



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JANUARY 26, 2016

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 P P

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

AGENDA APPROVAL

A MOTION WAS MADE BY BRENDEN, SECONDED BY KALMICK, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF JANUARY 26, 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)

CHAIR PINCHIFF RECUSED HIMSELF FROM STUDY SESSION ITEM NO. A-1 DUE TO THE PROXIMITY OF HIS RESIDENCE TO THE BEACH AND EDINGER CORRIDORS SPECIFIC PLAN AND LEFT THE ROOM.

A-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. **Location:** Citywide **City Contact:** Jennifer Villasenor, Planning Manager

The Commission made the following disclosures:

- Commissioner Crowe had no disclosures.
- Commissioner Kalmick attended the study sessions, visited the sites, and spoke with staff.
- Vice-Chair Semeta attended the study sessions, visited the sites, and spoke with other commissioners.
- Commissioner Mandic visited the sites, and spoke with staff, members of the community and fellow commissioners. She noted that she would be recusing herself from any action on Site G.
- Commissioner Brenden attended the study sessions, visited the sites, and spoke with Commissioner Mandic and Chair Pinchiff.
- Commissioner Hoskinson attended the study sessions, visited the sites, and spoke with Vice-Chair Semeta and Chair Pinchiff.

Jennifer Villasenor, Planning Manager, gave a brief overview of the proposed project.

At Commissioner Kalmick's request, Ms. Villasenor reviewed the rezoning process and timeline for the proposed sites. There was also a brief discussion regarding the current zoning for each site. Commissioner Kalmick inquired if the Beach Edinger Corridors Specific Plan (BECSP) MAND was increased from 2100 units to 2310 units if the BECSP would be in compliance with the Housing Element.

A MOTION WAS MADE BY SEMETA TO MOVE STUDY SESSION ITEM NO. C AFTER STUDY SESSION ITEM NO. A-1.

MOTION APPROVED THROUGH ACCLAMATION.

THE MINUTES WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER.

CHAIR PINCHIFF RETURNED TO THE ROOM.

B. STUDY SESSION ITEMS – NONE

B-1. 2016 PLANNING COMMISSION COMMITTEE ASSIGNMENTS – Chair Pinchiff

Chair Pinchiff reviewed the Planning Commission committee assignments.

B-2. CODE OF ETHICS (ANNUAL REVIEW AND ACKNOWLEDGEMENT) – Paul D'Alessandro, Assistant City Attorney

Paul D'Alessandro, Assistant City Attorney, gave an overview of the City of Huntington Beach Code of Ethics.

C. PUBLIC COMMENTS

John Gustafson, Gustafson Brothers, spoke in opposition to Study Session Item No. A-1, citing concerns with sites A, B, and C. He noted that rezoning those sites to residential would adversely impact his ability to utilize his neighboring industrial site and that the

potential rezoning would be incompatible with existing uses. Mr. Gustafson distributed a list he created of preferred potential sites for rezoning.

Sally Adam, resident, spoke in opposition to Study Session Item No. A-1, citing potential impacts to adjacent residents of sites A, B, and C. She stated that she was in agreement with Mr. Gustafson's comments and had concerns with the potential traffic impacts of a residential development at sites A, B, and C.

Rex Leman, resident, spoke in opposition to Study Session Item No. A-1, citing potential negative impacts of sites A, B, and C, including lowering property values for neighboring residents.

Isabelle Karsh, resident, spoke in opposition to Study Session Item No. A-1, citing potential negative impacts of sites A, B, and C. She stated that rezoning would be incompatible with the adjacent community, would have a detrimental impact to adjacent property values, and would have negative noise and traffic impacts.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Jane James, Planning Manager, reported that staff would be recommending a continuance for Public Hearing Item No. B-1.

E. PLANNING COMMISSION COMMITTEE REPORTS

Commissioner Kalmick reported on the recent meetings of the Environmental Board, which included tours of the Orange County Sanitation District and the Huntington Beach Wetlands Conservancy.

F. PLANNING COMMISSION COMMENTS - NONE

6:16 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Vice-Chair Semeta

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

AGENDA APPROVAL

A MOTION WAS MADE BY BRENDEN, SECONDED BY MANDIC, TO APPROVE THE PLANNING COMMISSION AGENDA OF JANUARY 26, 2016, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. PUBLIC COMMENTS – NONE

B. PUBLIC HEARING ITEMS

CHAIR PINCHIFF RECUSED HIMSELF FROM ITEM NO. B-1 DUE TO THE PROXIMITY OF HIS RESIDENCE TO THE BEACH AND EDINGER CORRIDORS SPECIFIC PLAN AND LEFT THE ROOM.

B-1. GENERAL PLAN AMENDMENT NO. 15-001 (HOUSING ELEMENT AMENDMENT) – continued from the November 24, 2015 meeting 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. **Location:** Citywide **City Contact:** Jennifer Villasenor, Planning Manager

STAFF RECOMMENDATION: Motion to: "Continue General Plan Amendment No. 15-001 to the February 9, 2016 Planning Commission meeting."

Jennifer Villasenor, Planning Manager, stated that the May 2015 amendments to the Beach Edinger Corridors Specific Plan were recently voided through litigation. Ms. Villasenor stated that staff recommended a continuance to the February 9, 2016 to allow the California Housing and Community Development Department to complete their review of the revised Housing Element.

A MOTION WAS MADE BY KALMICK, SECONDED BY BRENDEN, TO CONTINUE GENERAL PLAN AMENDMENT NO. 15-001 TO THE FEBRUARY 9, 2016 PLANNING COMMISSION MEETING, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

CHAIR PINCHIFF RETURNED TO THE ROOM.

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, 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 noted that he recently traveled to Italy and that the experience gave him a greater appreciation for Huntington Beach.

ADJOURNMENT: Adjourned at 7:12 PM to the next regularly scheduled meeting of Tuesday, November 24 2015.

APPROVED BY:



Scott Hess, Secretary



Edward Pinchiff, Chair