 / ENTITLEMENT PLAN AMENDMENT NO. 09-005:

1. The site plan, floor plans, and elevations received and dated October 1, 2009 shall be the conceptually approved design.

2. The final building permit(s) cannot be approved until the property owner has submitted an In-Lieu Parking Fee Participation Agreement to the Planning Department for the $121,085.02 total in parking fees. The agreement shall be reviewed and approved by the City Attorney as to form and content and, when approved, shall be recorded in the Office of Orange County Recorder. The recorded agreement shall remain in effect for the term specified, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.

    a. The property owner shall be responsible to make the lump sum payment, first installment payment, and any subsequent installment payment. Initial payment shall be made prior to issuance of Certificate of Occupancy or Final Building Permit inspection. Subsequent installment payments shall be received prior to the anniversary date of the initial payment.

3. The live entertainment and dancing use shall comply with the following:
    a. All entertainment shall remain within the designated banquet room at all times. **(PD)**
    b. Dancing shall only be permitted within a clearly delineated dance floor located within the designated banquet room. **(PD)**
    c. The dance floor shall occupy no more than 100 square feet. **(PD)**
    d. The banquet room shall always function as a multi-use banquet room with food service and seating for guests during hours of entertainment. **(PD)**
    e. Entertainment shall not begin prior to 10:00 AM, shall cease no later than 1:30 AM and no later than 30 minutes prior to the scheduled closing time. **(PD)**
    f. No more than three performers, including a maximum of one belly dancer, shall be permitted to perform at any time. **(PD)**

g. For the safety of the performers, the performers shall not perform for anyone who is obviously intoxicated. **(PD)**
h. All exterior doors and windows shall be closed when entertainment is occurring. **(PD)**
i. Noise from entertainment shall not be audible beyond the area controlled by the occupant at all times. **(PD)**
j. No performer shall have intentional contact with any patrons, employees, or other performers. **(PD)**
k. Tables and chairs shall be provided within the banquet room at all times. **(PD)**
l. There shall not be any cover charge or other considerations for patrons entering the restaurant.
m. The business shall not pay any promoter, or share any profits with any promoter, based upon the restaurants occupancy during times of entertainment. **(PD)**
n. Advertising of dancing activities shall be prohibited. **(PD)**
o. Food from the regular full menu shall be available up to one hour prior to the scheduled closing time. **(PD)**
p. The submitted floor plan shall not be modified without prior approval from the Huntington Beach Police & Planning Departments. **(PD)**
q. Entertainment shall only be permitted when the applicant is in possession of a valid Entertainment Permit issued by the Chief of Police or his/her designee. **(PD)**
r. All areas where the sales, service, and consumption of alcoholic beverages are permitted shall be sufficiently illuminated to permit the identification of patrons. **(PD)**
s. Alcoholic beverages shall be served in a distinctive container different from non-alcoholic beverages. **(PD)**
t. The business shall not be open to the public or host any private events between the hours of 2:00 AM and 7:00 AM the same day. **(PD)**

4. The outdoor dining shall comply with the following:
   a. Only establishments that are established as a "Bona fide public eating place", as defined by Section 23038 of Alcoholic Beverage Control Act, shall be permitted to serve alcoholic beverages outdoor in accordance with Section 4.2.33 of the Downtown Specific Plan. **(PD)**
   b. Establishments which serve alcoholic beverages outdoors shall provide a physical barrier 36 inches in height surrounding the outdoor dining area and designed in a manner that will prohibit passing of alcohol through the barrier. **(PD)**
   c. Barriers located on private property in accordance with Section 4.2.33 of the Downtown Specific Plan as required for serving alcohol outdoors shall be permanently installed. Barriers located on private property as required for serving alcohol outdoors shall be designed to be removable in the event that is deemed necessary. **(PD)**
   d. Restaurant management shall be responsible for running and operating the outdoor dining area. **(PD)**
   e. Outdoor dining areas shall be continuously supervised by management or employees of the establishment. Food establishments serving alcoholic beverages shall have a supervisor on site at all times. Behavior that disturbs customers or passerby's will not be tolerated and constitutes a violation of these provisions. **(PD)**
   f. No servers shall be permitted to serve any food or beverage item from the outside the barriers as required by Section 4.2.33 of the Downtown Specific Plan. **(PD)**
   g. Outdoor dining patios are for sit down and beverage service only; no stand up, walk-up or pick-up service is permitted. **(PD)**
   h. No signs shall be placed on or secured to any barrier advertising the serving or availability of alcohol. **(PD)**
   i. Operating hours of outdoor dining shall be from 10:00 AM to 12:00 AM (midnight).

5. The hours of operation for the restaurant (excluding outdoor dining) shall be between 10:00 AM and 2:00 AM everyday.

6. A review of the use shall be conducted by the Planning Commission approximately six (6) months after final occupancy permit to verify compliance with all conditions of approval and applicable Chapters of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and Huntington Beach Municipal Code (HBMC). If the six (6) month review determines any violations of the conditions of approval or any applicable Chapters of the HBZSO or HBMC, the Planning Commission may consider modifications to the conditions of approval or schedule for a revocation hearing. At that time the Planning Commission may revoke any land use permits or consider modifications to the conditions of approval.

7. The development services departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

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. CONDITIONAL USE PERMIT NO. 09-023 (CALVARY CHAPEL OF THE HARBOUR – PETER'S LANDING) **Applicant:** Michael Adams, Michael C. Adams Associates **Request:** To establish a new religious assembly use for Calvary Chapel of the Harbour within an existing vacant 6,680 sq. ft. restaurant space, the first floor of the former Red Onion Restaurant. **Location:** 16450 Pacific Coast Highway, 92649 (Peter's Landing – east side of Pacific Coast Highway, south of Anderson Street) **Project Planner:** Tess Nguyen

STAFF RECOMMENDATION: Motion to: "Approve Conditional Use Permit No. 09-023 with findings and suggested conditions of approval (Attachment No. 1)."

The Commission made the following disclosures:

- Commissioner Speaker has attended the study session and visited the site.
- Commissioner Mantini voted on the Zoning Text Amendment (ZTA) when this item was approved by the Planning Commission on October 27, 2009. She has also attended the study session and visited the site.
- Vice Chair Farley has attended the study session and spoke to the pastor of Calvary Chapel of the Harbour.
- Chair Shier Burnett voted on the ZTA when this item was approved by the Planning Commission on October 27, 2009. She has also attended the study session and visited the site.
- Commissioner Scandura voted on the ZTA when this item was approved by the Planning Commission on October 27, 2009. He has also attended the study session and visited the site and spoke to the wife of the pastor.
- Commissioner Livengood has spoken to the pastor and visited the site.
- Commissioner Delgleize has spoken to staff and visited the site.

Tess Nguyen, Associate Planner, gave the staff presentation and an overview of the project. She noted that three Late Communications have been received on this item. She noted that these items included a letter of support from the property management company and a letter from the applicant recommending the deletion of condition of approval #2 and a suggested revision for condition of approval #3 from staff.

Commissioner Farley asked about the Religious Land Use and Institutional Persons Act (RLUIPA). Planning Manager Herb Fauland noted that ZTA No. 09-006/LCPA 09-003 (Amending Chapter 211 Commercial Districts), which was approved by the Planning Commission on October 27, 2009, complies with RLUIPA. He also noted that if CUP No. 09-023 is approved by the Planning Commission, the applicant can't occupy the site until the Local Coastal Program Amendment (LCPA) No. 09-003 is certified by the California Coastal Commission.

Mr. Farley also asked about proposed parking hours. Mr. Fauland noted that staff's recommended parking hours are based on the church's proximity to residential areas and staff's past experience with similar projects. He also referred the Planning Commission to proposed conditions of approval 3c and 3d.

Commissioner Scandura asked about condition of approval 3a, which addresses operating hours and limits the specific types of allowable activities. He asked if an Entitlement Plan Amendment would be required. Ms. Nguyen said that yes,

an Entitlement Plan Amendment would be required and the applicant is aware of that. Mr. Fauland noted that the Planning Commission may change the wording on condition of approval 3a.

Director of Planning Scott Hess noted that the applicant cannot move forward with the project until Local Coastal Program Amendment (LCPA) No. 09-003 is approved by the California Coastal Commission; otherwise, the city would be in violation of its zoning code and Local Coastal Program. Chair Shier Burnett asked if staff can track the progress of LCPA No. 09-003 with the California Coastal Commission and Mr. Hess said yes.

THE PUBLIC HEARING WAS OPENED.

Mike Adams, of Michael C. Adams and Associates, the applicant, spoke in favor of Item No. B-2. He spoke regarding the Late Communication he provided, which recommends the deletion of condition of approval #2.

Commissioner Scandura recommended changing the verbiage on condition of approval 3a by deleting the reference to specific allowable uses.

Doug Shea, of INCO Company, property owner, spoke in support of Item No. B-2, noting that Calvary Chapel of the Harbour would be a welcome addition to Peter's Landing.

Joseph Pedick, pastor of Calvary Chapel of the Harbour, spoke in favor of Item No. B-2. He spoke regarding staff's recommended operating hours and said that the church would prefer the operating hours to be 8:00 AM to 10:00 PM, seven days a week. He said that Calvary Chapel is growing and needs space to grow.

Kathleen Pedick, wife of the pastor of Calvary Chapel of the Harbour, spoke in favor of Item No. B-2. She says that she understands the need to wait until the Local Coastal Program Amendment is approved by the California Coastal Commission, but asked staff and the Planning Commission to expedite this process if possible.

Amber Zaky, church member at Calvary Chapel of the Harbour, spoke in favor of Item No. B-2, citing the need for extra space due to the growing children's ministry.

Bob Phillips, church member at Calvary Chapel of the Harbour, spoke in favor of Item No. B-2, saying that the church needs a new home in order to expand and grow.

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

Commissioner Livengood asked if the California Coastal Commission's processing of Local Coastal Program Amendment (LCPA) No. 09-003 can be speeded up. He also asked if the Planning Commission could eliminate condition #2 from the conditions of approval. Deputy City Attorney III Mike Vigliotta noted that if federal law preempts city law (regarding condition of approval #2), then the city must follow federal law.

Mr. Livengood asked when ZTA No. 09-006/LCPA No. 09-003 would come before the City Council. Mr. Fauland noted that these items went before the City Council on December 7, 2009 and he anticipates that these items will go to the California Coastal Commission (CCC) by the end of 2009.

Mr. Vigliotta said that if the applicant moves forward with the religious use/church assembly prior to CCC's approval of LCPA No. 09-003, there might be a lawsuit.

Mr. Hess noted that RLUIPA states that you may allow a religious use, not that you must allow a religious use. He concurred with Mr. Vigliotta that the CCC must approve LCPA No. 09-003 before the applicant can move forward with the project.

Commissioner Scandura recommended not striking condition of approval #2, since he said that it is a legally debatable issue.

Mr. Farley spoke regarding condition of approval #3a. He recommended changing the hours of operation to 8:00 AM to 10:00 PM, seven days a week, for religious uses only.

Mr. Hess recommended not limiting condition of approval #3a to religious uses only.

Ms. Shier Burnett discussed what would happen if the Planning Commission approves the Conditional Use Permit. She asked if the church could then start building. Mr. Hess said yes, they would be able to build, but they cannot use the site for religious purposes until the CCC approves LCPA No. 09-003. He also noted that the applicant must indemnify the city in case the CCC does not approve LCPA No. 09-003.

Mike Adams, applicant, said that Calvary Chapel of the Harbour agrees with the condition of no occupancy or religious uses until the CCC approves LCPA No. 09-003.

Mr. Scandura recommended modifying condition of approval #2.

Mr. Livengood recommended approval with a six-month review by the Planning Commission. He also recommended listing all uses plus similar religious uses in condition of approval #3a.

Mr. Farley concurred with Mr. Livengood and recommended a six-month review by the Planning Commission.

Commissioner Speaker asked how to expedite the approval of LCPA No. 09-003 by the California Coastal Commission (CCC). Mr. Livengood noted when the City Council approves LCPA No. 09-003, then it is forwarded to the CCC, who will decide on the issue based on their own timeline. Mr. Speaker said that he would like to fast-track the CCC process on this issue.

Commissioner Livengood recommending amending condition of approval #2 by replacing the verbiage with "No Certificate of Occupancy shall be issued until such time as the use is permitted by the Huntington Beach Zoning and

Subdivision Ordinance". He also recommended amending condition of approval #3a to read "Hours of operation shall be limited to between 8:00 AM to10:00 PM, seven days a week" and "Allowable uses include classes, fellowship, hospitality, ministry programs, weddings, funerals, worship services or similar uses." He also recommended striking condition of approval 3b and adding the verbiage "A review of the use shall be conducted by staff within six (6) months of the issuance of a Certificate of Occupancy to verify compliance with all conditions of approval and applicable chapters of the Huntington Beach Zoning and Subdivision Ordinance."

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SCANDURA, TO APPROVE CONDITIONAL USE PERMIT NO. 09-023 WITH MODIFIED FINDINGS AND CONDITIONS OF APPROVAL, BY THE FOLLOWING VOTE:

AYES:	**Speaker, Mantini, Farley, Shier Burnett, Scandura, Livengood, Delgleize**
NOES:	**None**
ABSENT:	**None**
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 exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301, Class 1, of the CEQA Guidelines, which states that minor alterations to existing or approved structures are exempt from further environmental review.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 09-023:

1. Conditional Use Permit No. 09-023 for the establishment of a new religious assembly use for Calvary Chapel of the Harbour within an existing vacant 6,680 sq. ft. restaurant space will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed assembly use will provide adequate onsite parking in accordance with applicable code requirements. The proposed church will not create adverse noise impacts to the surrounding residential properties because all activities will be conducted entirely in the interior of the building and there is an existing six-foot high block wall that surrounds the perimeter of the subject site which will minimize potential noise impacts. In addition, the subject building is separated from the nearest residential properties to the east by approximately 20 feet and to the south by approximately 50 feet. The proposed religious assembly use will be compatible with the adjacent residential properties because church activities will be conducted inside and the subject building is separated from residential buildings.

2. The conditional use permit will be compatible with surrounding uses because it provides for the adaptive renovation and re-use of the building for a community serving use which is consistent with the goals and objectives of the City's General Plan. The proposed assembly represents the development of a new religious facility where it will be compatible with adjacent uses and supports the needs of Huntington Beach residents.

3. The proposed religious assembly use will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance and any specific condition required for the proposed use in the district in which it will be located when Local Coastal Program Amendment No. 09-003 is certified by the California Coastal Commission. The proposed use will comply with the on-site parking requirements of the Huntington Beach Zoning and Subdivision Ordinance. There is no physical expansion proposed as part of the request and the use will comply with all building occupancy/exiting requirements.

4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Commercial Visitor on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

   A. *Land Use Element*

   Policy LU 4.2.1 Require that all structures be constructed in accordance with the requirements of the City's building and other pertinent codes and regulations; including new, adaptively reused, and renovated buildings.

   Goal LU 7: Achieve a diversity of land uses that sustain the City's economic vitality, while maintaining the City's environmental resources and scale and character.

   Goal LU 13: Achieve the development of a mix of governmental service, institutional, educational, and uses that support the needs of Huntington Beach residents.

   Objective LU 13.1: Provide for the continuation of existing and development of new uses, such as governmental, administrative, public safety, human service, cultural, educational, and other uses that support the needs of existing and future residents and businesses.

   Policy LU 13.1.2: Allow for the continuation of existing and development of new religious facilities in any land use zone where they are compatible with adjacent uses and subject to City review and approval.

   B. *Coastal Element*

   Policy C 1.2.1: Accommodate existing uses and new development in accordance with the Coastal Element Land Use Plan and the Development and Density Schedule Table C-1.

   The proposed establishment of the Calvary Chapel of the Harbour promotes renovation and re-use of the building and in a manner that will be consistent with the aforementioned goals and objectives of the City's General Plan. The project is consistent with General Plan goals, objectives and policies, which encourage development of a mix of governmental service, institutional, educational and uses that support the needs of Huntington Beach residents and advocate development of new religious facilities where they are compatible with adjacent uses.

CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 09-023:

1. The site plan and floor plans received and dated August 11, 2009 shall be the conceptually approved design

2. The Conditional Use Permit shall not be effective until Local Coastal Program Amendment No. 09-003 is certified by the California Coastal Commission to allow religious assembly in the Commercial Visitor (CV) Zoning District. No Certificate of Occupancy shall be issued until such time as the use is permitted by the Huntington Beach Zoning and Subdivision Ordinance.

3. The use shall comply with the following:

    a. Hours of operation shall be limited to between 8:00 AM to10:00 PM, seven days a week.

    b. Allowable uses include classes, fellowship, hospitality, ministry programs, weddings, funerals, worship services or similar uses.

    c. No church related activities shall be permitted outdoors without prior City review and authorization of applicable permits.

    d. Use of parking areas for uses other than parking shall be prohibited without prior City review and authorization of applicable permits.

    e. There shall be no exterior amplified sound, music, or public address announcements associated with the church.

4. A review of the use shall be conducted by staff within six (6) months of the issuance of a Certificate of Occupancy to verify compliance with all conditions of approval and applicable chapters of the Huntington Beach Zoning and Subdivision Ordinance.

5. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (http://www.usgbc.org/DisplayPage.aspx?CategoryID=19) or Build It Green's Green Building Guidelines and Rating Systems (http://www.builditgreen.org/index.cfm?fuseaction=guidelines).

6. The development services departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

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-3-a. **ENVIRONMENTAL IMPACT REPORT NO. 08-008 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN) Applicant:** City of Huntington Beach. **Request:** To establish a new Specific Plan (SP 14) along a majority of Beach Blvd. and the easterly portion of Edinger Ave. to allow mixed-use and residential development in areas of the city that were not previously designated to permit such uses, as well as to continue to allow commercial uses. The Request includes the following entitlement: **EIR:** To analyze the potential environmental impacts associated with the proposed project. **Location:** The project site extends along Beach Boulevard, from the Coastal Zone boundary in the south to Edinger Avenue, and along Edinger Avenue from Beach Boulevard westward to Goldenwest Street. **Project Planner:** Rosemary Medel

STAFF RECOMMENDATION: Motion to: "Certify EIR No. 08-008 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1638 (Attachment No. 1).

The Commission made the following disclosures:

- Commissioner Speaker has attended multiple study sessions and spoken to staff.
- Commissioner Mantini has attended multiple study sessions, taken the Beach Edinger Corridors tour and spoken to staff.
- Vice Chair Farley has attended multiple study sessions and driven through the project area.
- Chair Shier Burnett has attended multiple study sessions, spoken to staff, taken the Beach Edinger Corridors tour, and attended some of the public workshops.
- Commissioner Scandura has attended multiple study sessions, took the Beach Edinger Corridors tour, driven through the project area, spoken to staff, spoken to the residents, met with project planner Rosemary Medel and has been a member of the Planning Commission since 2003, voting on related projects.
- Commissioner Livengood has attended multiple study sessions, took the Beach Edinger Corridors tour, driven through the project area, spoken to staff and spoken to the residents.
- Commissioner Delgleize has attended multiple study sessions, driven through the project area, took the Beach Edinger Corridors tour and spoken to staff.

Rosemary Medel, Associate Planner, gave the staff presentation. She noted that the Late Communications for this item included a letter from the Department of Transportation, a McFadden Avenue/Sugar Drive Traffic Evaluation received from Public Works, and five emails received from citizens.

Commissioner Livengood said that he has concerns with proposed mitigation measure 4.11-1 (staff report page 1.29) and city funding.

Mr. Livengood asked about allowable variations to building heights. Planning Manager Mary Beth Broeren noted that up to a 20% variance could be approved by staff.

Vice Chair Farley asked about variations on future development projects. Ms. Broeren said that in the future, City Council may decide that if the Specific Plan

area is built out, it may revisit the Specific Plan and Environmental Impact Report (EIR) and put a different cap on future building.

Mr. Farley asked if the Planning Commission approves the EIR tonight, what would happen if state law changes in the future. Ms. Broeren said that in that instance, the program EIR would not be undone; however, projects would still need to comply with all federal, state and local laws.

Transportation Manager Bob Stachelski noted that all future projects would be subject to traffic analyses.

Commissioner Speaker commented that the goal is to have the city's standards mesh with those of CalTrans on state highways which fall under CalTrans control.

Commissioner Scandura asked staff to provide the city's response to the Department of Transportation letter.

THE PUBLIC HEARING WAS OPENED.

Edith Gonzales, of the McFadden/Sugar Safe Exit citizens' group, spoke in opposition to Item No. B-3 and provided the Planning Commission with a handout. She cited concerns with the proposed potential addition of 6,400 dwelling units per acre and an increase in traffic.

Diane Ryan, of the McFadden/Sugar Safe Exit citizens' group, spoke in opposition to Item No. B-3 and provided the Planning Commission with a handout. She cited concerns with traffic and asked the Planning Commission to consider a warning light at McFadden and Sugar and a designated right hand turn lane onto Sugar Drive.

Mary Jo Baretich, resident, spoke in opposition to Item No. B-3, citing concerns with over-development, density and traffic.

Helen Psaros, resident, spoke regarding Item No. B-3. She stated that she wants to preserve the existing westbound left hand turn lane at the Lamps Plus Center located at Edinger Avenue south of Gothard Street.

Pam Vallott, resident, spoke in opposition to Item No. B-3, citing concerns with density and traffic. She provided the Planning Commission with a handout recommending that the city consider adding more open public park space instead.

Robert Sternberg, president of the Goldenwest Neighborhood Association and member of Huntington Beach Tomorrow, spoke in opposition to Item No. B-3. He cited concerns with traffic and density.

Tom Schiff, representing the owners of Plaza Huntington, spoke in support of Item No. B-3, but requested that live/work units be allowed at the ground floor on Warner Avenue and that consideration be given for greater building heights with a Conditional Use Permit.

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

Mr. Stachelski spoke regarding the McFadden Avenue/Sugar Drive Traffic Evaluation from Public Works. He said that the analysis was completed on 11-12-2009 and that Public Works' recommendation remains unchanged. He noted that the city of Huntington Beach is working to get approval from the city of Westminster to re-do the street striping. He also noted that the County of Orange will be adding signage.

Chair Shier Burnett asked Mr. Stachelski to consider the addition of electronic signs that display each passing car's speed. Mr. Stachelski noted that this recommendation will be added.

Mr. Scandura spoke regarding proposed mitigation measure 4.15-3 (staff report attachment 1.35). He suggested that the use of recyclable materials be added to this measure and recommended that the Planning Commission upgrade the EIR verbiage and certify it.

Mr. Livengood spoke regarding proposed mitigation measures on staff report pages 24-27 (attachments 1.29 through 1.32), which deal with traffic mitigation. He noted that some of the measures would require CalTrans approval and noted that he believes the verbiage to be insufficiently worded.

Mr. Livengood also asked if there are current plans for the redevelopment of the Garfield/Gisler bridge. Mr. Stachelski said not at this time.

Commissioner Mantini asked if the transportation center on Gothard Street and Center Avenue could be considered as a transportation mitigation measure. Mr. Stachelski said no, as there are too many uncertain factors.

Mr. Farley said he feels that the mitigation measures should be worded more thoroughly. He noted that he would like to see mitigation measure 4.11-1 (staff report attachment 1.29) address fire and emergency service response times. He also noted that he would like to see mitigation measure 4.15-9 (staff report attachment 1.36) more specifically address bulletin board postings in the existing transit center.

General discussion ensued regarding the future of rapid transit as it relates to the proposed specific plan.

A MOTION WAS MADE BY SCANDURA, SECONDED BY MANTINI, TO CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 08-008 AS ADEQUATE AND COMPLETE WITH MODIFIED MITIGATION MEASURES IN ACCORDANCE WITH CEQA REQUIREMENTS BY APPROVING RESOLUTION NO. 1638, BY THE FOLLOWING VOTE:

AYES: **Speaker, Mantini, Shier Burnett, Scandura, Delgleize**
NOES: **Farley, Livengood**
ABSENT: **None**
ABSTAIN: **None**

MOTION APPROVED

B-3-b. **GENERAL PLAN AMENDMENT NO. 08-002/ZONING MAP AMENDMENT NO. 08-002/ZONING TEXT AMENDMENT NO. 08-002 (BEACH AND EDINGER CORRIDORS SPECIFIC PLAN) Applicant:** City of Huntington Beach. **Request:** To establish a new Specific Plan (SP 14) along a majority of Beach Blvd. and the easterly portion of Edinger Ave. to allow mixed-use and residential development in areas of the city that were not previously designated to permit such uses, as well as to continue to allow commercial uses. The Request includes the following entitlements: **GPA:** To amend the proposed area's General Plan Land Use Designations from the current Commercial Regional, Commercial Neighborhood, Commercial General, Commercial Office, Mixed Use, Mixed Use Vertical, Mixed Use Horizontal and Residential Medium Density to M-sp-d (Mixed Use – specific plan-design overlay). The existing Floor Area Ratios and density limitations of the General Plan would no longer be in effect for the area, and the auto overlay applicable to property fronting Beach Boulevard from Warner north to Edinger would be removed from the Land Use Map. The General Plan Community District and Subarea Schedule and Map would be amended to reflect the provisions of SP 14. **ZTA:** To amend the Huntington Beach Zoning Ordinance to establish the Beach and Edinger Corridors Specific Plan No. 14. SP 14 sets forth permitted uses and development standards for the area. It does not propose Floor Area Ratios or density factors. SP 14 would allow for development of up to 6,400 Dwelling Units, 738,400 sq. ft. of Retail Space, 350 Hotel Rooms, and 112,000 sq. ft. of Office Space. SP 14 proposes building height limits of two to six stories; current height limits generally range from 45 ft. to 140 ft., though the typical existing limit is 50 ft. The proposed standards also call for reduced front yard setbacks, changes to the location of new parking lots, reduced parking requirements and new standards related to configuration and massing of buildings. **ZMA:** To amend the City's Zoning Map to reflect the SP-14 designation, thereby changing the existing zoning designations for the Specific Plan area. SP 14 would supersede the Pacifica Community Plan, which would no longer be in effect. **Location:** The project site extends along Beach Boulevard, from the Coastal Zone boundary in the south to Edinger Avenue, and along Edinger Avenue from Beach Boulevard westward to Goldenwest Street. **Project Planner:** Rosemary Medel

STAFF RECOMMENDATION: Motion to: "Continue General Plan Amendment No. 08-002, Zoning Map Amendment No. 08-002, and Zoning Text Amendment No. 08-002 to the January 12, 2010, Planning Commission meeting."

Ms. Broeren noted that staff's recommendation is to continue this item to the January 12, 2010, Planning Commission meeting.

A MOTION WAS MADE BY SCANDURA, SECONDED BY SPEAKER, TO CONTINUE GENERAL PLAN AMENDMENT NO. 08-002, ZONING MAP AMENDMENT NO. 08-002 AND ZONING TEXT AMENDMENT NO. 08-002 TO THE JANUARY 12, 2010, PLANNING COMMISSION MEETING WITH THE PUBLIC HEARING OPEN, BY THE FOLLOWING VOTE:

AYES:	**Speaker, Mantini, Farley, Shier Burnett, Scandura, Livengood, Delgleize**
NOES:	**None**
ABSENT:	**None**
ABSTAIN:	**None**

MOTION APPROVED

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION SPECIAL MEETING MINUTES DATED OCTOBER 6, 2009

Commissioner Scandura noted that the phrase "Low B.O.C. paints" on page seven should be changed to "Low V.O.C. paints".

RECOMMENDED ACTION: Motion to: "Approve the October 6, 2009, Planning Commission Special Meeting Minutes as submitted."

A MOTION WAS MADE BY FARLEY, SECONDED BY DELGLEIZE, TO APPROVE THE OCTOBER 6, 2009 PLANNING COMMISSION SPECIAL MEETING MINUTES WITH A MODIFICATION, BY THE FOLLOWING VOTE:

AYES:	**Mantini, Farley, Scandura, Livengood, Delgleize**
NOES:	**None**
ABSENT:	**None**
ABSTAIN:	**Speaker, Shier Burnett**

MOTION APPROVED

D. NON-PUBLIC HEARING ITEMS - NONE

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING

Scott Hess, Director of Planning - reported on the items from the previous City Council Meeting.

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING

Scott Hess, Director of Planning – reported on the items for the next City Council Meeting.

E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING

Mary Beth Broeren, 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

Vice Chair Farley welcomed Deputy City Attorney III Mike Vigliotta.

Chair Shier Burnett thanked staff for their efforts on the Beach and Edinger Corridors project.

Commissioner Scandura congratulated Chair Shier Burnett on her year of service as the Planning Commission Chair.

ADJOURNMENT: Adjourned at 10:40 PM to the holiday celebration at Oggi's Restaurant at 19461 Main Street on December 15, 2009 at 5:00 PM and then adjourn to the next regularly scheduled meeting of Tuesday, January 12, 2010.

NOTE: The City of Huntington Beach Planning Commission Meeting of December 22, 2009 has been CANCELLED.

APPROVED BY:

Scott Hess, Secretary

Blair Farley, Chairperson