



# MINUTES

## HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MARCH 22, 2016

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

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

CANCELLED – NO STUDY SESSION

7:00 P.M. – COUNCIL CHAMBERS

### CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Mandic

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 BRENDEN, TO APPROVE THE PLANNING COMMISSION AGENDA OF MARCH 22, 2016, BY THE FOLLOWING VOTE:

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

NOES: None

ABSENT: None

ABSTAIN: None

### MOTION APPROVED

A. PUBLIC COMMENTS – NONE

B. PUBLIC HEARING ITEMS

COMMISSIONER MANDIC RECUSED HERSELF FROM ITEM NO. B-1, DUE TO A POTENTIAL CONFLICT OF INTEREST, AND LEFT THE ROOM.

B-1. CONDITIONAL USE PERMIT NO. 16-002 (PIE NATION BEER AND WINE)

**Applicant:** Richard Yun **Property Owner:** Bijan Sassounian **Request:** To permit the sale, service, and consumption of beer and wine (ABC Type 41 License) within an approved approximately 1,636 sq. ft. vacant restaurant space. **Location:** 21210 Beach Boulevard, 92648 (southeast corner at Atlanta Ave. – Beach Promenade) **Environmental Status:** The project is categorically exempt pursuant to Section 15301, Class 1 of the California Environmental Quality Act. **City Contact:** Ethan Edwards, Associate Planner

**STAFF RECOMMENDATION:** Motion to: “Approve Conditional Use Permit No. 16-002 with suggested findings and conditions of approval (Attachment No. 1)”

The Commission made the following disclosures:

- Commissioner Crowe visited the site.
- Commissioner Kalmick visited the site and spoke with staff.
- Vice-Chair Semeta visited the site.
- Chair Pinchiff visited the site.
- Commissioner Brenden visited the site and spoke with the property owner, applicant, and staff.
- Commissioner Hoskinson visited the site.

Ethan Edwards, Associate Planner, gave the staff presentation and an overview of the project.

**THE PUBLIC HEARING WAS OPENED.**

Charles Yun, representative for the applicant, spoke in support of Item No. B-1, noting that the applicant will be changing the closing time to 12:00 AM.

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

Commissioner Kalmick recommended adding a condition requiring the rear door to remain closed during business hours, excluding the required emergency access.

**A MOTION WAS MADE BY KALMICK, SECONDED BY BRENDEN, TO APPROVE CONDITIONAL USE PERMIT NO. 16-002 WITH SUGGESTED FINDINGS AND MODIFIED CONDITIONS OF APPROVAL AMENDING CONDITION NO. 2.A. TO LIMIT THE OPERATING HOURS TO BETWEEN 8:00 AM AND 12:00 AM AND ADDING A CONDITION REQUIRING THE REAR DOOR TO BE CLOSED DURING OPERATING HOURS, BY THE FOLLOWING VOTE:**

**AYES: Crowe, Semeta, Pinchiff, Kalmick, Brenden, Hoskinson**  
**NOES: None**  
**ABSTAIN: Mandic**  
**ABSENT: 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 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. 16-002:**

1. Conditional Use Permit No. 16-002 to permit the sale, service, and consumption of beer and wine (ABC Type 41 License) within an approved approximately 1,636 sq. ft. vacant

restaurant space at an existing multi-tenant commercial center in the BECSP zoning designation 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 use is located within an existing multi-tenant commercial center with other similar commercial uses. The service of beer and wine will benefit and serve the other uses in the center and residential uses in the vicinity. The restaurant is not anticipated to generate additional noise, traffic, or other impacts above existing conditions. The BECSP and General Plan land use designation anticipated restaurant uses with alcohol service, sale and consumption in this area. The request for alcohol is ancillary to the primary restaurant use and will serve to augment the overall dining experience. Furthermore, the consumption of alcoholic beverages will be contained within the building's interior only and will not generate detrimental impacts onto surrounding properties.

2. The request to permit the sale, service, and consumption of beer and wine (ABC Type 41 License) within an approved approximately 1,636 sq. ft. vacant restaurant space at an existing multi-tenant commercial center will be compatible with surrounding residential and commercial uses because the project is located within an existing mixed-use center. 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 and operation to assure that any potential impacts to the surrounding properties are minimized.
3. The request to permit the sale, service, and consumption of beer and wine (ABC Type 41 License) within an approved approximately 1,636 sq. ft. vacant restaurant space at an existing multi-tenant commercial center will comply with the Neighborhood Center segment of the BECSP, and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The BECSP allows eating and drinking establishments with alcohol service subject to approval of a conditional use permit. The BECSP and General Plan land use designation anticipated restaurant uses with alcohol service, sale and consumption in this area. The request for alcohol is ancillary to the primary restaurant use and will serve to augment the overall dining experience. The proposed use will comply with all building occupancy/exiting requirements.
4. The General Plan Land Use Map designation on the subject property is currently M-sp-d (Mixed Use – Specific Plan Overlay – Design Overlay). The request to permit the sale, service, and consumption of beer and wine (ABC Type 41 License) within an approved approximately 1,636 sq. ft. vacant restaurant space at an existing multi-tenant commercial center is consistent with the General Plan land use designation of Mixed Use and the objective and policies of the City's General Plan as follows:

A. Land Use Element

Objective LU 10.1: Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach's recreational resources.

Policy LU 10.1.8: Require that entertainment, drinking establishments, and other similar uses provide adequate physical and safety measures to prevent negative impacts on adjacent properties.

The proposed conditional use permit to permit the sale, service, and consumption of beer and wine (ABC Type 41 License) within an approved approximately 1,636 sq. ft.

vacant restaurant space at an existing multi-tenant commercial center within the BECSP designation is consistent with Building Use Regulations and is compatible with the surrounding mix of uses. The proposed conditional use permit will provide for the business needs of a successful restaurant establishment by permitting the sale of alcoholic beverages in a safe manner for customers and residents of the surrounding area.

B. Economic Development Element

Policy ED 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market place.

The project is located along a major corridor of the City that contains existing restaurants, retail, and entertainment uses. The proposed use will serve to strengthen the existing businesses and facilitate continued viability of the commercial center.

**CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 16-002:**

1. The site plan and floor plan received and dated January 4, 2016 shall be the conceptually approved layout.
2. The use shall comply with the following:
  - a. Restaurant business hours shall be limited to between 8:00 AM to 12:00 AM (midnight) daily. **(PC)**
  - b. Prior to sales, service or consumption of alcoholic beverages the business shall obtain an ABC license authorizing alcohol use in the restaurant. The business shall be limited to a Type 41 (On Sale Beer and Wine for Bona Fide Public Eating Place) ABC License. **(PD)**
  - c. A sign shall be posted in a conspicuous space at the entrance/exit of the restaurant, which shall state, "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT." **(PD)**
  - d. An employee of the establishment must monitor all areas where alcohol is served. **(PD)**
  - e. Service of alcoholic beverages for consumption off-site shall not be permitted. **(PD)**
  - f. No reduced price or promotions of alcoholic beverages shall be allowed after 7:00PM. **(PD)**
  - g. To ensure the location maintains a restaurant atmosphere, food service from the regular menu shall be available from the time the business opens to the public, until at least one hour prior to the scheduled closing time. **(PD)**
  - h. The sale of alcoholic beverages shall only be made only in conjunction with the sale of food to the person ordering the beverage. **(PD)**
  - i. There shall be no entertainment allowed without a valid Entertainment Permit issued by the Huntington Beach Police Department. **(PD)**

- j. All areas where the sales, service, and consumption of alcoholic beverages will be permitted must be sufficiently illuminated to permit the identification of patrons. **(PD)**
  - k. All employees engaged in the sale or service of alcohol shall complete mandatory Responsible Beverage Service (RBS) training and certification. This shall be required for new employees within 90 days of being hired and for existing employees every 12 months. Training shall be provided by ABC or an ABC approved RBS trainer. Records of the training shall be maintained on-site for review. **(PD)**
  - l. Consumption of alcoholic beverages by on-duty employees, including servers, bartenders, kitchen staff, management and supervisory personnel is forbidden. **(PD)**
  - m. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business. **(PD)**
  - n. All owners, employees, representatives, and agents must obey all state, local, and municipal laws, and conditions of the Conditional Use Permit, Alcoholic Beverage Control License and any other regulations, provisions, or restrictions prescribed by a regulatory authority with jurisdiction over the premise at all times. **(PD)**
  - o. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition. **(PD)**
  - p. There shall be no window coverings or advertisements that reduce the visibility inside of the business. This will assist officers in observing crimes in progress. **(PD)**
  - q. Rear door on the south elevation shall remain closed during business operations, except for emergency purposes. **(PC)**
3. Signage shall be reviewed under separate permits and applicable processing.
4. The Development Services Departments and Divisions (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 Community Development 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.
5. Conditional Use Permit No. 16-002 shall become null and void unless exercised within two (2) years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
6. The Planning Commission reserves the right to revoke Conditional Use Permit No. 16-002 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance, or Municipal Code occurs.

7. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.

**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.

**COMMISSIONER MANDIC RETURNED TO THE ROOM.**

**B-2. CONDITIONAL USE PERMIT NO. 16-007 (PLANET FITNESS HEALTH CLUB)**

**Applicant:** Brent Harrison, Nadel Studio One, Inc. **Property Owner:** ROIC California, LLC **Request:** To permit the establishment of an approximately 21,132 sq. ft. commercial recreation facility (health club) including general and group exercise areas, locker rooms, massage therapy and tanning rooms. The use is entirely indoors and proposes to operate every day of the week, 24 hours per day. **Location:** 19101 Goldenwest Street, 92648 (southwest corner at Garfield Ave. – Peninsula Marketplace Center) **Environmental Status:** The project is categorically exempt pursuant to Section 15301, Class 1 of the California Environmental Quality Act. **City Contact:** Ethan Edwards, Associate Planner

**STAFF RECOMMENDATION:** Motion to: "Approve Conditional Use Permit No. 16-007 with suggested findings and conditions of approval (Attachment No. 1)."

The Commission made the following disclosures:

- Commissioner Crowe visited the site.
- Commissioner Kalmick spoke with staff and, as a planning commissioner, heard the previous Conditional Use Permit for the site.
- Vice-Chair Semeta visited the site.
- Chair Pinchiff visited the site.
- Commissioner Mandic visited the site.
- Commissioner Brenden visited the site.
- Commissioner Hoskinson visited the site.

Ethan Edwards, Associate Planner, gave the staff presentation and an overview of the project.

**THE PUBLIC HEARING WAS OPENED.**

Chase Villafana, representing the applicant, spoke in support of Item No. B-2, giving an overview of the project and thanked the city for this opportunity.

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

Vice-Chair Semeta asked for a review of the security procedures for afterhours access. Mr. Villafana indicated that main entrance will be open and the facility fully staffed 24 hours a day.

Commissioner Crowe recommended adding a condition requiring a security surveillance system similar to the LA Fitness conditions of approval and consistent with the Police Department specifications. Mr. Villafana indicated that he was amenable to that requirement.

**A MOTION WAS MADE BY CROWE, SECONDED BY KALMICK, TO APPROVE CONDITIONAL USE PERMIT NO. 16-007 WITH SUGGESTED FINDINGS AND MODIFIED CONDITIONS OF APPROVAL WITH AN ADDED CONDITION REQUIRING A VIDEO SURVEILLANCE SYSTEM, BY THE FOLLOWING VOTE:**

**AYES:** Crowe, Semeta, Pinchiff, Kalmick, Mandic, Brenden, Hoskinson  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** 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—*Existing Facilities*, of the CEQA Guidelines, which states that the operation and permitting of an existing development involving negligible expansion of the use is exempt from further environmental review.

**FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 16-007:**

1. Conditional Use Permit (CUP) No. 16-007 to establish a 21,132 sq. ft. commercial recreation and entertainment use (health club) including general and group exercise areas, locker rooms, massage therapy and tanning rooms within an existing multi-tenant commercial shopping center 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 project will occupy a vacant suite within an existing multi-tenant commercial shopping center. The subject property provides adequate parking to accommodate the proposed use. As conditioned, exterior doors facing east and south elevations will remain closed during business operations to mitigate potential noise impacts. The proposed use is not anticipated to generate additional noise, traffic, or other detrimental impacts onto surrounding properties inconsistent with the subject property's Commercial zoning designation.
2. The conditional use permit to establish a 21,132 sq. ft. commercial recreation and entertainment use (health club) including general and group exercise areas, locker rooms, massage therapy and tanning rooms within an existing multi-tenant commercial shopping

center will be compatible with surrounding uses because it is located primarily within the building in an existing commercial center and surrounded by similar and complementary commercial uses. The proposed use is not anticipated to generate additional traffic, noise, or other impacts to surrounding properties. The operation of the proposed use will occur entirely indoors and therefore will not increase impacts to adjacent noise-sensitive uses above the existing conditions.

3. The proposed health club facility 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 is located. The existing building conforms to applicable site development standards including required minimum setbacks, maximum building height, and minimum onsite parking. Although the proposed hours of operation are 24-hours daily, business operations will be conducted indoors only and as conditioned, noise and safety impacts are not anticipated. Commercial recreation and entertainment use in the Commercial General zoning district requires a conditional use permit subject to review and approval by the Planning Commission.
4. The granting of the conditional use permit to establish a 21,132 sq. ft. commercial recreation and entertainment use (health club) including general and group exercise areas, locker rooms, massage therapy and tanning rooms within an existing multi-tenant commercial shopping center will not adversely affect the General Plan. It is consistent with the Land Use Element designation of CN-F1 (Commercial Neighborhood – 0.35 Max Floor Area Ratio) on the subject property. In addition, it is consistent with the following goals, policies, and objective of the General Plan Land Use Element:

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

Goal LU 10 Achieve the development of a range of commercial uses.

Objective LU 10.1 Provide for the continuation of existing and the development of diversity of retail and service commercial use that oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach's recreational resources.

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 10.1.17 Require the inclusion of uses and elements that contribute amenities for visitors, such as public activity areas and onsite recreational facilities (health clubs, spas, etc.).

Policy LU 13.1.1 Allow for the continuation of existing public and private institutional, cultural, educational, and health uses at their present locations and development of new uses in areas designated on the Land Use Plan Map in accordance with Policy LU 7.1.1.

The establishment of the health club promotes re-use of a prior commercial suite in a manner that will be consistent with the aforementioned policies, goals, and objective of the City's General Plan. The project is consistent with General Plan Land Use goals, objectives and policies, which encourage additional recreational amenities such as

health clubs and advocate development of new facilities where they are compatible with adjacent uses. The project is within an established commercial center that contains existing restaurants, retail, and service uses. The project serves to expand the range of goods and services provided in the area, and facilitates continued viability of the commercial center.

**CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 16-007:**

1. The site plan and floor plan received and dated January 28, 2016 shall be the conceptually approved design.
2. All perimeter doors along the south and east elevations shall remain closed during business operations (24 hours per day), except for emergency purposes.
3. A video surveillance system shall be installed and maintained to monitor the exterior areas of the subject building (including the rear of the building and loading bay). **(PC)**
4. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
5. The development services departments and divisions (Building & Safety, Fire, Police, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development 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.
6. Conditional Use Permit No. 16-007 shall become null and void unless exercised within two (2) years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
7. 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/green-building-guidelines-rating/>).

**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**

**C-1. PLANNING COMMISSION MINUTES DATED SEPTEMBER 22, 2015**

**RECOMMENDED ACTION:** Motion to: "Approve the September 22, 2015, Planning Commission Minutes as submitted."

**A MOTION WAS MADE BY BRENDEN, SECONDED BY KALMICK, TO APPROVE THE SEPTEMBER 22, 2015, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:**

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

**MOTION APPROVED**

**C-2. PLANNING COMMISSION MINUTES DATED NOVEMBER 10, 2015**

**RECOMMENDED ACTION:** Motion to: "Approve the November 10, 2015, Planning Commission Minutes as submitted."

**A MOTION WAS MADE BY BRENDEN, SECONDED BY KALMICK, TO APPROVE THE NOVEMBER 10, 2015, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:**

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

**MOTION APPROVED**

**C-3. PLANNING COMMISSION MINUTES DATED NOVEMBER 24, 2015**

**RECOMMENDED ACTION:** Motion to: "Approve the November 24, 2015, Planning Commission Minutes as submitted."

**A MOTION WAS MADE BY BRENDEN, SECONDED BY KALMICK, TO APPROVE THE NOVEMBER 24, 2015, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:**

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

**MOTION APPROVED**

**C-4. PLANNING COMMISSION MINUTES DATED JANUARY 12, 2016**

**RECOMMENDED ACTION:** Motion to: "Approve the January 12, 2016, Planning Commission Minutes as submitted."

**A MOTION WAS MADE BY BRENDEN, SECONDED BY KALMICK, TO APPROVE THE JANUARY 12, 2016, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:**

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

**MOTION APPROVED**

**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 reported on recent events he attended in the city and noted that he would not be able to attend the April 12, 2016, Planning Commission meeting.

Vice-Chair Semeta reported on the recent meeting of the Design Review Board.

Commissioner Mandic reported on the recent meeting of the Historic Resources Board.

Commissioner Kalmick reported on a recent meeting he had with the Chief Information Officer and other staff for the City of Santa Monica. Commissioner Kalmick reviewed Santa Monica's program to underground fiber optic utilities throughout the city.

**ADJOURNMENT: Adjourned at 7:31 PM to the next regularly scheduled meeting on Tuesday, April 12, 2016, at 5:15 PM.**

APPROVED BY:

  
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Scott Hess, Secretary

  
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Edward Pinchiff, Chair