



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, FEBRUARY 9, 2016

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

6:00 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

P P P P P P P

ROLL CALL: Crowe, Kalmick, Semeta, Pinchiff, Mandic, Brenden, Hoskinson

AGENDA APPROVAL

A MOTION WAS MADE BY SEMETA, SECONDED BY MANDIC, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF FEBRUARY 9, 2016, BY THE FOLLOWING VOTE:

AYES: Crowe, Kalmick, Semeta, Pinchiff, Mandic, Brenden, Hoskinson

NOES: None

ABSENT: None

ABSTAIN: None

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS) - NONE

B. STUDY SESSION ITEMS

B-1. PLANNING COMMISSION WORKSHOP AGENDA TOPICS – Chair Pinchiff

Chair Pinchiff reviewed previous workshop topics. There was a brief discussion regarding items that the Planning Commissioners would like to have staff review at the next workshop.

C. PUBLIC COMMENTS

Marcia Kaufman, resident, spoke in opposition to Public Hearing Item No. B- 1 and asked if the shortfall of units could be addressed through the Beach Edinger Corridor Specific Plan.

Karen Jackle, Huntington Beach Tomorrow, spoke regarding concerns about the potential negative financial impacts of changing the zoning for any industrial sites in the city. She also invited the commission to attend the upcoming annual meeting of Huntington Beach Tomorrow.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Jane James, Planning Manager, reported that staff was recommending moving Item No. D-1 after Item No. A due to the expected number of speakers for Item No. B-1. Ms. James also reported on the large number of Late Communication items received for Item No. B-1.

E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Brenden reported on the recent special meeting of the Historic Resources Board.

Commissioner Kalmick reported on the agenda for the upcoming Environmental Board meeting.

F. PLANNING COMMISSION COMMENTS - NONE

6:21 P.M. – RECESS FOR DINNER

7:04 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Kalmick

P P P P P P P

ROLL CALL: *Crowe, Kalmick, Semeta, Pinchiff, Mandic, Brenden, Hoskinson*

AGENDA APPROVAL

A MOTION WAS MADE BY BRENDEN, SECONDED BY MANDIC, TO MOVE ITEM NO. D-1 AFTER ITEM NO. A, BY THE FOLLOWING VOTE:

AYES: Crowe, Kalmick, Semeta, Pinchiff, Mandic, Brenden, Hoskinson

NOES: None

ABSENT: None

ABSTAIN: None

MOTION APPROVED

THE MINUTES WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

A. PUBLIC COMMENTS

Marty Wexler, Seaside Village, spoke in support of Item No. D-1. He gave a brief overview of the history of the site and made himself available for any questions.

B. PUBLIC HEARING ITEMS

CHAIR PINCHIFF RECUSED HIMSELF FROM ITEM NO. B-1, DUE TO A POTENTIAL CONFLICT OF INTEREST REGARDING THE LOCATION OF HIS RESIDENCE, AND LEFT THE ROOM.

- B-1. GENERAL PLAN AMENDMENT NO. 15-001 (HOUSING ELEMENT AMENDMENT) Applicant:** City of Huntington Beach **Request:** To amend the General Plan Housing Element. The Housing Element is one of the seven State-mandated elements of the City's General Plan and was last updated in 2013 for the 2013-2021 planning period pursuant to California Government Code Section 65588. The Housing Element identifies and assesses the City's existing and projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. The housing element must also identify how the City will meet its share of the regional housing need, commonly referred to as RHNA. The City will be amending its 2013-2021 Housing Element to ensure that the City will continue to meet its RHNA goals for the remainder of the planning period. The Housing Element Amendment includes an Adequate Sites Program, which commits the City to re-zoning a combination of sites to accommodate the City's remaining share of the RHNA for lower income households. The addresses of the sites that may be re-zoned are listed below. This item was previously scheduled for the November 24, 2015 and January 26, 2016, Planning Commission meetings, but was continued to February 9, 2016. **Environmental Status:** The Housing Element amendment is covered under Negative Declaration No. 12-007, which was adopted in 2013 for the 2013-2021 Housing Element. In accordance with CEQA Guidelines Sections 15162 and 15164, no further environmental review or documentation is required. However, it should be noted that a future rezoning of any of the eight sites identified for potential rezoning would require environmental analysis pursuant to CEQA. **Location:** Citywide **City Contact:** Jennifer Villasenor, Planning Manager

STAFF RECOMMENDATION: Motion to: "Approve General Plan Amendment No. 15-001 and forward Draft Resolution (Attachment No. 1) to the City Council for adoption."

The Commission made the following disclosures:

- Commissioner Crowe visited the sites and spoke with staff.
- Commissioner Kalmick visited the sites, spoke with staff and residents, reviewed Housing Elements from other cities, and looked through SCAG's website to learn about RHNA methodology.
- Vice-Chair Semeta visited the sites, and spoke with staff and residents.
- Commissioner Mandic visited the sites, spoke with residents and two other Planning Commissioners. She stated that she would recuse herself from any votes on Site G.
- Commissioner Brenden visited the sites, attended the study sessions for the Housing Element and the Beach Edinger Corridors Specific Plan, spoke with staff, residents, and two fellow Planning Commissioners.
- Commissioner Hoskinson visited the sites, attended the study session, and spoke with two fellow Planning Commissioners and residents.

Jennifer Villasenor, Planning Manager, gave the staff presentation and an overview of the project.

Commissioner Kalmick confirmed with staff that the proposed amendments to the Housing Element were triggered by the 2015 amendments to the Beach and Edinger Corridors Specific Plan (BECSP). At Commissioner Kalmick's request Ms. Villasenor reviewed the potential negative impacts of not complying with the state's mandates on Housing Elements. Ms. Villasenor noted that there is a wide

range of negative impacts up to and including the city being prohibited from issuing any building permits.

Commissioner Brenden asked staff if any state funding had been lost since the Housing Element was deemed out of compliance. Ms. Villasenor confirmed that grants for Bartlett Park had been lost due to the non-compliant Housing Element. At Commissioner Brenden's request, Ms. Villasenor gave a brief overview of SCAG and Karen Warner, consultant, gave an overview on the methodology for calculations for RHNA numbers.

At Commissioner Mandic's request, Ms. Villasenor gave a brief overview of the potential environmental analysis process should the Housing Element Amendment be approved. At Commissioner Hoskinson's request, Ms. Villasenor gave an overview of the BECSP and methodology for calculating density.

THE PUBLIC HEARING WAS OPENED.

Gino Bruno, resident, spoke in opposition to Item No. B-1. He stated that high density doesn't fit and is incompatible with the surrounding community at the Armstrong Nursery.

Andy Einhorn, resident, spoke in opposition to Item No. B-1. He expressed concern with the potential traffic and safety impacts should the Armstrong Nursery be developed. He noted that he was concerned with the potential impacts to property values and also potential impacts of additional residents to the water system of the city.

Brenda Welch, resident, spoke in opposition to Item No. B-1. She cited concerns with potential traffic and parking impacts with the development of the Armstrong Nursery site.

Marcia Kaufman, resident, spoke in opposition to Item No. B-1. She cited concerns with neighborhood compatibility with the Armstrong Nursery site, and spoke in support of relocating the sites to Beach Boulevard.

John Mastright resident, spoke in opposition to Item No. B-1. He cited concerns with neighborhood compatibility with the Armstrong Nursery site.

Mike Ramsey, resident, spoke in opposition to sites A, B, and C for Item No. B-1. He expressed concern for changing the industrial zoning at sites A-C and the potential negative impacts to adjacent industrial properties. Mr. Ramsey also expressed concern that possible soil contamination at these sites would render them unsuitable for residential properties.

Kim Jarrah, resident, spoke in opposition to Item No. B-1. She cited concerns with the potential traffic and safety impacts, and potential decrease in adjacent property values with developing the Armstrong Nursery site.

Steve Albert, resident, spoke in opposition to Item No. B-1. He expressed concern with the potential development of the Armstrong Nursery site and also that the city did not properly notify adjacent residents of the potential rezoning and development.

Isaac Osborne, resident, (with 4 minutes donated by Therese Imhoff), spoke in support of Item No. B-1. He cited concerns that the addition of high density affordable housing would result in more crime and serious safety impacts.

Carolyn Osborne, resident, spoke in opposition to Item No. B-1. She stated that the addition of low and very low income housing would not serve the needs of current residents and that there are not enough jobs in the city to support potential residents of those types of affordable units.

John Gustafson, resident and business owner, spoke in opposition to Item No. B-1. He expressed concern that sites A, B, and C would be incompatible with the surrounding industrial uses and would be detrimental.

Arnold Tchira, resident, spoke in opposition to Item No. B-1, citing concerns with the potential negative impacts and neighborhood incompatibility. He stated that the Planning Commission had a moral obligation to do no harm.

Kathy Carrick, resident, spoke in opposition to Item No. B-1, citing concerns with recent high density building within the city.

Christopher Wolf, resident, spoke in opposition to Item No. B-1, citing concerns with potential negative impacts to property values and aesthetics.

Gary Droeger, resident, spoke in opposition to Item No. B-1, citing concerns with the development of the Armstrong nursery site.

Janet Garrick, resident, spoke in opposition to Item No. B-1, citing potential negative traffic impacts of developing the Armstrong Nursery site.

Jason Kindell, resident, spoke in opposition to Item No. B-1, citing potential negative parking, safety, and privacy impacts. He also expressed concern about the potential negative construction impacts on adjacent residents.

Melissa Benincosa, resident, spoke in opposition to Item No. B-1, citing potential negative traffic and safety impacts.

Toni Squires, resident, spoke in opposition to Item No. B-1, citing potential negative traffic impacts and concerns with the development of the Armstrong Nursery site.

Mike Garcia, resident, spoke in opposition to Item No. B-1, citing potential traffic, parking, and safety impacts of development on the Armstrong Nursery site.

Toby Sexton, resident, (with 4 minutes donated by Tanya Sexton), spoke in opposition to Item No. B-1. He stated that those in need of low income housing need low density housing. He encouraged the Planning Commission to reject the state mandated requirements.

Lilli Wells, resident, spoke in opposition to Item No. B-1, citing potential negative traffic, safety, and air quality impacts. She encouraged the Planning Commission to oppose the state mandated RHNA requirement.

Gracey Van Der Mark, resident, spoke in opposition to Item No. B-1. She cited concerns with potential negative impacts on wildlife if the Armstrong Nursery site is developed.

Larry Pratt, resident, spoke in opposition to Item No. B-1, citing concerns with the potential negative impacts of high density development on the city's water supply. He urged the Planning Commission to do the right thing.

Charles K. Dean, resident, spoke in opposition to Item No. B-1. He stated that he was opposed to the urbanization and social reengineering of the community.

Lance Miller, resident, spoke in opposition to Item No. B-1, citing potential negative traffic impacts.

Beverly Gard, resident, spoke in opposition to Item No. B-1, citing concerns with the development of Armstrong Nursery.

Isabelle Karsh, resident, spoke in opposition to Item No. B-1, citing concerns with neighborhood compatibility and potential negative property value impacts for sites A, B, and C.

Peggy Price, resident, spoke in opposition to Item No. B-1, citing potential traffic impacts of development at the Armstrong Nursery site. She did express concern that some speakers have been associating low income with high crime. She stated that the Beach and Edinger Corridors would be a good place for the needed development sites.

Thomas Matthew LaParne, Sr., resident, spoke in opposition to Item No. B-1, citing potential negative impacts to the quality of life.

Thomas Mattew LaParne, Jr., spoke in opposition to Item No. B-1, citing concerns with potential negative impacts on water conservation.

Hermine Rule, resident, spoke in opposition to Item No. B-1, citing potential negative traffic and infrastructure impacts. She indicated that the Beach and Edinger corridors have better access and streets to accommodate housing.

Connie Whitledge, resident, spoke in opposition to Item No. B-1, citing concerns with potential negative traffic, parking, and aesthetic impacts.

Charles Whitledge, resident, spoke in opposition to Item No. B-1, citing concerns with potential negative impacts to the residents.

Shari Engel, resident, resident, spoke in opposition to Item No. B-1, citing concerns for potential negative impacts to Central Park should the Armstrong Nursery site be developed.

Steve Engel, resident, resident, spoke in opposition to Item No. B-1, citing concerns with potential negative impacts on residents and asked that the city consider a moratorium on high density development adjacent to city owned open space.

Joseph Mastropaolo, resident, spoke in opposition to Item No. B-1, citing concerns with the potential negative impacts of high density, low income housing. He requested that the Planning Commission consider holding an open debate on this issue.

Paul Scotton, resident, spoke in opposition to Item No. B-1, citing concerns with the potential negative impacts of the selected sites and that seven of the eight sites are located in the same zip code.

Ginny Kunz, resident, spoke in opposition to Item No. B-1, citing potential negative traffic, parking, and quality of life impacts to residents. She stated that the community would be better served if the city were able to purchase the Armstrong Nursery site and incorporate it into Central Park.

Jade Daniels, resident, spoke in opposition to Item No. B-1, citing concerns with the potential negative impacts of additional high density development within the city and indicated that high density should be on Beach Boulevard.

Tony Sellas, resident, spoke in opposition to Item No. B-1, asking that the Housing Element not be amended to accommodate proposed changes to the Beach and Edinger Corridors Specific Plan (BECSP) and that the city should revert to the original BECSP.

Brock Langer, resident, spoke in opposition to Item No. B-1, stating that the Housing Element should not be amended and that the city should follow the existing Housing Element and original BECSP.

Nader Hanna, resident, spoke in opposition to Item No. B-1, citing concerns with the potential negative safety impacts of placing high density housing adjacent to Central Park. He indicated that he may pursue legal action if the Housing Element Amendment is approved.

Rex Lehman, resident, spoke in opposition to Item No. B-1, citing potential negative impacts for adjacent residents of Sites A – C. He recommended the city research the alternative sites suggested by Mr. Gustafson.

Victor Galich, resident, spoke in opposition to Item No. B-1. He encouraged his fellow residents to oppose the state mandate for a housing element.

Brock Ebmeyer, resident, spoke in opposition to Item No. B-1, citing concerns with potential negative impacts and inconsistency with the surrounding community.

Weikko Wirta, resident, spoke in opposition to Item No. B-1, citing concerns with the potential traffic and environmental impacts and potential incompatibility with the surrounding community.

Joe Gaglione, resident, spoke in opposition to Item No. B-1, citing concerns with the potential negative traffic impacts of high density development.

Kristopher Kiltz, resident, spoke in opposition to Item No. B-1, citing concerns with the potential negative safety impacts of additional high density development and will overburden the current police force.

Mark Tonkovich, resident, spoke in opposition to Item No. B-1, citing concerns with potential negative traffic and parking impacts. He recommended trying to overturn the state mandated affordable housing site requirements.

Alicia Dose, resident, spoke in opposition to Item No. B-1, citing concerns with the potential negative impacts to the community.

Ron Kegel, resident, spoke in opposition to Item No. B-1, citing concerns with the potential negative impacts that potential high density development at the Armstrong Nursery site would have on Central Park.

Adam Rodell, resident, spoke in opposition to Item No. B-1, citing concerns with the potential negative public safety and property value impacts of high density development at the proposed sites.

John Briscoe, resident, spoke in opposition to Item No. B-1, citing concerns with potential negative traffic and parking impacts.

Eric Calisher, resident, spoke in opposition to Item No. B-1, citing concerns with the potential negative infrastructure impacts.

Karen Robick, resident, spoke in opposition to Item No. B-1, citing potential negative safety impacts.

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

Commissioner Brenden stated that he would like to work on amending the city's Regional Housing Needs Assessment (RHNA) numbers with the state. He indicated that denying the proposed amendment and utilizing the Beach and Edingers Corridors Specific Plan (BECSP) area to accommodate the RHNA would be the most efficient temporary solution. Commissioner Kalmick concurred with Commissioner Brenden.

Commissioner Hoskinson spoke briefly regarding the RHNA and indicated that he would not be able to vote to approve this amendment. There was a brief discussion regarding denying the amendment as a whole or voting on each site individually.

STRAW VOTE #1

A motion was made by Semeta, seconded by Hoskinson, to eliminate Site H from consideration.

AYES: Kalmick, Semeta, Mandic, Brenden, Hoskinson
NOES: Crowe
ABSENT: None
ABSTAIN: Pinchiff

MOTION APPROVED

STRAW VOTE #2

A motion was made by Brenden to eliminate Site G from consideration.

MOTION WAS NOT SECONDED AND WAS WITHDRAWN

A MOTION WAS MADE BY BRENDEN, SECONDED BY CROWE, TO DENY GENERAL PLAN AMENDMENT NO. 15-001, BY THE FOLLOWING VOTE:

**AYES: Crowe, Kalmick, Semeta, Mandic, Brenden, Hoskinson
NOES: None
ABSENT: None
ABSTAIN: Pinchiff**

MOTION APPROVED WITH COMMISSIONER MANDIC NOTING HER ABSTENTION ON SITE G

There was a brief discussion regarding the process for amending the BECSP to address the RHNA.

A MOTION WAS MADE BY BRENDEN, SECONDED BY KALMICK, TO SUBMIT A MINUTE ACTION TO THE CITY COUNCIL TO RECOMMEND AMENDING THE BEACH AND EDINGER CORRIDORS SPECIFIC PLAN TO ACCOMMODATE THE REGIONAL HOUSING NEEDS ASSESSMENT SHORTFALL BY IDENTIFYING SITES IN THE SPECIFIC PLAN AREA, ADJUSTING THE MAND ACCORDINGLY, AS WELL AS OTHER CHANGES NECESSARY TO COMPLY WITH STATE HOUSING ELEMENT LAW, BY THE FOLLOWING VOTE:

**AYES: Crowe, Kalmick, Mandic, Brenden
NOES: Semeta, Hoskinson
ABSENT: None
ABSTAIN: Pinchiff**

MOTION APPROVED

CHAIR PINCHIFF RETURNED TO THE ROOM.

C. CONSENT CALENDAR - NONE

D. NON-PUBLIC HEARING ITEMS

D-1. GENERAL PLAN CONFORMANCE NO. 15-005 (DELAWARE STREET TERMINUS EASEMENT VACATION) Applicant: Marty Wexler, President Seaside Village Towne Homes Association Board of Directors **Property Owner: City of Huntington Beach **Request:** To determine if the vacation of an existing right-of-way easement is in conformance with the goals, objectives, and policies of the General Plan. **Environmental Status:** The General Plan conformance review is categorically exempt pursuant to City Council Resolution No. 4501, Class 5, which supplements the California Environmental Quality Act, because the request is a minor easement vacation. **Location:** Terminus of Delaware Street, south of Atlanta Avenue (Existing Right-of-way) **City Contact:** Jane James, Planning Manager**

STAFF RECOMMENDATION: Motion to: "Adopt Resolution No. 1691, approving General Plan Conformance No. 15-005 with findings (Attachment Nos. 1 and 2)."

The Commission made the following disclosures:

- Commissioner Crowe visited the site.
- Commissioner Kalmick had no disclosures.
- Vice-Chair Semeta had no disclosures.
- Chair Pinchiff had no disclosures.
- Commissioner Mandic visited the site.
- Commissioner Brenden visited the site.
- Commissioner Hoskinson had no disclosures.
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Jane James, Planning Manager, gave the staff presentation and an overview of the project.

Commissioner Kalmick asked staff if the easement would need to be rezoned after vacation and Ms. James stated that the zoning would match the adjacent property.

A MOTION WAS MADE BY KALMICK, SECONDED BY BRENDEN, TO ADOPT RESOLUTION NO. 1691, APPROVING GENERAL PLAN CONFORMANCE NO. 15-005 WITH FINDINGS, BY THE FOLLOWING VOTE:

AYES: Crowe, Kalmick, Semeta, Pinchiff, Mandic, Brenden, Hoskinson
NOES: None
ABSENT: None
ABSTAIN: None

MOTION APPROVED

E. PLANNING ITEMS

E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING

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

E-2. CITY COUNCIL ITEMS FOR NEXT MEETING

Scott Hess, Director of Community Development – 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 Brenden spoke regarding the Beach Edinger Corridors Specific Plan and the potential for future amendments. Commissioner Brenden discussed

the importance of public engagement in items that come before the Planning Commission.

Commissioner Hoskinson thanked the public for their engagement in the Planning Commission meeting. He spoke briefly regarding the amendments to the Beach Edinger Corridors Specific Plan.

Commissioner Mandic complimented the public on their engagement in the Housing Element Amendment.

Chair Pinchiff thanked the public for their participation.

ADJOURNMENT: Adjourned at 11:32 PM to the next regularly scheduled meeting of Tuesday, February 23, 2016.

APPROVED BY:



Scott Hess, Secretary



Edward Pinchiff, Chair