



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, SEPTEMBER 13, 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 Crowe

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 KALMICK, TO APPROVE THE PLANNING COMMISSION AGENDA OF SEPTEMBER 13, 2016, BY THE FOLLOWING VOTE:

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

NOES: None

ABSENT: None

ABSTAIN: None

MOTION APPROVED

A. PUBLIC COMMENTS

Spencer Hagaman, Ocean View High School ASB, spoke regarding Ocean View High School's "Pink Out Game" a Breast Cancer Awareness event on September 22, 2016. He encouraged the public to attend and noted that there would be t-shirts on sale to support breast cancer treatment and research.

B. PUBLIC HEARING ITEMS

B-1. ZONING TEXT AMENDMENT NO. 16-002 (ELLIS-GOLDENWEST SPECIFIC PLAN EQUESTRIAN TRAIL ALIGNMENT) Co-Applicants: Michael Leifer; City of Huntington Beach Property Owners: T. Courtney Dubar; City of Huntington Beach Request: To amend the alignment of the equestrian trails in the Ellis-Goldenwest Specific Plan (SP7). The request also includes a minor clean up reflecting the Community Development Department name change. No changes to existing development standards or permitted uses are proposed. Location: 6741 Shire Circle, 92648 (terminus of Shire Circle, between Ellis Avenue and Shire Circle – encyclopedia lots/Open Space Corridor) Environmental Status: The project is categorically exempt pursuant to City Council Resolution No. 4501,

Class 20, which supplements the California Environmental Quality Act. **City Contact:** Nicolle Bourgeois, Planning Aide

STAFF RECOMMENDATION: Motion to: "Approve Zoning Text Amendment No. 16-002 with findings (Attachment No. 1) and forward the draft ordinance (Attachment No. 2) to the City Council for adoption."

The Commission made the following disclosures:

- Commissioner Crowe had no disclosures.
- Commissioner Kalmick visited the site, spoke with three neighboring residents, a former mayor, and with staff.
- Vice-Chair Semeta visited the site, spoke with staff, and toured the site with a member of the Huntington Beach Tree Society.
- Chair Pinchiff had no disclosures.
Commissioner Mandic visited the site, spoke with staff, and read the late communications.
- Commissioner Brenden visited the site and spoke with staff.
- Commissioner Hoskinson visited the site, spoke with staff, spoke with another planning commissioner, and toured the site with a member of the Huntington Beach Tree Society.

Nicolle Bourgeois, Planning Aide, gave the staff presentation and an overview of the project.

At Commissioner Kalmick's request, staff reviewed the location of current easements and the current equestrian trails.

There was a brief discussion regarding the Homeowners' Associations (HOA) in that area. Staff confirmed that no communication was received from any HOA regarding this request. Staff reviewed the standard noticing requirements for this type of request.

Staff gave a brief review of the history of the equestrian trail development and the potential for development of the proposed equestrian trails. Staff described that no trails would be required unless there is a nexus established through a development proposal.

THE PUBLIC HEARING WAS OPENED.

Jerry Pabbrunce, resident, spoke regarding Item No. B-1, requesting a continuance of 120 days in order for adjacent resident and the HOAs to properly review the request.

Randy Gall, resident and boardmember of the Ellis Central Park HOA, spoke regarding Item No. B-1, requesting a 120 day continuance to allow for the HOA to review and analyze the request. He noted that not all board members are currently in town and the board could not meet to discuss the request.

Lester Hubner, resident, spoke regarding Item No. B-1, asking that the city obtain easements on the currently in use equestrian trails to guarantee their continuation so that they are not trespassing. He also asked that the item be continued to allow for more time to gather community input.

Gerald Chapman, resident, spoke regarding Item No. B-1, asking that the code enforcement issues at the site be resolved prior to any realignment or land swap. He asked that the item be continued to address the code enforcement issues.

Carrie Thomas, resident, spoke regarding Item No. B-1, asking that the item be continued. She noted that there needs to be a trail between Goldenwest and Quarterhorse, and that there was supposed to be no net loss in the trails.

Rich Suth, resident, spoke in opposition to Item No. B-1, citing concerns that the trails in question are in use.

Ryan Easter, attorney representing the Dubars, spoke in support of Item No. B-1. He gave a review of the history of the site owned by the Dubars. He stated that the Dubars have been working with the city to address the code violations and the proposed land swap. Mr. Easter also described that the Dubars purchased the Shire property in 1993 and then began acquiring encyclopedia lots to increase their back yard. The Dubars fenced the property because of trespassing by motocross riders, paintball activities, etc.

Gordon Watson, resident and former Homeowners Association president, spoke in support of Item No. B-1. He spoke briefly regarding the history of the equestrian trails in the specific plan. Mr. Watson stated that it was better to have a perimeter trail system and that the cross-over east-west trails were not an issue.

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

Commissioner Mandic indicated that she would like to continue this item and have a tour of the site with staff.

Commissioner Kalmick concurred with the recommendation for a continuance and asked staff to provide more information regarding the code enforcement issues cited by some of the public speakers. He asked for a clearer description of the easements that the city currently has and there was a brief discussion regarding the existing easements and the potential use of those easements.

Vice-Chair Semeta indicated that she would like to hear from the HOAs and was amenable to a continuance to allow for that. There was a brief discussion regarding the location of the trails currently in use. Chair Pinchiff asked that staff address the practicality of a proposed trail system.

There was a brief discussion regarding the length of time the commission would wish to continue this item. Commissioner Mandic also indicated that she would like to tour the site with staff.

A MOTION WAS MADE BY MANDIC, SECONDED BY BRENDEN, TO CONTINUE ZONING TEXT AMENDMENT NO. 16-002 TO THE JANUARY 10,, 2017 PLANNING COMMISSION MEETING WITH SITE TOURS TO BE HELD AFTER THE NOVEMBER ELECTION, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C. CONSENT CALENDAR

C-1. PLANNING COMMISSION MINUTES DATED APRIL 26, 2016

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

A MOTION WAS MADE BY BRENDEN, SECONDED BY SEMETA, TO APPROVE THE APRIL 26, 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

C-2. PLANNING COMMISSION MINUTES DATED JUNE 28, 2016

RECOMMENDED ACTION: Motion to: "Approve the June 28, 2016, Planning Commission Minutes as submitted."

A MOTION WAS MADE BY BRENDEN, SECONDED BY SEMETA, TO APPROVE THE JUNE 28, 2016, PLANNING COMMISSION MINUTES AS SUBMITTED, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

C-3. PLANNING COMMISSION MINUTES DATED JULY 26, 2016

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

A MOTION WAS MADE BY BRENDEN, SECONDED BY SEMETA, TO APPROVE THE JULY 26, 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 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 on the recent California Adaptation Forum that he attended.

Chair Pinchiff commended the city for the 9-11 Memorial and the dedication event. He encouraged the public to visit the memorial.

Commissioner Brenden reported on recent and upcoming events in the city.

ADJOURNMENT: Adjourned at 8:49 PM to the next regularly scheduled meeting on Tuesday, September 27, 2016, at 5:15 PM.

APPROVED BY:



Scott Hess, Secretary



Edward Pinchiff, Chair