



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, MAY 10, 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 Vice-Chair Semeta

P P P P A P P

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

Commissioner Mandic was absent.

AGENDA APPROVAL

A MOTION WAS MADE BY SEMETA, SECONDED BY BRENDEN, TO APPROVE THE PLANNING COMMISSION AGENDA OF MAY 10, 2016, BY THE FOLLOWING VOTE:

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

NOES: None

ABSENT: Mandic

ABSTAIN: None

MOTION APPROVED

A. PUBLIC COMMENTS

Tarrik Shawa, resident, spoke regarding Commissioner Hoskinson's appeal of the Davenport Marina Project. He expressed concern about the project and noted that he would be contacting each Planning Commissioner to describe his concerns with the proposed project.

B. PUBLIC HEARING ITEMS

B-1. CONDITIONAL USE PERMIT NO. 16-009/ VARIANCE NO. 16-001 (SUNSET BEACH MIXED USE – CONTINUED FROM THE APRIL 26, 2016 PLANNING COMMISSION MEETING) Applicant: Julio Gener, Studio Architects Property Owner: Jimmy Yanez Request: To construct a 3,587 sq. ft. mixed use building consisting of a 1,795 sq. ft. retail/service business and a 1,793 sq. ft. residential unit above the first floor on an existing 2,700 sq. ft. lot with a reduction in required parking for the mixed use project, and a request for a corner visibility triangle of

9x9 ft. in lieu of the required 17x17 ft. corner visibility triangle. The project includes a variance request for tandem residential and commercial parking, no onsite vehicular circulation, and 75% tandem parking spaces for the commercial parking in lieu of the allowed maximum of 40% tandem for commercial parking. The project is located in the non-certified portion of the City's Local Coastal Program within the Sunset Beach Specific Plan area and includes a review via an "Approval in Concept" process for referral to California Coastal Commission. **Location:** 16741 Pacific Coast Highway, 90742 (at the southwest corner of PCH and 16th St., Sunset Beach) **Environmental Status:** The project is categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act. **City Contact:** John Ramirez

STAFF RECOMMENDATION: Motion to: "Deny Conditional Use Permit No. 16-009, Variance No. 16-007 and the request for an "Approval in Concept," with findings for denial (Attachment No. 1)."

The Commission made the following disclosures:

- Commissioner Crowe visited the site.
- Commissioner Kalmick visited the site.
- Vice-Chair Semeta visited the site.
- Chair Pinchiff visited the site.
- Commissioner Brenden visited the site and visited the ten sites referenced in the staff report.
- Commissioner Hoskinson visited the site.

John Ramirez, Contract Planner, gave the staff presentation and an overview of the project.

There was a brief discussion regarding the jurisdiction over zoning in Sunset Beach. Paul D'Alessandro, Assistant City Attorney, reviewed the current status of the city specific plan, which is approved by the City Council and under review by the California Coastal Commission for certification.

There was a brief discussion regarding the visibility triangle proposed by the applicant.

THE PUBLIC HEARING WAS OPENED.

Jimmy Yanez, property owner, spoke in support of Item No. B-1. He spoke briefly regarding the long submittal process for this project through the county and Coastal Commission prior to submittal to the city.

Julio Gener, applicant, spoke in support of Item No. B-1, giving a brief overview of the project. He gave a presentation on the proposed parking for the site.

Mike Adams, representative for the applicant, spoke in support of Item No. B-1. He reviewed the constraints of the lot size and shape in regards to the parking requirements.

Sue Porter, resident, spoke in opposition to Item No. B-1, citing concerns with the potential safety impacts of the proposed parking layout, tandem parking for commercial uses, and the visibility triangle.

Tony Sellas, resident, (with 4 minutes donated by Gayle Mueller Werner and Kelly Sellas) spoke in opposition to Item No. B-1, citing concerns that it does not comply with the General Plan or the Sunset Beach Specific Plan.

Susan Taylor, resident, spoke in opposition to Item No. B-1, citing concerns with the potential negative parking impacts of the proposed parking plan.

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

There was a brief discussion regarding the proposed onsite parking. Commissioner Kalmick asked staff if there were other nearby sites with tandem parking and Mr. Ramirez indicated that there was one.

There was a brief discussion regarding the zoning at the site and the changes staff would recommend for compliance with the code. Commissioner Crowe indicated that he would like to add a condition to require a covenant to restrict the project to one commercial unit and one residential unit and make it subject to inspection by the city.

Vice-Chair Semeta and Commissioner Kalmick expressed concerns with the requested parking variance and indicated that they would not be able to support the request. Chair Pinchiff asked the applicant to review the special circumstances onsite that would allow for a variance. Mr. Gener indicated that the zoning restrictions on the site, as well as the lot size, severely limit the ability to develop the site as a mixed use and provide the required parking.

A MOTION WAS MADE BY KALMICK, SECONDED BY CROWE, TO CONTINUE CONDITIONAL USE PERMIT NO. 16-009/ VARIANCE NO. 16-001 TO THE JULY 12, 2016, PLANNING COMMISSION MEETING AND DIRECTING STAFF TO WORK WITH THE APPLICANT TO PROVIDE THE LETTERS FROM THE COUNTY AND COASTAL COMMISSION, TO PROVIDE CLARIFICATION ON THE USE OF THE SITE, AND TO ELIMINATE THE REQUESTED VARIANCES, INCLUDING THE TANDEM PARKING ISSUES, AND INCREASE THE CORNER VISIBILITY TRIANGLE, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

B-2. CONDITIONAL USE PERMIT NO. 15-062 (NO KA OI LIVE ENTERTAINMENT)

Applicant: Mike Adams, Adams & Associates **Property Owner:** CDB Land and Farming, LLC, Dennis Boggeln **Request:** To permit live entertainment at an existing eating and drinking establishment with alcohol consisting of: a) hula performers and acoustic band performers within a 40 sq. ft. area located outdoors within the rear patio, b) karaoke within a 10 sq. ft. area located indoors within the bar/dining room, and c) relief from two provisions of Resolution No. 2013-24 regarding minimum seating capacity and maximum number of performers. **Location:** 215 Main Street, 92648 (west side of Main St., between Olive Ave. and Walnut Ave.) **Environmental Status:** The project is categorically exempt pursuant to Section 15301, Class 1 of the California Environmental Quality Act. **City Contact:** Ethan Edwards

STAFF RECOMMENDATION: Motion to: "Recommend approval of Conditional Use Permit No. 15-062 with suggested findings and conditions of approval and forward to the City Council for action (Attachment No. 1)."

The Commission made the following disclosures:

- Commissioner Crowe visited the site.
- Commissioner Kalmick visited the site.
- Vice-Chair Semeta is familiar with the site.
- Chair Pinchiff 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. Mr. Edwards described the two deviations requested from Resolution No. 2013-24 and that the Planning Commission's actions would be a recommendation to the City Council.

Chair Pinchiff confirmed with Lieutenant Mitch O'Brien that the Police Department was in support of the staff recommendations.

There was a brief discussion regarding the floor area of the proposed entertainment use and the potential noise impacts.

THE PUBLIC HEARING WAS OPENED.

Mike Adams, applicant, spoke in support of Item No. B-2. He noted that the request is, in part, an attempt to remain competitive with the Pacific City development. Mr. Adams requested that the conditions restricting the number of entertainers be moved from the Conditional Use Permit to the Entertainment Permit. Mr. Adams also asked that Condition Nos. 2.b. and 2.m.i. be addressed at the City Council and not be included in the conditions of approval. Mr. Adams stated that this applicant is sacrificing the current 2:00 AM closing and will close at 12:00 midnight.

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

Commissioner Kalmick noted his surprise that the applicant is closing at midnight as required by the downtown resolution. There was a brief discussion regarding the condition limiting the number of performers. LT. O'Brien expressed concern with not conditioning the number in the Conditional Use Permit to guarantee the cap runs with the land.

A MOTION WAS MADE BY KALMICK, SECONDED BY SEMETA, TO RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT NO. 15-062 WITH SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL AND FORWARD TO THE CITY COUNCIL FOR ACTION, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1—*Existing Facilities*, because the project involves the operation and permitting of an existing development involving negligible expansion of the use.

SUGGESTED FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 15-062:

1. Conditional Use Permit No. 15-062 to permit live entertainment at an existing eating and drinking establishment with alcohol consisting of: a) one hula performer and up to three acoustic band performers within a 40 sq. ft. area located outdoors within the back patio, and b) karaoke within a 10 sq. ft. area located indoors within the bar/dining room 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. This request includes relief from City Council Resolution No. 2013-24, Exhibit B, Conditions of Approval No. 3 and 14.a., which as a prerequisite to establishing live entertainment, requires a minimum 100 people dining room seating capacity at all times, excluding outdoor dining areas and limits non-amplified outdoor entertainment to a maximum of two performers. The restaurant is located within the downtown core along the second block of Main Street surrounded by a mix of downtown commercial uses. The live entertainment request is ancillary to the restaurant establishment and will support the diversity of restaurants, shops, and entertainment uses within the area. The nearest noise-sensitive use, a mixed-use residential building is located approximately 100 feet to the north along the alleyway. Live entertainment is proposed within the interior of the building and the rear outdoor patio area. Because the type of entertainment includes acoustic only outdoors and limited operating hours, potential impacts to the nearest noise-sensitive (residential) use is not anticipated. Furthermore, the live entertainment is ancillary to the restaurant use and will not generate significant negative impacts related to noise, safety, and traffic. Furthermore, the establishment requires the annual issuance of an Entertainment Permit and can be modified annually to address any potential live entertainment issues.

2. The establishment of live entertainment at an existing eating and drinking establishment with alcohol consisting of: a) one hula performer and up to three acoustic band performers within a 40 sq. ft. area located outdoors within the back patio, and b) karaoke within a 10 sq. ft. area located indoors within the bar/dining room will be compatible with surrounding uses. This request includes relief from City Council Resolution No. 2013-24, Exhibit B, Conditions of Approval No. 3 and 14.a., which as a prerequisite to establishing live entertainment, requires a minimum 100 people dining room seating capacity at all times, excluding outdoor dining areas and limits non-amplified outdoor entertainment to a maximum of two performers. The restaurant is located within the downtown core along the second block of Main Street surrounded by a mix of downtown commercial uses. The live entertainment request is ancillary to the restaurant establishment and will support the diversity of restaurants, shops, and entertainment uses within the area. Live entertainment will occur indoors and outdoors. Because of the type of entertainment including acoustic only outdoors and limited operating hours, potential impacts to the nearest noise-sensitive (residential) use is not anticipated. Conditions are imposed on the CUP and the entertainment permit including that all amplified entertainment remain indoors, ceasing promotional drink specials after 7:00 p.m., signs posting areas for alcohol consumption, exterior doors remain closed at all times (applicable to indoor entertainment only), and no entertainment shall be audible beyond 50 feet of the business in any direction.

3. The establishment of live entertainment at an existing eating and drinking establishment with alcohol consisting of: a) one hula performer and up to three acoustic band performers within a 40 sq. ft. area located outdoors within the back patio, and b) karaoke within a 10 sq. ft. area located indoors within the bar/dining room will comply with the Downtown Specific Plan (DTSP), Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), and any specific condition required for the proposed use. This request includes relief from City Council Resolution No. 2013-24, Exhibit B, Conditions of Approval No. 3 and 14.a., which as a prerequisite to establishing live entertainment, requires a minimum 100 people dining room seating capacity at all times, excluding outdoor dining areas and limits non-amplified outdoor entertainment to a maximum of two performers. The DTSP allows eating and drinking establishments with live entertainment subject to review and approval by the Planning Commission. Resolution No. 2013-24 requires standard conditions for all new conditional use permits and amendments to existing conditional use permits for alcohol and live entertainment in the Downtown Specific Plan Area – District 1. Additionally, the Resolution requires that any amendments to these conditions must be approved by the City Council.

4. The granting of the conditional use permit to permit the establishment of live entertainment at an existing eating and drinking establishment with alcohol consisting of: a) hula performers and acoustic band performers within a 40 sq. ft. area located outdoors within the back patio, and b) karaoke within a 10 sq. ft. area located indoors within the bar/dining room is consistent with the General Plan. The General Plan Land Use Map designation on the subject property is M >30-d-sp-pd (Mixed Use – Greater than 30 Units to the Acre – Design Overlay – Specific Plan Overlay – Pedestrian Overlay). The proposed project is consistent with this designation and the goals, policies and objectives of the City's General Plan as follows:

A. Land Use Element

Goal LU 7 Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

Objective LU 7.1 Accommodate the development of a balance of land uses that (a) provides for the housing, commercial, employment, cultural, entertainment, and recreation needs of existing and future residents, (b) provides employment opportunities for residents of the City and surrounding sub-region, (c) captures visitor and tourist activity, and (d) provides open space and aesthetic relief from urban development.

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.

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.

The restaurant is located within the downtown core along the second block of Main Street surrounded by a mix of downtown commercial uses. The live entertainment request is ancillary to the restaurant establishment and will support the diversity of restaurants, shops, and entertainment uses within the area. Because the type of entertainment includes acoustic only within the rear patio area and limited operating hours, potential impacts to the nearest noise-sensitive (residential) use is not anticipated.

B. Economic Development Element

Objective ED 2.6 Expand and enhance the existing visitor serving uses.

Policy ED 2.6.2 Encourage visitor supported commercial development to concentrate in selected areas of the city, thereby creating identifiable visitor-oriented centers.

Policy ED 3.2.3 Attract visitor-serving uses near the beach in order to create better linkages between the beach and visitor supporting retail uses.

The restaurant is within the downtown core and is intended to be an active, vital, and interesting visitor-serving commercial district. The proposed live entertainment will support the development and the surrounding community by providing an urban amenity to the area. It will attract visitors and residents looking for restaurants with entertainment.

C. Noise Element

Objective N 1.8 Minimize the generation of excessive noise level impacts from entertainment and restaurant/bar establishments into adjacent residential or "noise sensitive" land uses.

Policy N 1.8.1 Require that entertainment and restaurant/bar uses take appropriate steps to control the activities of their patrons on-site, as well as within a reasonable and legally justified distance or proximity, to minimize potential noise-related impacts on adjacent residential neighborhoods.

The proposed live entertainment will not significantly impact residential uses as it relates to noise. Because the type of entertainment includes acoustic only within the rear patio area and limited operating hours, potential impacts to the nearest noise-sensitive

(residential) use is not anticipated. Considering the location of the building within the downtown core, its proximity to Main Street, and the operation of live entertainment (including type, location within the establishment, hours of operation, and conditions of approval), the use is not anticipated to generate significant noise impacts. Additionally, conditions are imposed that will minimize potential significant impacts.

SUGGESTED CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 15-062:

1. The site/floor plan received and dated April 25, 2016 shall be the conceptually approved design.
2. The use shall comply with the following:
 - a. Hours of operation shall be limited to between 7:00 a.m. to 12:00 a.m. (midnight) everyday. **(RESO 2013-24)**
 - b. A minimum of 70 percent of the net floor area of the establishment shall be designated as dining area excluding back of the house areas (such as areas used for cooking, kitchen preparation, office, storage, and restrooms) and outdoor dining areas. **(RESO 2013-24)**
 - c. Full food service menu items shall be served, a minimum, until one (1) hour before closing, and a cook and food server shall be on duty during these times. **(RESO 2013-24)**
 - d. Alcoholic drinks shall not be included in the price of admission to any establishment. **(RESO 2013-24)**
 - e. There shall be no requirement for patrons to purchase a minimum number of alcoholic drinks. **(RESO 2013-24)**
 - f. All alcohol shall remain on the establishment's premises, including within outdoor dining areas. **(RESO 2013-24)**
 - g. An employee of the establishment must be present at all times in areas within the establishment where alcohol is served. **(RESO 2013-24)**
 - h. If dancing is allowed, the activity must be specifically identified as part of the Entertainment Permit and only in a pre-approved designated area. **(RESO 2013-24)**
 - i. Games or contests requiring or involving consumption of alcoholic beverages shall be prohibited. **(RESO 2013-24)**
 - j. No outside promoters can be used under any circumstances. **(RESO 2013-24)**
 - k. All exterior doors and windows shall be closed at all times during live entertainment. **(RESO 2013-24)**
 - l. All amplified entertainment conducted by a performer shall be confined indoors at all times. **(RESO 2013-24)**
 - m. Outdoor live entertainment shall be limited to:

- i. Non-amplified entertainment with no more than three acoustic band performers and one hula performer.
- ii. Amplified entertainment limited to ambient music only. **(RESO 2013-24)**
- n. No entertainment shall be audible beyond 50 feet of the business in any direction. **(RESO 2013-24)**
- o. All areas of the business that are accessible to patrons shall be illuminated to make easily discernible the appearance and conduct of all people in the business. **(RESO 2013-24)**
- p. All provisions of the entertainment permit required by section 5.44 of the Huntington Beach Municipal Code shall continue to apply. **(RESO 2013-24)**
- q. No new customers shall be permitted after 30 minutes before closing. **(RESO 2013-24)**
- r. Last call for drinks shall be no later than 15 minutes before closing. **(RESO 2013-24)**
- s. Only single-sized drinks and no multiple drinks shall be served after midnight. **(RESO 2013-24)**
- t. Signage, posters, and advertizing with "Do Not Drink and Drive" shall be posted in the business. **(RESO 2013-24)**
- u. Mandatory Responsible Beverage Service (RBS) training and certification shall be required for new employees within 90 days of being hired and for existing employees ever 12 months. Training shall be provided by an ABC approved RBS trainer and records of the training must be maintained on-site for review. **(RESO 2013-24)**
- v. The establishment shall install and maintain a video surveillance system to monitor public area of premises and shall make the video available to the police department for any criminal or civil investigation. **(RESO 2013-24)**
- w. Tables and chairs used for eating and drinking service shall not be removed or relocated in order to accommodate live entertainment.
- x. The business shall be limited to a Type 47 (On Sale General for Bona Fide Public Eating Place) ABC License. **(PD)**
- y. All alcoholic beverages shall remain within the interior of the restaurant and bar, or within the confines of the fenced in patio dining area, per §9.44.010 of the Huntington Beach Municipal Code (HBMC). Service of alcoholic beverages for consumption off-site will not be permitted. A sign shall be posted stating alcoholic beverages are not allowed outside of the restaurant/patio. **(PD)**
- z. No patron will be permitted to carry an alcoholic beverage from inside the restaurant to the front patio area adjacent to Main Street, nor from the patio area to inside the restaurant. **(PD)**
- aa. An employee of the establishment must monitor all areas where alcohol is served. **(PD)**

- bb. No reduced price or promotions of alcoholic beverages shall be allowed after 7:00 PM. **(PD)**
 - cc. Consumption of alcoholic beverages by on-duty employees; including servers, bartenders, kitchen staff, management and supervisory personnel is forbidden. **(PD)**
 - dd. 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)**
 - ee. 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)**
 - ff. Per section 5.44.140 HBMC: All owners, employees, representatives, and agents shall obey all state, local, and municipal laws, conditions of the Conditional Use Permit, Entertainment Permit, Alcoholic Beverage Control License, or any other regulations, provision, or restrictions prescribed at all times. Any violations of any law or conditions will be considered violations of the permit to constitute permit suspensions or revocation in addition to civil or criminal enforcement. **(PD)**
3. Conditional Use Permit No. 15-062 for live entertainment shall not be effective until approved by the City Council.
 4. Prior to commencing with live entertainment, a copy of the approved Entertainment Permit as issued by the Business License Department, shall be submitted to the Department of Community Development for review and file inclusion. All conditions contained in the Entertainment Permit shall be adhered to.
 5. The Development Services Departments and divisions (Fire, Community Development, 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 15-062 shall become null and void unless exercised within two 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. The Planning Commission reserves the right to revoke Conditional Use Permit No. 15-062 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.

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 JANUARY 26, 2016

RECOMMENDED ACTION: Motion to: "Approve the January 26, 2016, Planning Commission Minutes as submitted"

A MOTION WAS MADE BY BRENDEN, SECONDED BY SEMETA, TO APPROVE THE JANUARY 26, 2016, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C-2. PLANNING COMMISSION MINUTES DATED MARCH 8, 2016

RECOMMENDED ACTION: Motion to: "Approve the March 8, 2016, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY BRENDEN, SECONDED BY SEMETA, TO APPROVE THE MARCH 8, 2016, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C-3. PLANNING COMMISSION MINUTES DATED MARCH 22, 2016

RECOMMENDED ACTION: Motion to: "Approve the March 22, 2016, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY BRENDEN, SECONDED BY SEMETA, TO APPROVE THE MARCH 22, 2016, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

AYES: Crowe, Kalmick, Semeta, Pinchiff, Brenden, Hoskinson
NOES: None
ABSENT: Mandic
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 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 Kalmick reported that the Bolsa Chica Land Trust had come to an agreement with the property owners to raise funds and potentially purchase the remaining undeveloped land on the Goodell and Ridge properties in the Bolsa Chica Wetlands.

Commissioner Brenden reported on recent events he attended in the city.

Vice-Chair Semeta reported on upcoming events in the city.

ADJOURNMENT: Adjourned at 9:15 PM to the next regularly scheduled meeting on Tuesday, May 24, 2016, at 5:15 PM.

APPROVED BY:



Scott Hess, Secretary



Edward Pinchiff, Chair