# MINUTES

## HUNTINGTON BEACH PLANNING COMMISSION

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

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

**CALL PLANNING COMMISSION MEETING TO ORDER**

| | P | P | P | P | P | A | P |
|---|---|---|---|---|---|---|---|
| **ROLL CALL:** | *Dingwall,* | *Mandic,* | *Peterson,* | *Bixby,* | *Kalmick,* | *Franklin,* | *Pinchiff* |

Commissioner Franklin was absent.

**AGENDA APPROVAL**

**A MOTION WAS MADE BY PETERSON, SECONDED BY PINCHIFF, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF FEBRUARY 26, 2013, BY THE FOLLOWING VOTE:**

| | |
|---|---|
| **AYES:** | **Dingwall, Mandic, Peterson, Bixby, Kalmick, Pinchiff** |
| **NOES:** | **None** |
| **ABSENT:** | **Franklin** |
| **ABSTAIN:** | **None** |

**MOTION APPROVED**

**A. PROJECT REVIEW (FUTURE AGENDA ITEMS)**

**A-1. GENERAL PLAN AMENDMENT NO 12-001 (HOUSING ELEMENT)** – Jennifer Villasenor, Senior Planner

Jennifer Villasenor, Senior Planner, and Karen Warner, Karen Warner and Associates, gave a brief overview of the proposed project.

There was a brief discussion regarding calculation of average rental rates per income level.

There was a brief discussion regarding the repercussions of not meeting the RHNA requirements and the different approaches to meeting those requirements.

**B. STUDY SESSION ITEMS**

**B-1. 2013 PLANNING COMMISSION COMMITTEE ASSIGNMENTS** – Chair Bixby

Chair Bixby reviewed the Planning Commission committee assignments.

**B-2. CODE OF ETHICS (ANNUAL REVIEW AND ACKNOWLEDGEMENT)** – Chair Bixby

Chair Bixby reviewed the code of ethics of the Planning Commission.

## C. PUBLIC COMMENTS

Janis White, Chief Operating Office of the Regional Center of Orange County, spoke regarding study session Item No. A-1, citing concerns with potential impacts to the disabled persons currently living in the city.

Diane Adams, resident, spoke regarding study session Item No. A-1, asking the commission to consider the impacts to and the resources available for the disabled persons in the city.

Scott Owens, resident, spoke regarding study session Item No. A-1, asking the commission to consider rezoning to allow for managed homes for disabled persons in the city.

## D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – Jane James

Jane James, Acting Planning Manager, reported that there is one Late Communication item for Public Hearing Item No. B-1. She noted that staff would be recommending a continuance for Item No. B-2 at the applicant's request.

## E. PLANNING COMMISSION COMMITTEE REPORTS - NONE

## F. PLANNING COMMISSION COMMENTS - NONE

**6:30 P.M. – RECESS FOR DINNER**

**7:00 P.M. – COUNCIL CHAMBERS**

**CALL PLANNING COMMISSION MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE– Led by Commissioner Pinchiff**

| | P | P | P | P | P | A | P |
|---|---|---|---|---|---|---|---|
| **ROLL CALL:** | *Dingwall,* | *Mandic,* | *Peterson,* | *Bixby,* | *Kalmick,* | *Franklin,* | *Pinchiff* |

Commissioner Franklin was absent.

**AGENDA APPROVAL**

**A MOTION WAS MADE BY BIXBY, SECONDED BY PETERSON, TO MOVE ITEM NO. B-2 BEFORE ITEM NO. B-1, BY THE FOLLOWING VOTE:**

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

**MOTION APPROVED**

**THE MINUTES WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.**

## A. PUBLIC COMMENTS - NONE

## B. PUBLIC HEARING ITEMS

**B-1. CONDITIONAL USE PERMIT NO. 12-029 / VARIANCE NO. 13-001 (SURF CITY CHRISTIAN PRESCHOOL EXPANSION – CONTINUED FROM THE JANUARY 23, 2013 MEETING)** **Applicant:** Marcus Paris, DeRevere & Associates **Property Owner:** Surf City Christian Preschool **Request: CUP:** To permit (a) the expansion of an existing 2,800 sq. ft. preschool by constructing a new 2,800 sq. ft. building, an 18-space parking lot, and site improvements; and (b) approximately 60 linear ft. blockwall and gate measuring 6 ft. high in lieu of a maximum height of 3.5 ft. within five ft. of the front property line adjacent to Graham Place. **VAR:** To permit a 7 ft., 2 in. street side yard setback in lieu of a minimum of 10 ft. street side yard setback for the new preschool building. **Location:** 5432 Heil Avenue, 92649 (southwest corner of Graham Street and Heil Avenue) **Project Planner:** Jill Arabe

**STAFF RECOMMENDATION:** Motion to "Approve Conditional Use Permit No. 12-029 and Variance No. 13-001 with findings and suggested conditions of approval (Attachment No. 1)."

The Commission made the following disclosures:

- Commissioner Dingwall has visited the site.
- Commissioner Mandic has visited the site.
- Vice-Chair Peterson has visited the site.
- Chair Bixby has visited the site, drives by the site regularly, and spoke to staff regarding the block wall on the south side of the property.
- Commissioner Kalmick has visited the site and spoke with the applicant.
- Commissioner Pinchiff had no disclosures.

Jill Arabe, Associate Planner, gave the staff presentation and an overview of the project.

There was a brief discussion regarding potential traffic impacts of the request.

There was a brief discussion regarding the height of the existing block wall which measures six feet from inside the property.

**THE PUBLIC HEARING WAS OPENED.**

Dell H. DeRevere, architect, spoke in support of Item No. B-1 and indicated that he was available to answer any questions.

Scott Hardy, resident, spoke in opposition to Item No. B-1, citing the current traffic impacts of the current preschool and potential traffic and parking impacts for the proposed expansion. He expressed concern with the accuracy of the number of employees listed in the application. Mr. Hardy submitted a letter to the commission for the record.

Bridget Hardy, resident, spoke in opposition to Item No. B-1, citing potential traffic impacts, potential parking inadequacies, and potential impacts to neighboring residences.

Tami Hopkins, property/business owner, spoke in support of Item No. B-1. She noted that the school is currently licensed for 63 students and intends to request licensing for an additional 48 students. She indicated that the parking lot addition and relocation should alleviate most of the concerns expressed by Mr. and Mrs. Hardy.

There was a brief discussion regarding two evening events during the year.

Don Hopkins, property/business owner, spoke in support of Item No. B-1.

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

Vice-Chair Peterson confirmed with staff that the parking lot relocation should alleviate most of the traffic impacts along Graham Place.

There was a lengthy discussion regarding the landscaping on site and the locations of the proposed trees.

There was a lengthy discussion regarding traffic flow in and around the site and the potential parking impacts.

There was a brief discussion regarding the set back variance request. Mr. DeRevere indicated that a denial of the variance would not allow for useable office space on the site.

There was a brief discussion regarding sound attenuation. Staff indicated that the wall and street traffic noise would provide adequate sound attenuation for the use.

There was a brief discussion regarding relocating the most easterly tree along the north east corner of Heil Avenue and Graham Street and to increase trees proposed along the south property line. Mr. DeRevere expressed concern that this would place the playground entirely in shade all day.

**STRAW VOTE #1**
**A motion was made by Dingwall, seconded by Mandic, to move the most easterly tree along the north east corner of Heil Avenue and Graham Street to equidistance between the two westerly trees and to amend the six foot high wall along the south property line to be topped with a two foot extension.**

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|---|---|
| **AYES:** | **Dingwall, Mandic, Bixby, Pinchiff** |
| **NOES:** | **Peterson, Kalmick** |
| **ABSENT:** | **Franklin** |
| **ABSTAIN:** | **None** |

**MOTION APPROVED**

**A MOTION WAS MADE BY MANDIC, SECONDED BY PETERSON, TO DENY CONDITIONAL USE PERMIT NO. 12-029 AND VARIANCE NO. 13-001 WITH FINDINGS, BY THE FOLLOWING VOTE:**

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

**MOTION FAILED**

**A MOTION WAS MADE BY PINCHIFF, SECONDED BY MANDIC, TO CONTINUE CONDITIONAL USE PERMIT NO. 12.-029 AND VARIANCE NO. 13-001 TO THE MARCH 26, 2013 PLANNING COMMISSION MEETING, BY THE FOLLOWING VOTE:**

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

**MOTION APPROVED**

**B-2. APPEAL OF SITE PLAN REVIEW NO. 11-04/VARIANCE NO. 12-04. (CASA RINCON) Appellant/Applicant:** Sean Pate, CEO of The Pate Foundation, 575 Anton Blvd., Ste 1100, Costa Mesa, CA 92626 **Property Owner:** Morrie Golcheh, Progressive Real Estate, 10537 Santa Monica Blvd., Suite No. 350, Los Angeles, CA 90025 **Request: SPR:** To permit the construction of an approximately 10,900 square foot, four-story affordable housing apartment project with an overall height of 50 feet within the Town Center Neighborhood Segment of Beach & Edinger Corridors Specific Plan (SP 14). The project will consist of 24 affordable housing units containing 4 one-bedroom units (615 sq. ft./unit), 5 two-bedroom units (843 sq. ft./unit), 6 three-bedroom units (1,028 sq. ft./unit) and 9 four-bedroom units (1,224 sq. ft./unit) including a 693 square foot, two-story community recreation building with an overall height of 33 feet. **VAR:** To permit (a) 8 feet high perimeter privacy walls in lieu of a maximum height of 6 feet permitted; (b) a reduction in required public open space from a minimum 1,200 sq. ft. to 925 square feet; and (c) eliminate the private entry type requirement from the project design. **Location:** 18431 Beach Blvd., Huntington Beach, CA 92648 **Project Planner:** Rosemary Medel

**STAFF RECOMMENDATION:** Motion to "Deny Site Plan Review No. 11-004 and Variance No. 12-004 with suggested findings of denial (Attachment No. 1)."

The Commission made the following disclosures:

- Commissioner Dingwall has visited the site.
- Commissioner Mandic had no disclosures.
- Commissioner Peterson has visited the site.
- Chair Bixby has visited the site and drives by it regularly.
- Commissioner Kalmick has visited the site.
- Commissioner Pinchiff had no disclosures.

Jane James, Acting Planning Manager, stated that the applicant was requesting a continuance to the March 26, 2013 Planning Commission meeting.

**A MOTION WAS MADE BY PETERSON SECONDED BY KALMICK, TO CONTINUE SITE PLAN REVIEW NO. 11-004 AND VARIANCE NO. 12-004 TO THE MARCH 26, 2013 PLANNING COMMISSION MEETING, BY THE FOLLOWING VOTE:**

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|---|---|
| **AYES:** | **Dingwall, Mandic, Peterson, Bixby, Kalmick, Pinchiff** |
| **NOES:** | **None** |
| **ABSENT:** | **Franklin** |
| **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**
Jane James, Acting 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 Mandic noted that she recently attended the Farmer's Market at Peter's Landing and would recommend it.

**ADJOURNMENT: Adjourned at 8:50 PM to the next regularly scheduled meeting of Tuesday, March 12, 2013.**

APPROVED BY:

Scott Hess, Secretary

Mark Bixby, Chairperson