

# MINUTES

## HUNTINGTON BEACH PLANNING COMMISSION

### SPECIAL MEETING

TUESDAY, NOVEMBER 15, 2016  
HUNTINGTON BEACH CIVIC CENTER

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 Hoskinson

P P A P P P P

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

Vice-Chair Semeta was absent.

AGENDA APPROVAL

A MOTION WAS MADE BY BRENDEN, SECONDED BY MANDIC, TO APPROVE THE PLANNING COMMISSION AGENDA OF NOVEMBER 15, 2016, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. PUBLIC COMMENTS – NONE

B. PUBLIC HEARING ITEMS

B-1. CONDITIONAL USE PERMIT NO. 16-038 (RAMAIN39 BEER AND WINE)

**Applicant:** Jonathan Yang, ENJ Dining Group Inc. **Property Owner:** Beach Center Partner LLC **Request:** To permit on-site sales, service, and consumption of beer and wine (ABC Type 41 License) in a recently approved 1,520-square-foot restaurant. **Location:** 18583 Beach Blvd., 92648 (southwest corner of Beach Blvd. and Main St.) **Environmental Status:** The project is categorically exempt pursuant to Section 15301, Class 1 of the California Environmental Quality Act. **City Contact:** Christopher Wong, Associate Planner

**STAFF RECOMMENDATION:** Motion to: "Approve Conditional Use Permit No. 16-038 with suggested findings and conditions of approval (Attachment No. 1)."

The Commission made the following disclosures:

- Commissioner Crowe had no disclosures.
- Commissioner Kalmick visited the site, spoke with staff, and spoke with a security guard onsite.
- Chair Pinchiff had no disclosures.
- Commissioner Mandic had no disclosures.
- Commissioner Brenden had no disclosures.
- Commissioner Hoskinson had no disclosures.

Christopher Wong, Associate Planner, gave the staff presentation and an overview of the project. He reported that staff was recommending an additional condition to prohibit all exterior advertising of alcoholic beverages.

Commissioner Kalmick confirmed with staff that the Police Department had no concerns with the surrounding site.

**THE PUBLIC HEARING WAS OPENED.**

Jonathan Yang, applicant, spoke in support of Item No. B-1, and stated that he was available for any questions.

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

There was a brief discussion regarding the potential addition of outdoor dining. Jane James, Planning Manager, indicated that outdoor dining may require a conditional use permit.

**A MOTION WAS MADE BY KALMICK, SECONDED BY BRENDEN, TO APPROVE CONDITIONAL USE PERMIT NO. 16-038 WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL TO PROHIBIT ALL EXTERIOR ADVERTISING OF ALCOHOLIC BEVERAGES, BY THE FOLLOWING VOTE:**

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

**MOTION APPROVED**

**FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Planning Commission finds the project will not have a 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 a minor alteration to the operation of an existing development involving negligible expansion of an existing use.

**FINDINGS FOR APPROVAL – CONDITIONAL USE PERMIT NO. 16-038:**

1. Conditional Use Permit No. 16-038, which establishes on-site sales, service, and consumption of alcoholic beverages (beer and wine only) in a recently approved 1,520-square-foot eating and drinking establishment, will not be detrimental to the general welfare of persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood. Even with alcohol, characteristics of the business and operation indicate the primary use will remain restaurant. A full menu of prepared food items for on-site consumption is served during business hours. Business hours are also consistent with those of a typical restaurant. No outdoor dining area is proposed, indicating the consumption of alcohol will be contained within the building interior. Additionally, live entertainment and patron dancing is not offered on the premises, and televisions are not provided on site. Finally, the floor layout dedicates 494 square feet (or approximately 33 percent) of restaurant floor area to customer dining; and the remaining floor area is dedicated to restrooms, and a complete kitchen with food preparation area. Therefore, it is evident the request for alcohol is ancillary to the primary restaurant use and will serve to augment the overall dining experience. Such a use will not be detrimental to the welfare of persons in the vicinity and will help sustain a vital area for business activity that serves the community. To ensure the proposed use will remain incidental to the primary restaurant use, conditions are included which limit the use and manner in which beer and wine may be sold and consumed. Such conditions require availability of food service until at least one hour before closing time, the service of alcoholic beverages within the interior of the restaurant only, the prohibition of dancing and entertainment, illumination and security cameras, and compliance with all applicable laws.
2. On-site sales, service, and consumption of alcoholic beverages (beer and wine only) in a new restaurant will be compatible with surrounding land uses. The project site is located within an existing commercial shopping center with a mix of retail, office, food, and service uses. Immediately adjacent to the shopping center are commercial land uses. The nearest residential uses are approximately 500 feet away to the northwest, and 350 feet away to the northeast of the tenant space. These residences are adequately buffered from the subject commercial activity by heavily traveled arterials including Main Street, Ellis Avenue, and Beach Boulevard. Therefore, the proposed restaurant use with on-site sales, service, and consumption of alcohol is compatible with surrounding uses.
3. The request to permit on-site sales, service, and consumption of alcoholic beverages (beer and wine only) in a new restaurant complies with the Town Center – Neighborhood segment of the Beach and Edinger Corridors Specific Plan (BECSP), and other applicable provisions of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). To ensure a comprehensive and orderly planned use of land resources, the BECSP allows eating and drinking establishments with alcohol service subject to the approval of a conditional use permit.
4. The granting of a conditional use permit to permit on-site sales, service, and consumption of alcoholic beverages (beer and wine only) within a new eating and drinking establishment is consistent with the General Plan. The General Plan Land Use Map designates the subject property as M-sp-d (Mixed Use – Specific Plan Overlay – Special Design Standards Overlay). The proposed project is consistent with this designation and the policies, objectives, and goal of the City's General Plan as follows:

A. Land Use Element

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

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 will facilitate the success of a new eating and drinking establishment by permitting the sale of alcoholic beverages in a safe manner for customers and residents of the surrounding area. Conditions have been added to the permit which limit the use and manner in which beer and wine may be sold and consumed, and will limit the business hours of operation. With conditions of approval, the proposed use will be compatible with the land uses in the surrounding neighborhood while providing a service that is responsive to market needs. Thus, the sale of beer and wine for on-site consumption is consistent with the General Plan.

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 arterial in the City that contains a mix of restaurants, retail, and entertainment uses. The project serves to expand the range of goods and services provided in the area, and facilitate continued viability of the commercial center.

**CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 16-038:**

1. The site plan and floor plan received and dated September 19, 2016, shall be the conceptually approved design.
2. The use shall comply with the following:
  - a. The business shall only operate between the hours of 11:00 AM and 12:00 AM daily.
  - b. Prior to the sales, service, or consumption of alcoholic beverages, the business shall obtain an ABC license authorizing On-Sale Alcohol Sales. The business shall be limited to a Type 41 (On-Sale Beer and Wine for Bona Fide Public Eating Place) ABC License. All conditions contained in the ABC license shall be adhered to. **(PD)**
  - c. Live entertainment shall not be permitted unless a Conditional Use Permit for this specific use is reviewed and approved and a valid Entertainment Permit is issued by the Huntington Beach the Police Department. **(PD)**
  - d. 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)**
  - e. An employee of the establishment must monitor all areas where alcohol is served. **(PD)**
  - f. Service of alcoholic beverages for consumption off-site shall not be permitted. **(PD)**

- g. No reduced price alcoholic beverage promotion shall be allowed after 7:00 PM. **(PD)**
  - h. No loitering shall be permitted within the vicinity of any entrances and exits at any time. **(PD)**
  - i. All alcoholic beverages shall remain within the interior of the restaurant, per §9.44.010 of the Huntington Beach Municipal Code (HBMC). **(PD)**
  - j. 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)**
  - k. The sale of alcoholic beverages shall be made only in conjunction with the sale of food to the person ordering the beverage. **(PD)**
  - l. The business shall employ a video surveillance system and a one-month video library. The minimum requirements for the cameras will be: color, digital recording to DVR and able to record in low light. The business shall ensure all doors, eating areas, and parking areas are covered by video surveillance. Electronic copies of video must be made available to the Huntington Beach Police Department within 48 hours of request. Digital recordings shall be made available for viewing on-scene upon request by police officers conducting investigations. The business operator is required to have someone able to operate the system on duty during all business hours. **(PD)**
  - m. All areas of the business where sales, service, and consumption of alcoholic beverages occur shall be equipped with lighting with sufficient power to illuminate and permit the identification of patrons. **(PD)**
  - n. All persons engaged in the sale or service of alcohol shall complete a 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 an ABC approved RBS trainer and records of the training must be maintained on-site for review. **(PD)**
  - o. Consumption of alcoholic beverages by on-duty employees; including servers, bartenders, kitchen staff, management and supervisory personnel is forbidden. **(PD)**
  - p. Signage, posters, and advertising with "Do Not Drink and Drive" shall be posted in the business. **(PD)**
  - q. 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)**
  - r. 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)**
3. The Development Services Departments and Divisions (Building and 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 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.

4. Conditional Use Permit No. 16-038 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 Planning and Building Department a minimum 30 days prior to the expiration date.
5. The Planning Commission reserves the right to revoke Conditional Use Permit No. 16-038 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.
6. Incorporation of 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 (<https://www.builditgreen.org/greenpoint-rated>).

#### **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 BRENDEN RECUSED HIMSELF FROM ITEM NO. B-2, DUE TO A POTENTIAL CONFLICT OF INTEREST REGARDING THE APPLICANT'S CONTRIBUTIONS TO HIS CITY COUNCIL CAMPAIGN. COMMISSIONER BRENDEN LEFT THE ROOM. CHAIR PINCHIFF RECUSED HIMSELF FROM ITEM NO. B-2, DUE TO A POTENTIAL CONFLICT OF INTEREST BECAUSE HIS GIRLFRIEND PROVIDED LEGAL ADVICE TO THE APPLICANT ON THIS MATTER. CHAIR PINCHIFF LEFT THE ROOM.**

**A MOTION WAS MADE BY CROWE, SECONDED BY MANDIC, TO NOMINATE COMMISSIONER KALMICK AS CHAIR PRO TEMPORE, BY THE FOLLOWING VOTE:**

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

**MOTION APPROVED**

**B-2. VARIANCE NO. 16-004 (NGUYEN RESIDENCE SETBACK VARIANCES)**

**Applicant/ Property Owner:** Quang Nguyen **Request:** A request for the following variances: 1) a 10'-0" front yard setback to habitable area on the second floor, whereas a 15'-0" setback is required; and 2) a 4'-4" side yard setback for a building wall that exceeds 25'-0" in height, whereas an 8'-0" setback is required. The single-family residential remodel associated with these variances is also subject to the City's Residential Infill Lot Development Ordinance, which allows adjacent property owners an opportunity to review the proposed project design for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout. **Location:** 9122 Playa Dr., 92646 (north side of Playa Dr. between Surfrider Ln. and Islander Ln.) **Environmental Status:** The project is categorically exempt pursuant to Section 15301, Class 1 of the California Environmental Quality Act **City Contact:** Christopher Wong, Associate Planner

**STAFF RECOMMENDATION:** Motion to: "Deny Variance No. 16-004 based upon the suggested findings (Attachment No. 1)."

The Commission made the following disclosures:

- Commissioner Crowe visited the site and spoke with staff.
- Commissioner Kalmick visited the site, spoke with staff, and spoke with neighboring residents.
- Commissioner Mandic visited the site and spoke with staff.
- Commissioner Hoskinson visited the site, spoke with staff, and spoke with a neighboring resident.

Christopher Wong, Associate Planner, gave the staff presentation and an overview of the project. He stated that staff had received two letters in opposition to the request and six letter in support of the request.

At Commissioner Hoskinson's request, staff reviewed the history of the project.

**THE PUBLIC HEARING WAS OPENED.**

Quang Nguyen, property owner, spoke in support of Item No. B-2. He stated that the plans have not changed, were approved by the city, and the building framing is nearly complete. He indicated that the delay is a creating an emotional and financial hardship for his family.

Cesar Romero, project architect, spoke in support of Item No. B-2. He stated that the corrections required by the city did not include changing the setbacks or height. He stated that the plans were reviewed and approved by the city and that the original design never changed.

Ann McCarthy, resident, spoke in opposition to Item No. B-2, citing concerns with the size of the proposed project and the proposed setbacks. She stated that the required setbacks are clear in the code and that approving the project would set a dangerous precedent.

Paul Andersen, resident, spoke in opposition to Item No. B-2, citing concerns with the front setbacks. He stated that, regardless of fault, the house should come into compliance.

Terese Pearson, resident, spoke in support of Item No. B-2. She stated that she had no concerns with the proposed project and felt that it may increase adjacent property values.

Michael Tryon, resident, spoke in opposition of Item No. B-2, stating that he believed the house should comply with the code, as the other houses in the neighborhood do.

Brian Visnoski, resident, spoke in support of Item No. B-2. He stated that he was happy with the improvements in the neighborhood and indicated that the homeowner should not be punished if a mistake was made by city staff.

Joe Croom, resident, spoke in opposition to Item No. B-2, citing concerns with the window alignment, setbacks, and potential negative impacts to privacy at his next door residence. Mr. Croom submitted photographs depicting his privacy concerns and requested that the project comply with the infill ordinance.

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

Commissioner Hoskinson expressed concern with the situation and suggested continuing the item so that more research could be completed and corrections can be made to prevent this from happening again. Scott Hess, Director of the Community Development Department, indicated that staff has already taken steps to improve the plan review process to prevent a similar situation. Mr. Hess noted that approximately 10,000 building permits are issued each year and situations such as this are extremely rare.

Commissioner Mandic indicated that she felt there were too many issues with the project that need to be corrected for code compliance. She stated that the development is incompatible with the neighborhood and that there is no hardship or special circumstance to grant a variance.

Commissioner Kalmick confirmed with staff that the windows would be evaluated for compliance with the infill ordinance.

Commissioner Crowe stated that he does not believe this request meets the criteria for a variance and does not believe a variance was the appropriate

approach for this issue. There was a brief discussion regarding the possible avenues to address this request.

**A MOTION WAS MADE BY HOSKINSON, SECONDED BY CROWE, TO DENY VARIANCE NO. 16-004 BASED UPON THE SUGGESTED FINDINGS, BY THE FOLLOWING VOTE:**

**AYES: Crowe, Mandic, Hoskinson**  
**NOES: Kalmick**  
**ABSENT: Semeta**  
**ABSTAIN: Pinchiff, Brenden**

**MOTION APPROVED**

**FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Planning Commission finds the project will not have a significant effect on the environment, and is Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 Existing Facilities, because the project consists of minor alteration of an existing private structure involving negligible expansion of use.

**FINDING FOR DENIAL – VARIANCE NO. 16-004:**

The strict application of the zoning ordinance would not deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. The subject property is rectangular in shape, which is typical of residential lots throughout the City. In addition, the lot is approximately 6,000 square feet in size (60'-0" wide by 100'-0" deep), which is also typical of residential lots in the surrounding neighborhood. Furthermore, the topography of the land is flat, and unvaried. As a result, there are no special characteristics of the property or unique physical constraints of the land that would disallow compliance with the minimum required front or side yard setback. Absent any constraints, the approval of a reduced front and side yard setback would amount to a special privilege that is not afforded other residential lots in the neighborhood and zoning district.

**CHAIR PINCHIFF AND COMMISSIONER BRENDEN RETURNED TO THE ROOM.**

**C. CONSENT CALENDAR**

**C-1. PLANNING COMMISSION MINUTES DATED SEPTEMBER 27, 2016**

**RECOMMENDED ACTION:** Motion to: "Approve the September 27, 2016, Planning Commission Minutes as submitted."

**A MOTION WAS MADE BY KALMICK, SECONDED BY BRENDEN, TO APPROVE THE SEPTEMBER 27, 2016, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:**

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

**MOTION APPROVED**

**C-2. PLANNING COMMISSION MINUTES DATED OCTOBER 25, 2016**

**RECOMMENDED ACTION:** Motion to: "Approve the October 25, 2016, Planning Commission Minutes as submitted."

**A MOTION WAS MADE BY KALMICK, SECONDED BY BRENDEN, TO APPROVE THE OCTOBER 25, 2016, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:**

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

**MOTION APPROVED**

**COMMISSIONER BRENDEN RECUSED HIMSELF FROM ITEM NO. D-1, DUE TO A POTENTIAL CONFLICT OF INTEREST REGARDING THE APPLICANT'S CONTRIBUTIONS TO HIS CITY COUNCIL CAMPAIGN. COMMISSIONER BRENDEN LEFT THE ROOM.**

**D. NON-PUBLIC HEARING ITEMS - NONE**

**D-1. EXTENSION OF TIME NO. 16-007 (PACIFIC MOBILE HOME PARK-TENTATIVE TRACT MAP NO. 17397 AND COASTAL DEVELOPMENT PERMIT NO. 10-017) Applicant/Property Owner: Pacific Mobile Home Park LLC **Request:** A request to extend the tentative tract map and coastal development permit expiration date for the Pacific Mobile Home Park subdivision for one additional year to November 15, 2017. **Location:** 80 Huntington Street (southeast corner of Atlanta Avenue and Huntington Street), 92648 **Environmental Status:** The Extension of Time No. 16-007 requires no further environmental analysis pursuant to the California Environmental Quality Act General Rule. **City Contact:** Kimo Burden, Planning Aide**

**STAFF RECOMMENDATION:** Motion to: "Approve Extension of Time No. 16-007 for Tentative Tract Map No. 17397 and Coastal Development Permit No. 10-017."

The Commission made the following disclosures:

- Commissioner Crowe had no disclosures.
- Commissioner Kalmick discussed this issue while previously serving on the Mobile Home Advisory Board, attended the Planning Commission meetings on the Atlanta Avenue widening project, visited the site, and spoke with staff.
- Chair Pinchiff had no disclosures.
- Commissioner Mandic had no disclosures.
- Commissioner Hoskinson had no disclosures.

Kimo Burden, Planning Aide, gave the staff presentation and an overview of the project.

There was a brief discussion regarding the reasons that the final map had not been recorded previously. Staff indicated that the final map is nearing completion and that the extension of time is a standard request.

There was a brief discussion regarding the discretionary power of the Planning Commission on an extension of time request. Paul D'Alessandro, Assistant City Attorney, stated that the role of the Planning Commission on this request was primarily ministerial. He indicated that a change of conditions would be required in order to hold a public hearing on the request. Chair Pinchiff indicated that he was uncomfortable with the level of public noticing for this request. Jane James, Planning Manager, indicated that the merits and purpose of the map are not germane to the request for a time extension and those issues were addressed in the public hearing for tentative tract map approval.

**A MOTION WAS MADE BY CROWE, SECONDED BY HOSKINSON, TO APPROVE EXTENSION OF TIME NO. 16-007 FOR TENTATIVE TRACT MAP NO. 17397 AND COASTAL DEVELOPMENT PERMIT NO. 10-017, BY THE FOLLOWING VOTE:**

**AYES: CROWE, PINCHIFF, MANDIC, HOSKINSON**  
**NOES: KALMICK**  
**ABSENT: SEMETA**  
**ABSTAIN: BRENDEN**

**MOTION APPROVED**

**COMMISSIONER BRENDEN RETURNED TO THE ROOM.**

**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 Brenden reported on upcoming events in the city. He congratulated Chair Pinchiff on his City Council campaign and thanked him for his time on Planning Commission. He congratulated Vice-Chair Semeta for her election to City Council. Commissioner Brenden thanked his fellow commissioners, staff, and Councilmember Delgleize for his time on the Planning Commission and thanked the voters for electing him to the City Council.

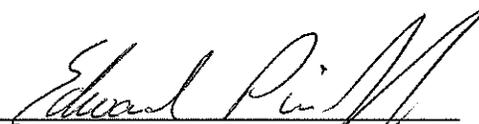
Commissioner Kalmick congratulated Vice-Chair Semeta and Commissioner Brenden for their election to the City Council. He thanked Chair Pinchiff for his time on the Planning Commission and congratulated him on his City Council campaign.

Chair Pinchiff congratulated Vice-Chair Semeta and Commissioner Brenden on their election to the City Council. He stated that it had been a privilege to serve on the Planning Commission and wished his fellow commissioners well.

**ADJOURNMENT: Adjourned at 8:40 PM to the next regularly scheduled meeting on Tuesday, November 22, 2016, at 5:15 PM.**

APPROVED BY:

  
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Scott Hess, Secretary

  
\_\_\_\_\_  
Edward Pinchiff, Chair