MINUTES
HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JANUARY 24, 2012
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

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

P P P P P A P

Commissioner Farley was absent.

AGENDA APPROVAL

A MOTION WAS MADE BY DELGLEIZE, SECONDED BY PETERSON, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF JANUARY 24, 2012, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

Commissioner Farley arrived at 5:20 PM.

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. TWELVE-MONTH REVIEW OF ENTITLEMENT PLAN AMENDMENT NO. 10-003 (PLAZA ALMERIA CARTS – AMENDMENT TO CONDITIONAL USE PERMIT NO. 00-15(R)) – Ethan Edwards, Associate Planner

Ethan Edwards, Associate Planner, gave a brief overview of the proposed project.

Vice-Chair Bixby asked staff if the total approved number of carts have been used. Mr. Edwards indicated that up to eight carts have been in use, not the approved ten.

There was a brief discussion regard the two conditions that have not been satisfied: submitted project plans and a new or amended license agreement. Staff indicated that they are in the process of obtaining those items from the applicant. Chair Mantini, Commissioner Shier Burnett, and Vice-Chair Bixby expressed concern that two conditions have not been met.

A MOTION WAS MADE BY MANTINI, SECONDED BY SHIER BURNETT, TO SCHEDULE A REVOCATION HEARING , BY THE FOLLOWING VOTE:

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

MOTION APPROVED

B. STUDY SESSION ITEMS

B-1. 2012 PLANNING COMMISSION COMMITTEE ASSIGNMENTS – Chair Mantini

Chair Mantini reviewed the Planning Commission committee assignments.

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

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

B-3. COMPENSATION FOR BOARDS AND COMMISSIONS (RESOLUTION NO. 3254) – Herb Fauland, Planning Manager

Herb Fauland, Planning Manager, gave a brief overview of the current compensation process, noting that the Community Services Commission voted to eliminate their compensation. There was a brief discussion regarding eliminating the compensation with the majority of the commission not in favor of the elimination. No action was taken.

C. PUBLIC COMMENTS – NONE

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Herb Fauland, Planning Manager, reviewed items for the public hearing portion of the meeting.

There was a brief discussion regarding combining the public hearings for Item Nos. B-2-a and B-2-b.

E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Farley and Commissioner Delgleize reported briefly on the Banning Bridge community meeting.

F. PLANNING COMMISSION COMMENTS

Commissioner Ryan asked for clarification on a Late Communication received for Item Nos. B-2-a and B-2-b. Mike Vigliotta, Deputy City Attorney, recommended that Commissioner Ryan ask his question during the public hearing portion of the meeting.

5:50 P.M – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE- Led by Commissioner Delgleize

P	P	P	P	P	P	P

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

AGENDA APPROVAL

A MOTION WAS MADE BY FARLEY, SECONDED BY RYAN TO APPROVE THE PLANNING COMMISSION AGENDA OF JANUARY 24, 2012, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

PRESENTATION OF PLANNING COMMISSION RESOLUTION NO. 1658 AND PLAQUE IN APPRECIATION TO OUTGOING CHAIRPERSON BARBARA DELGLEIZE – Chair Mantini

Chair Mantini presented Resolution No. 1658 and a plaque to Outgoing Chair Delgleize.

A. PUBLIC COMMENTS - NONE

B. PUBLIC HEARING ITEMS

B-1. CONDITIONAL USE PERMIT NO. 11-024/VARIANCE NO. 11-006 (HB WOMAN'S CLUB) Applicant: Michael C. Adams **Property Owner:** H.B. Woman's Club, c/o Jacqueline Judd **Request: CUP:** To permit the establishment of a club/lodge for the reconstruction of the former woman's clubhouse, originally built in 1916, that was destroyed by fire. **VAR:** To reconstruct the woman's clubhouse with (a) 4 parking spaces in lieu of a minimum of 73 spaces, (b) 55% lot coverage in lieu of the maximum 50%, (c) 20 ft. turnaround radius in lieu of 25 ft. **Location:** 420 10th Street, 92648 (east side of 10th Street, between Orange Avenue and Pecan Avenue) **Project Planner:** Jill Arabe

STAFF RECOMMENDATION: Motion to: "Approve Conditional Use Permit No. 11-024 and Variance No. 11-006 with suggested findings and suggested conditions of approval (Attachment No. 1)"

The Commission made the following disclosures:

- Commissioner Shier Burnett has visited the site and attended the study session.
- Commissioner Peterson has visited the site and attended the study session.
- Vice Chair Bixby has visited the site, attended the study session, and spoken with Mike Adams.
- Chair Mantini has visited the site and attended the Study Session.
- Commissioner Delgleize has visited the site, attended the study session, spoken with Rosemary Trout, and spoken with Mike Adams.

- Commissioner Farley has attended the study session, spoken with Gloria Alvarez, Ian Kramer, and Mike Adams.
- Commissioner Ryan has spoken with Mike Adams, attended the study session, and visited the site.

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

Commissioner Farley asked staff if the zoning requires that the proposed clubhouse be beneficial to neighboring residents. Ms. Arabe indicated that the conditional use permit process requires that the use be compatible with the neighborhood, but does not specify that it be of use to neighboring residents.

THE PUBLIC HEARING WAS OPENED.

Jacqueline Judd, Women's Club of Huntington Beach, spoke in support of Item No. B-1. She noted that the original clubhouse was destroyed by a fire and that the club is only seeking to rebuild that facility.

Rosemary Trout, Women's Club of Huntington Beach, spoke in support of Item No. B-1. She noted that the Women's Club has owned the lot since 1916 and that the club would like to rebuild their facility. She stated that she has given her contact information to neighboring residents so that she may be contacted if there are issues with renters at the clubhouse.

Gina Rose Fedak, Women's Club of Huntington Beach, spoke in support of Item No. B-1. She noted that the parking, noise, and public nuisance impacts mentioned by neighboring residents are due in part to the overflow from Main Street and should not be solely blamed on the clubhouse.

Peter Haddad, architect, spoke in support of Item No. B-1. He noted the design is intended to be compatible with the neighborhood and the building improvements should limit noise impacts.

Mike Orr, resident, spoke in support of Item No. B-1. He stated that the Women's Club have been accessible when there are issues with the clubhouse rentals and have been good neighbors.

Janice Hopkins, resident, spoke in opposition to Item No. B-1 citing concerns with potential noise, parking, and public nuisance impacts.

Jeanette Seeman, resident, spoke in opposition to Item No. B-1 citing concerns with potential noise, parking, and public nuisance impacts.

John Janis, resident, spoke regarding Item No. B-1, seeking additional information regarding the events held at the clubhouse and the maximum occupancy.

Mary Koch, resident, spoke in opposition to Item No. B-1 citing concerns with potential noise, parking, and public nuisance impacts.

Carole Ann Wall, Women's Club of Huntington Beach, spoke in support of Item No. B-1. She submitted a signed petition in support of the project for the record.

Peggy Freeman, Women's Club of Huntington Beach, spoke in support of Item No. B-1.

Nesip Tarcan, resident, spoke in opposition to Item No. B-1 (with 4 minutes donated by Beverly Nitti) citing concerns with potential noise and parking impacts, as well as potential impacts to the property values. He noted that the property is zoned for residential uses and does not feel this project is compatible.

John Koch, resident, spoke in opposition to Item No. B-1 (with 4 minutes each donated by Carolyn Addison and Philip Manasse) citing concerns with potential parking, noise, and public nuisance impacts. He expressed concern that there will be an increase in rentals to pay for the project and the additional property tax.

Robert Gibson, resident, spoke in opposition to Item No. B-1 (with 4 minutes each donated by Margo Cormier and Karen Dona) citing concerns with potential parking, noise, and public nuisance impacts. He objected to the variances requested, noting that other homes in the neighborhood were not granted variances.

Mike Adams, applicant representiative, spoke in support of Item No. B-1 noting that the need for on-street parking is not unique to the property. He suggested that the commission require a six-month review to confirm that the Women's Club is adhering to the conditions of approval and not negatively impacting the neighborhood.

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

There was a brief discussion regarding the historical landmark status of the original structure.

Commissioner Farley asked staff if events with live bands are controlled through an entertainment permit. Ms. Arabe indicated that live bands are not permitted in residential areas and she noted that any events at the clubhouse would be restricted through the noise ordinance.

There was a brief discussion regarding the title of the property and the previous events held at the site.

Commissioner Shier Burnett asked staff regarding the process to trigger a revocation. Herb Fauland, Planning Manager, briefly reviewed the process.

Commissioner Farley expressed concern with the events held previously at the site and suggested limiting the clubhouse to club events only and no rentals. Chair Mantini noted that she felt this would be overly restrictive. There was a lengthy discussion regarding limiting the scope of events that can be held at the facility.

STRAW VOTE #1

A motion was made by Mantini, seconded by Delgleize, to approve suggested Condition Nos. 1a-1d as written.

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

MOTION APPROVED

There was a brief discussion regarding limiting the hours of operation. Mr. Adams requested continuing the request to the next Planning Commission meeting.

A MOTION WAS MADE BY FARLEY, SECONDED BY DELGLEIZE, TO CONTINUE CONDITIONAL USE PERMIT NO. 11-024/VARIANCE NO. 11-006 TO THE FEBRUARY 28, 2012, PLANNING COMMISSION MEETING, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

B-2-a. **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (EIR) NO. 07-002 (HUNTINGTON BEACH SENIOR CENTER) Applicant/Property Owner:** City of Huntington Beach **Request: Subsequent EIR No. 07-002:** analyzes the potential adverse environmental impacts associated with the senior center project in accordance with the California Environmental Quality Act (CEQA). **Location:** 18041 Goldenwest Street, Huntington Beach, CA 92648 (5-acre site southwest of the intersection of Goldenwest Street and Talbert Avenue) **Project Planner:** Jennifer Villasenor

STAFF RECOMMENDATION: Motion to: "Certify Subsequent Environmental Impact Report No. 07-002 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1659 (Attachment No. 1)."

B-2-b. **GENERAL PLAN AMENDMENT NO. 11-004/ CONDITIONAL USE PERMIT NO. 07-039(R) (HUNTINGTON BEACH SENIOR CENTER) Applicant/Property Owner:** City of Huntington Beach **Request: GPA No. 11-004** involves incorporating the Central Park Master Plan into the Recreation and Community Services Element of the General Plan and updating the Central Park Master Plan of Uses to change the 5-acre senior center site from a low intensity to high intensity recreation area. **CUP No. 07-039(R)** represents a request to construct and operate up to a 45,000 square foot one-story senior recreation facility on a site with a grade difference greater than 3 feet. The 5-acre project site is located within the 343-acre Huntington Central Park and generally located southwest of the intersection of Goldenwest Street and Talbert Avenue, between the disc golf course, which is at a higher elevation, and the Shipley Nature

Center. The senior center site would comprise up to a 45,000 square foot senior center facility, a 227-space parking lot with spaces for City vehicles and shuttle buses, and an outdoor open space area. EIR No. 07-002 and CUP No. 07-039 were initially approved by the City Council in 2008, but subsequent legal challenges invalidated the approvals necessitating a new approval process. General Plan Amendment No. 11-004 is necessary to comply with the court ruling on the previous senior center CUP and EIR approvals. No changes to the previously approved facility are proposed with respect to site layout, floor plan or architectural design. **Location:** 18041 Goldenwest Street, Huntington Beach, CA 92648 (5-acre site southwest of the intersection of Goldenwest Street and Talbert Avenue) **Project Planner:** Jennifer Villasenor

STAFF RECOMMENDATION:

Motion to:

A. "Approve General Plan Amendment No. 11-004 by approving the draft City Council Resolution No. ____ (Attachment No. 1) and forward to the City Council for adoption;"

B. "Approve Conditional Use Permit No. 07-039(R) with findings and suggested conditions of approval (Attachment No. 2)."

C. "Approve CEQA Statement of Findings of Fact with a Statement of Overriding Considerations (Attachment No. 3)."

The Commission made the following disclosures:

- Commissioner Shier Burnett has visited the site, was on the planning commission during previous entitlements, and attended the study session.
- Commissioner Peterson has visited the site and attended the study session.
- Vice Chair Bixby has visited the primary site, has visited alternate sites, spoken with staff, Tim Geddes, Larry Geisner, and Robert Schwarz.
- Chair Mantini has visited the site, attended the Study Session,and was on Planning Commission during a previous entitlement.
- Commissioner Delgleize has visited the site, attended the study session, attended town hall meetings, spoken with members of the public, and was on Planning Commission during a previous entitlement.
- Commissioner Farley has visited the site, attended the study session, attended town hall meetings, and was on Planning Commission during a previous entitlement.
- Commissioner Ryan has visited the site, attended the study session, and spoken to members of the publc.

Jennifer Villasenor , Senior Planner, gave the staff presentation and an overview of the project.

There was a brief discussion regarding the process of determining the environmentally superior alternative.

There was a brief discussion regarding the locations and total area for raptor foraging habitat.

Commissioner Ryan asked staff to review the process for Measure T approval. Ms. Villasenor briefly reviewed the approval process and the appeal process for the project.

THE PUBLIC HEARING WAS OPENED.

Ralph Bauer, resident, spoke in support of Item No. B-2 citing concerns that the existing facility is inadequate and that the project site was approved through a vote of the people. Mr. Bauer noted that he believes Vice-Chair Bixby was involved in the lawsuit against the project and questioned his impartiality.

Asele Rouchleau, resident, spoke in support of Item No. B-2. She stated that she felt the potential traffic impacts would be no greater than the current traffic impacts for the Shipley Nature Center.

Robert Schwarz, resident, spoke in opposition to Item No. B-2 citing concerns with data used in the EIR.

Mindy White, resident, spoke in opposition to Item No. B-2 (with 4 minutes donated by Mary Jo Baretich) citing concerns with the scope and size of the project, the impacts to existing park land, as well as concerns that the alternative sites were not properly analyzed.

Mike Sloane, resident, spoke in opposition to Item No. B-2 citing concerns with the size of the project and the potential noise impacts. He requested that the city consider a smaller project, with no rental facilities included.

Dave Sullivan, resident, spoke in support of Item No. B-2. He noted that the nearest residence is 800 feet away and would not be greatly impacted. He noted that the project was approved by a majority of the people through an election.

Tim Imhoff, resident, spoke in opposition to Item No. B-2 citing concerns with potential noise and light pollution impacts. He requested that the hours of operation comply with the hours of operation of Central Park with any use to end at 10:00 PM.

Robert Franklin, resident, spoke in opposition to Item No. B-2 citing concerns that the EIR has not adequately analyzed the alternate sites and the impacts of the loss of open space.

Mark Allen, resident, spoke in opposition to Item No. B-2 citing concerns with potential loss of passive open space. He stated that he felt the vote should have come after the public has been apprised of all the environmental impacts.

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

Vice-Chair Bixby stated that he has serious concerns with the EIR, notably in regarding raptor habitat mitigation, lack of specifics on enhancement sites, and lack of monitoring provisions for mitigation. Vice-Chair Bixby also expressed concern regarding allocating Quimby fees to this project and impacts associated with that.

Commissioner Farley stated that he appreciated the public testimony and that he is concerned with the loss of parkland and he did not feel that the EIR did not include a complete analysis of this impact. He stated that he appreciated staff's work on the project but could not vote in support of the project.

Commissioner Delgleize stated that she disagreed with Vice-Chair Bixby and Commissioner Farley.

A MOTION WAS MADE BY DELGLEIZE, SECONDED BY RYAN, TO CERTIFY SUBSEQUENT ENVIRONMENTAL IMPACT REPORT NO. 07-002 AS ADEQUATE AND COMPLETE IN ACCORDANCE WITH CEQA REQUIREMENTS BY APPROVING RESOLUTION NO. 1659, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

Commissioner Farley stated that he has consistently voted to preserve and protect open space and cannot support this item. He stated that there are alternative sites that would be more appropriate.

Vice-Chair Bixby echoed Commissioner Farley's comments.

Commissioner Shier Burnett indicated that she is agreement with Vice-Chair Bixby and Commissioner Farley. She stated that she did not support altering the General Plan to remove open space.

Commissioner Delgleize stated that she viewed this project as an opportunity to bring the community together and use the space for the community.

Commissioner Ryan concurred with Commissioner Delgleize.

Chair Mantini stated that she felt this project would enhance an underused section of Central Park and she would be voting in favor of this item.

A MOTION WAS MADE BY RYAN, SECONDED BY PETERSON, TO APPROVE GENERAL PLAN AMENDMENT NO. 11-004 BY APPROVING THE DRAFT CITY COUNCIL RESOLUTION AND FORWARD TO THE CITY COUNCIL FOR ADOPTION; APPROVE CONDITIONAL USE PERMIT NO. 07-039(R) WITH SUGGESTED FINDINGS AND SUGGESTED CONDITIONS OF APPROVAL AND APPROVE CEQA STATEMENT OF FINDINGS OF FACT WITH A STATEMENT OF OVERRIDING CONSIDERATION, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 07-039R:

1. Conditional Use Permit No. 07-039R to permit the construction and operation of up to a 45,000 square foot senior recreation facility 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. A SEIR that analyzed the project's potential to generate detrimental impacts on people and surrounding properties was prepared and concluded that, with mitigation, there are no significant project specific impacts. In addition, being that the project is located in Central Park, the closest adjacent residences are located approximately 800 feet west of the project site. One significant cumulative impact to aesthetics was identified in the SEIR and as such, a Statement of Overriding Considerations, which discusses the benefits of the project in relation to the cumulative impact, is required for approval of the project.

2. Conditional Use Permit No. 07-039R will be compatible with surrounding uses because it is consistent with the applicable General Plan Land Use and Zoning land use designations for the site. Although the proposed project will result in the development of a new senior center on existing open space, the project will be compatible with the established recreational land use pattern in the area, specifically existing community facilities such as the Central Library and Sports Complex adjacent to the proposed project site. Within this context, the proposed project is compatible with the surrounding parkland and is a permitted use within the General Plan and Zoning land use designations. The proposed project would add a senior recreation facility on land currently designated for recreational uses consistent with the revised Central Park Master Plan adopted as part of General Plan Amendment No. 11-004. The project will not result in a loss of parkland resulting in a deficiency Citywide.

   The proposed building features a design with architectural features that minimize the visual bulk and mass of the buildings and provides for compatibility with the surrounding parkland. The project complies with all of the requirements for development in the OS-PR zoning district and provides an adequate number of parking spaces. To integrate the project with the natural setting of the Shipley Nature Center and existing passive parkland west of the project site, substantial landscaping is proposed throughout the site, including surrounding the entire perimeter of the project site.

3. Conditional Use Permit No. 07-039R 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, including the Open Space – Parks & Recreation zone permitted uses and minimum setbacks. Parking requirements are determined by the conditional use permit and are specific to the requested use. A sufficient number of parking spaces is provided for the project based on surveys of similar projects.

4. The granting of Conditional Use Permit No. 07-039R will not adversely affect the General Plan. It is consistent with the Land Use Element designation of OS-P (Open Space - Parks) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:
   Air Quality Element

   Policy AQ 1.8.3: Encourage developers to maintain the natural topography, to the maximum extent possible, and limit the amount of land clearing, blasting, grading, and ground excavation operations needed for development.

The proposed project anticipates a balanced site with minor cut and fill operations during construction.

Policy AQ 1.10.1: Continue to require the utilization and installation of energy conservation features in all new construction.

As with all new buildings, the proposed project will be required to comply with the energy conservation standards of Title 24, which would ensure that there would be no wasteful or unnecessary use of energy. In addition, the project is pursuing sustainable design elements similar to those utilized in the development of Leadership in Energy and Environmental Design (LEED) buildings.

Circulation Element

Goal CE 2: Provide a circulation system which supports existing, approved and planned land uses throughout the City while maintaining a desired level of service on all streets and at all intersections.

Objective CE 3.2: Encourage new development that promotes and expands the use of transit services.

Policy CE 6.1.6: Maintain existing pedestrian facilities and require new development to provide pedestrian walkways and bicycle routes between developments, schools, and public facilities.

Policy CE 6.1.7: Require new development to provide accessible facilities to the elderly and disabled.

Policy CE 7.1.7: Continue to construct landscaped medians in existing major and primary arterial streets and continue to require the construction of landscaped medians in new developments.

The proposed senior center project will be required to comply with the requirements of the ADA. The proposed project will also provide ADA access to the site via a pedestrian path north of the access driveway. The project includes parking spaces and a drop-off area for shuttle vehicles to provide senior transit services to and from the facility. The proposed project includes construction of a planned access driveway at the intersection of Goldenwest Street and Talbert Avenue. The new access driveway includes modifying the existing traffic signal at the intersection and a proposed landscaped median. Finally, the proposed project would not contribute to a reduction in the level of service of surrounding streets and intersections resulting in a deficient circulation system.

Environmental Hazards Element

Policy EH 4.1.1: During major redevelopment or initial construction, require specific measures to be taken by developers, builders, or property owners in flood prone areas, to prevent or reduce damage from flood hazards and the risks upon human safety.

Although the site is partially located in Flood Zone A, the project site is already a minimum of 4 feet higher than the base flood elevation at its lowest point. A flood elevation certificate will be required for the proposed project.

Growth Management Element

Goal GM 2: Ensure that adequate transportation and public facilities and public services are provided for existing and future residents of the City.

The proposed project would provide a public facility to serve the expanding senior population in the City and be large enough to accommodate future demand. The proposed project does not result in any significant traffic impacts and adequate public facilities and services are available to serve the development.

Hazardous Materials Element

Policy HM 1.2.3: Support land use or developments adjacent to or within close proximity of sensitive uses, which do not utilize, store, handle, or contain hazardous materials and/or waste, and which would create an unsafe, unhealthy, or hazardous condition for adjacent uses.

Construction and operation of the proposed senior center would not include the use of large quantities of hazardous materials, and any commonly used hazardous materials would be used and stored in accordance with applicable regulations. Implementation of the proposed project would not create an unsafe or hazardous condition for adjacent uses.

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 re-used, and renovated buildings.

Policy LU 4.2.4: Require that all development be designed to provide adequate space for access, parking, supporting functions, open space and other pertinent elements.

Policy LU 4.2.5: Require that all commercial, industrial and public development incorporate appropriate design elements to facilitate access and use as required by State and Federal Laws such as the Americans with Disabilities Act (ADA).

The proposed project will be constructed in accordance with existing laws and regulations, including the California Building Code, the Huntington Beach Municipal Code and any applicable State and federal law requirements such as ADA. In addition, the project is proposed to be in conformance with the Huntington Beach Zoning and Subdivision Ordinance and is not seeking any variances to deviate from the code requirements. Adequate access to and from the project site will be provided through the entrance at the Goldenwest Street/Talbert Avenue intersection. Sufficient parking will be provided on site for the senior center use and a recommended condition of approval would ensure that ADA parking spaces would exceed the minimum required. The site also maximizes open space through the provision of outdoor amenities such as a patio, a garden and a fountain courtyard area with over an acre of landscaped area.

Recreation and Community Services Element

Policy RCS 1.1.1: Provide leisure opportunities through programs and activities that serve the general population as well as the specialized needs of the disabled, children and elderly.

Policy RCS 2.1.1: Maintain the current park per capita ratio of 5.0 acres per 1,000 persons, which includes the beach in the calculation.

Policy RCS 3.1.2: Provide a variety of amenities within recreation areas in order to accommodate persons with different interests.

Policy RCS 3.1.7: Design recreational facilities to the accessibility requirements as specified in State and Federal laws such as the Americana with Disabilities Act (ADA) standards for accessibility.

The proposed project is a senior recreation facility proposed to be developed in accordance with ADA standards. In addition, the project would provide accessible parking spaces exceeding ADA requirements. The senior center and associated amenities will provide the City with expanded recreational resources for a diverse senior population large enough to meet existing and future demand. The senior center will be accessible to all residents of the City of Huntington Beach and provide a needed community facility for the entire City.

Although the proposed General Plan Amendment would re-designate the project site from a low intensity recreation area to a high intensity recreation area on the Central Park Master Plan, the project site would not result in a reduction in City parkland and the City's established "park per capita" ratio would be maintained in accordance with Policy RCS 2.1.1.

Urban Design Element

Goal UD 1: Enhance the visual image of the City of Huntington Beach.

The proposed project features an architectural design that will blend, to the extent possible, with the park setting of the surrounding area. Materials include an abundance of wood, glass, stone and stucco. The design also incorporates a variety of forms, wall planes, roof lines, offsets, exterior finish materials and decorative architectural elements such as a wood trellis patio and an outdoor fountain courtyard area. The proposed landscaping includes meadow grasses and native and non-native drought tolerant plants that are compatible with the landscaped areas of the passive park west of the project site, Shipley Nature Center to the north, and the Sports Complex to the east across Goldenwest Street.

Utilities Element

Objective U 1.2: Ensure that existing and new development does not degrade the City's surface waters and groundwater basins.

Objective U 1.3: Minimize water consumption rates through site design, use of efficient systems, and other techniques.

Policy U 1.3.2: Continue to require the incorporation of water conservation features in the design of all new and existing uses such as the use of native plants, low flow toilets and water efficient appliances.

Policy U 3.3.2: Where feasible, utilize natural overland flows, open channels, and swale routings as preferred alignments for components of drainage systems.

Policy U 3.3.3: Require that new developments employ the most efficient drainage technology to control drainage and minimize damage to environmental sensitive areas.

The proposed project includes bioswales and vegetated buffer areas to treat runoff from the proposed project's impervious areas. Implementation of BMPs and the project's directing of stormwater flows through the park and Huntington Lake will ensure that project implementation would not adversely impact sensitive environments such as the Shipley

Nature Center. Additionally, the project would comply with the City's Municipal Code to reduce water consumption and stormwater runoff. A final Water Quality Management Plan is required to be submitted for review and approval by the Department of Public Works prior to grading permit issuance. Finally, the project will incorporate sustainable site development strategies and utilize water savings features to ensure compliance with City policies to maximize water conservation efforts.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT 07-039R:

1. The project plans received and dated October 17, 2007 shall be the conceptually approved design with the following modifications.
   a. The gate located at the terminus of the access driveway shall be relocated to the south edge of the reconfigured "T" intersection.
   b. The number of ADA parking spaces shall be increased to 20. Once the facility is operational, the number of ADA spaces may be revised as determined necessary by the Community Services Department.
2. The project shall strive to achieve LEED certification. A variety of sustainable features shall be used and 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).
3. Prior to submittal for plan check, the final project design and landscape plans shall be consistent with those approved by the City Council on August 17, 2009. The final landscape plans shall incorporate a variety of tree, shrub and grass species that are currently planted at adjacent uses, including the Sports Complex, Shipley Nature Center and the passive park west of the project site. Meadow grasses shall be planted in the northwest corner of the project site and include species that occur at Shipley Nature Center consistent with the August 17, 2009 City Council approved plan. If the final plans substantially change from the August 17, 2009 Council approved plans, as determined by the Director of Planning and Building, the final project design and landscape plans shall require further review by the Design Review Board and approval by the Planning Commission at a non-public hearing.
4. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Department.
5. A public art element, approved by the Design Review Board, Director of Planning, and Director of Huntington Beach Art Center, shall be depicted on the plans. Public Art shall be innovative, original, and of artistic excellence; appropriate to the design of the project; and reflective of the community's cultural identity (ecology, history, or society).
6. The project shall comply with all mitigation measures adopted in conjunction with Subsequent Environmental Impact Report No. 07-002.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

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

C. CONSENT CALENDAR – NONE

D. NON-PUBLIC HEARING ITEMS – NONE

E. PLANNING ITEMS

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

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

E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING
Herb Fauland, Planning Manager– reported on the items for the next Planning Commission Meeting.

F. PLANNING COMMISSION ITEMS

F-1. PLANNING COMMISSION REQUEST ITEMS – NONE

F-2. PLANNING COMMISSION COMMENTS

Commissioner Bixby stated that he was looking forward to the small break between meetings.

ADJOURNMENT: Adjourned at 10:42 PM to the next regularly scheduled meeting of Tuesday, February 14, 2012.

APPROVED BY:

Scott Hess, Secretary

Janis Mantini, Chairperson