

MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, SEPTEMBER 27, 2016

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

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

CALL PLANNING COMMISSION MEETING TO ORDER

P P P P A P P

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

Commissioner Mandic was absent.

AGENDA APPROVAL

A MOTION WAS MADE BY SEMETA, SECONDED BY BRENDEN, TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF SEPTEMBER 27, 2016, BY THE FOLLOWING VOTE:

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

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

- A-1. TENTATIVE TRACT MAP NO. 17661, CONDITIONAL USE PERMIT NO. 13-026, DEVELOPMENT AGREEMENT NO. 16-002 (GARFIELD CONDOMINIUMS) Applicant: Ed Bonanni Property Owners: YMCA of Orange County, Jeff McBride, and City of Huntington Beach, Kellee Fritzal Request: **CUP:** To develop an existing approximately 0.636 net acre site with 10 for-sale townhome units and associated infrastructure consisting of: a) a density bonus for one additional unit above the base density. **TTM:** To consolidate three parcels into one lot for condominium purposes in order to develop 10 for-sale attached townhome units. **DA:** To enter into a development agreement to address affordable housing provisions. Location: 7262 Garfield Avenue, 92648 (southeast corner of Garfield Avenue and Gothard Street) City Contact: John Ramirez

John Ramirez, Contract Planner, gave a brief overview of the proposed project.

There was a brief discussion regarding the project Environmental Impact Report for the Holly Seacliff Specific Plan. Mr. Ramirez indicated that the EIR does contain specific mitigation measures to address the potential methane gas and soil contamination.

There was a brief discussion regarding the density bonus and the state laws regulating affordable housing. Chair Pinchiff confirmed with staff that the city's jurisdiction is restricted by the state on those items. Kellee Fritzel, Deputy Director of Economic Development, gave a brief overview of how the in-lieu fee is calculated.

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS

Ed Bonanni, applicant, spoke in support of Study Session Item No. A-1, indicating that he believed the proposed project would be a beautification of the location.

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) - NONE

E. PLANNING COMMISSION COMMITTEE REPORTS - NONE

F. PLANNING COMMISSION COMMENTS - NONE

ADJOURNMENT: Adjourned at 5:36 PM to the next regularly scheduled meeting on Tuesday, October 11, 2016, at 5:15 PM.

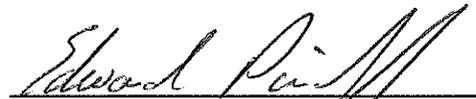
7:00 P.M. – COUNCIL CHAMBERS

CANCELLED: NO PUBLIC HEARINGS

APPROVED BY:



Scott Hess, Secretary



Edward Pinchiff, Chairperson